

Minutes of the Property Committee Meeting

The Property Committee of the McLean County Board met on Thursday, March 6, 2003 at 3:00 p.m. in Room 700, Law and Justice Center, 104 West Front Street, Bloomington, Illinois.

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

Members Absent: Member Moss

Staff Present: Mr. John M. Zeunik, County Administrator;
Mr. Terry Lindberg, Assistant County Administrator;
Mrs. Carmen Zielinski, County Administrator's Office

Department Heads/
Elected Officials
Present:

Mr. Bill Wasson, Director, Parks and Recreation Department;
Mr. Jack Mitchell, County Engineer, County Highway
Department; Mr. Bill Gamblin, Director, ETSB;
Mr. Jack Moody, Director, Facilities Management
Department; Ms. Peggy Ann Milton, County Clerk

Others Present: None

Chairman Bostic called the meeting to order at 3:06 p.m. Chairman Bostic called the roll and declared that a quorum was present.

Chairman Bostic presented the minutes of the February 6, 2003 meeting. Hearing no objections or amendments, Chairman Bostic accepted and placed the minutes on file as submitted.

Mr. Bill Wasson, Director, Parks and Recreation Department, presented a report on the U.S. Route 66 Bikeway. Mr. Wasson referred to the 3-Ring binder he provided to the Property Committee regarding the McLean County Regional Greenways Plan.

Mr. Wasson noted that the McLean County Regional Greenways Plan is a local response to the national and statewide greenways movement. The greenways movement arose from the need to address the nation's urban and environmental problems and to meet the growing demands for recreation and open space nationwide. Greenways are narrow bands of open space that can provide habitat for wildlife, enhance scenic and aesthetic qualities, and, in many instances, expand recreational as well as social, cultural and economic opportunities.

Mr. Wasson informed the Committee that the major portion of the project is to be developed in five phases. Phase I would extend from Southwest Bloomington to Funk's Grove. Starting at the north end of this segment, the proposed Route 66 bikeway would

connect to the Constitution Trail system and share a common trailhead at the Pepper Ridge Park and School. The bikeway would extend to the Funk's Grove area and utilize the I-55 rest area at Funk's Grove. Side trips to the Funk's Prairie Home, Historic Route 66 alignment, Sugar Grove Nature Center and the Illinois Department of Natural Resources (IDNR) nature area would also be available. Other conservation areas could also be accessed by footpaths. Phase II would extend from Funk's Grove to McLean, home of the Route 66 Hall of Fame/Museum at the Dixie Truck Stop. It would also offer a potential connection to Logan County to the South. Phase III would extend from north Normal to Towanda. This segment could connect to the Constitution Trail in Normal. Towanda has a Route 66 walking tour project adjacent to this segment that would provide a rest stop as well as enhance the bikeway. Phases IV and V extend from Towanda and Lexington to Chenoa, connecting local historic sites and attractions in these communities and offering a potential connection to Livingston County to the north. The Route 66 bikeway would also enable access to Lexington's Historic Route 66 "Memory Lane" area. The project would provide for a paved trail surface and all required structures, and would be separated from the roadway whenever practical. Future development could provide for enhancements to the bikeway, such as related historic and tourism attractions, signage and waysides, and/or connections to neighboring counties.

Mr. Dean asked what a trailhead involves. Mr. Wasson answered that a trailhead involves primarily park areas. One of the concerns being discussed in the rural areas is ongoing maintenance issues such as mowing, restrooms, etc. This project will be constructed with a similar set-up as presently done on County highways, very limited mowing, planting of native grass species to further reduce mowing, etc.

Mr. Owens asked what the total projected cost is for this project. Mr. Wasson explained that \$63,775.00 reflects the 20% matching funds for Preliminary Engineering (PE) of the Route 66 Bikeway. The City of Bloomington, the Town of Normal, Chenoa, Lexington, Towanda, McLean and the County of McLean make up the 20% matching fund.

Mr. Wasson noted that the total cost for the trail, including funds expected from the Federal funds through the Transportation Enhancement Act, is approximately \$6 million. To summarize, the construction part of the project should be funded with 10% coming from IDNR, 10% local and 80% Transportation Enhancement Act funding.

Mr. Owens asked which agency makes the grant applications. Mr. Wasson stated that to date, the Regional Planning Commission has prepared the grant documents, with assistance from the County, City of Bloomington, Town of Normal. McLean County has acted as the fiscal entity for purposes of the grant application.

Mr. Owens informed the Committee that, at the NACo Conference, a new initiative of Preserving America's Treasurers was presented by First Lady Mrs. Laura Bush.

Mr. Owens recommends investigating this initiative to see if this project would qualify for further funding under this new initiative. Local governments have to make the effort to apply for this funding.

Mr. Wasson noted that the binder also includes the Intergovernmental Agreement between the County, the City of Bloomington, the Town of Normal, Chenoa, Lexington, Towanda and McLean; Information on the TEA-21 Enhancement Grant assistance being provided by the State of Illinois; the current contract with Hanson Engineering; and the Preliminary Alignment Proposal.

Mr. Wasson reminded the Committee that there will be a Public Open House meeting on Tuesday, March 11, 2003, from 4:00 to 7:00 p.m. at the Normal Public Library.

Mr. Jack Mitchell, Highway Department, presented a request for approval of a proposed plan of action for future development of the McLean County Highway Department site on Route 9 East. Mr. Mitchell listed directives needed in order to proceed with the development of the McLean County Highway Department Route 9 Site. Mr. Mitchell is requesting approval of the first five steps listed below:

- 1) The Property Committee needs to approve the Master Plan.
- 2) The Property Committee is asked to approve drilling a well to test for adequate water. Estimated cost is approximately \$8,000.00 plus \$3,000.00 for every other hole that may need to be drilled. The pumps and piping will be completed later.
- 3) The Property Committee authorizes the County Highway Department to begin design of the first phase of the 100 ft. x 120 ft. garage.
- 4) As weather permits, the McLean County Health Department will perform the percolation tests in order to determine location and size of septic fields.
- 5) The County Highway Department would grade the site as time and weather permits for the construction of the first phase.
- 6) The Highway Department will receive bids for new garage and bring the results back to the Property Committee for approval.
- 7) Designate July 1, 2003, as the start date for construction of first phase.
- 8) Designate December 15, 2003, as the anticipated completion date for the first phase.
- 9) When the value of the current property is appropriate, begin design of the balance of the new facility, probably within the next 2 to 20 years.

Mr. Mitchell noted that the existing McLean County Highway Department facility was constructed in the early 1970's on 8.5 acres. The original facility included a 60 ft. x 160 ft. garage. Several years later the south 60 x 160 ft. garage was constructed for storage of equipment. In the 1970's, there was sufficient garage space to fit five Road Graders with their snowplows on them and ten single axle dump trucks with their snow plows into the warm storage. The Sign Shop is also housed in the south garage. Initially, the south garage also contained our sign truck, paint truck and Athey loader. The north garage contained the wash bay, welding shop and storage of the endloader, backhoe, forklift and three bay areas for the mechanics.

Mr. Mitchell noted that thirty years later, the number of trucks has increased to sixteen. The biggest change has been the switch from single axle trucks with fixed one-way snowplows to tandem axle dump truck with reversible plows. The Department has also added wings to approximately half of the trucks. This adds ten feet in length to each vehicle and three feet in width. This prevents the Highway Department from storing all the vehicles inside with the snowplows hooked up. Hooking and unhooking the plows each time there is a need to plow snow takes about thirty minutes. In addition, over the years, the Highway Department has eliminated allowing the equipment operators from taking their pick-up trucks home at night, thus increasing the need for storage by five pick-up trucks. Two 1 ton dump trucks, that primarily patch and seal, have been added to the fleet. These changes have resulted in the need to store three graders and a dump truck in a cold storage building. Mr. Mitchell explained that while it is possible to plug this equipment in so the diesel engines will start in cold weather, this does not allow for the melting of snow and ice that accumulates on the equipment. When equipment is washed, there have been times when cavities freeze on the road graders causing a major crack in the transmission case. The proposed first phase 120 ft. by 100 ft. garage would allow for storage of all the equipment and vehicles in a warm setting with the snowplows attached. This would eliminate approximately one half hour of overtime per man every time there is inclement weather.

Chairman Bostic noted that the left corner of the map is not being unused. Mr. Mitchell stated that this area could be used for farming. Mr. Mitchell informed the Committee that due to a new National Pollution Discharge Law (NPDL) which requires that of bails of straw and hay be used on construction sites to aid in erosion control, this area could continue to be farmed.

Mr. Dean referred to the first map and asked, where is the airport in relation to the present Highway Department facility. Mr. Mitchell answered that the airport is right across Towanda-Barnes Road. The airport owns most of the land to the south of the Highway Department. Mr. Dean asked if there was any place on the present land site where the

Highway Department could build. Mr. Mitchell answered that there are two places on the present site where a 100 ft. x 120 ft. building could be built. Because of the size and the angle of the land, it would be difficult to build a storage building without getting access to the south of the Highway Department property. There is one other possibility, but that area has drainage problems.

Mr. Dean asked if the Airport Authority had been approached regarding building new storage facilities on their property. Mr. Mitchell answered that the Highway Department has talked to the Airport Authority regarding this issue and they are not interested, mostly due to height restrictions in the runway glide path. Mr. Dean asked if the present buildings could be extended. Again, Mr. Mitchell noted that drainage issues would be a major problem.

Mr. Dean expressed his concern that considering the square footage being proposed, this project may cost \$5 million. Mr. Mitchell admitted that he does not have a total projected figure for this project at this time. Mr. Mitchell does not know when the ultimate total move from the old facility to the new facility would be. The question remains, would there be a potential buyer that would be interested in the land and the buildings already established on site.

Mr. Owens wondered if the TEA-21 Enhancement Program could provide funding for this project. Mr. Mitchell answered that TEA-21 can only be used for roads and bridges, not for facilities.

Chairman Bostic asked if the new facility was going to be staffed. Mr. Mitchell answered that it will be staffed some of the time. For example, the staff will go to this site to get the equipment. During snow removal time, the employees would probably go straight to the new facility to pick up their vehicle. That is why there is a need for restroom facilities. Chairman Bostic noted that this project could not move forward without wells, septic or running water. Mr. Mitchell feels that there is a need to know that there is water capacity before construction is started. If there is no water available on this site, then there is no need to continue with this project at all. The percolation tests aren't as important because there are other systems that would work just as well.

Mr. Selzer reminded the Committee that the reason they are discussing this issue at this time is because the Highway Department needed a place to stockpile materials. Initially, the County was going to enter into a lease agreement with the City of Bloomington on the police gun range, so material for a pug mill could be stockpiled. When the lease was amended by the City, the County decided to research the costs of leasing verses the costs to purchase of land to the north or to the east of the existing property. Both of these options had over a \$100,000.00 price tags. Then, the County was made aware of a 38

acre parcel of abandoned land on Route 9 East. This land was purchased for the primary purpose of stockpiling materials and putting in a pug mill. Mr. Selzer recommended that the Property Committee concentrate on Items 2 and 4 of the Master Plan at this time. If one or both of these tests comes back negative, then there is no need to continue with this project.

Mr. Selzer asked who would own the property and the buildings. Mr. Zeunik answered that McLean County owns the property and the buildings. Mr. Selzer asked if the property was sold in the future, would the money be returned to the General Fund. Mr. Mitchell replied that highway funds, such as the motor fuel tax, funded the construction of the buildings.

Mr. Selzer asked regarding who should be responsible for this construction project. Mr. Jack Moody, Director, Facilities Management, is responsible for all of the other projects throughout the County. Mr. Mitchell is the County Highway Engineer and, as such, should have input into this project; but the project management should be the responsibility of the Facilities Manager.

Mr. Owens stated that he is pleased with the Master Plan. However, Mr. Owens expressed concern about the time frame for the list of items presented, since he is not prepared to move forward on some of the listed items at this time.

Mr. Mitchell noted that the Highway Department's three year Capital Improvement Plan has included this project. Mr. Selzer noted that the Capital Improvement Plan has had this project listed as being built on the present site. Mr. Selzer stated that he would not have a problem approving this request if the new facility was being built on the present site. If the Property Committee committed to the Master Plan presented today, this project could easily cost the County \$5 million. Mr. Selzer suggested that the current Highway Department property be appraised. Chairman Bostic explained that an appraisal would only be specific to the date the appraisal was conducted, it could not predict the future.

Mr. Zeunik explained, at the last meeting, the Property Committee directed that a Master Plan be provided by Mr. Mitchell. Mr. Zeunik advised that Mr. Selzer is correct in stating that if the Property Committee decides to go forward and build this facility. Moody will be involved in every aspect of the project. This would include working with the architect during design, and with the contractor during construction from beginning to end.

Mr. Zeunik referred to the ownership issue. Because County government has many different funds, the money for this project may come from different sources besides the General Fund, but the ownership is still vested in McLean County. McLean County government would own the property and buildings. Mr. Zeunik noted that McLean County

government owns the property, whether it was funded with highway money or general fund money. For example, General Fund monies helped build the addition on the current Highway Department office building because at that time, the Transportation Committee felt that the General Fund should contribute. The only corporate entity here in McLean County government.

Mr. Selzer asked, hypothetically, if the land was sold for \$1 million, could that money be used to renovate the old facility. Mr. Zeunik answered that depends on the source of funds that was initially used to purchase and improve the property. Under the rules governing fund accounting, the assets and liabilities of the fund remain within the fund. When the Highway fund builds a garage or an office building, the asset stays with the Highway fund. Mr. Selzer wondered if the general fund should pay for this project and then lease this property to the Highway Department for an annual fee. Mr. Zeunik suggested that the staff research the documents pertaining to the County Board's decision to locate the Highway Department at the present Towanda-Barnes Road site to find out how the financing for the facility was decided.

Motion by Selzer/Owens to recommend approval
to proceed with drilling of a well and to authorize
the McLean County Health Department to perform
Percolation Test on the proposed Route 9 Site
for the County Highway Department.
Motion carried with the Chair voting Yes.

Mr. Owens asked Mr. Zeunik to review past documents regarding the funding and construction of the present County Highway facility.

Mr. Dean asked if Motor Fuel Tax (MFT) funds were used to build the facility. Mr. Mitchell answered that MFT funds were not used.

Chairman Bostic asked where was the Highway Department housed before it moved to the Towanda-Barnes Road site. Mr. Mitchell answered that the Office was in the Illinois House and a small garage was located just north of Towanda.

Mr. Bill Gamblin, Director, ETSB, informed the Property Committee that he attended a meeting regarding the MetCom building and its security issues. Mr. Gamblin met with the Illinois National Emergency Numbers Association (INENA) and the Illinois Commerce Commission to review language that needed modification. The final language has been approved. The next step is to pass this language by the Joint Committee on Administrative Rules (JCAR) for their approval in April or May 2003. It is likely that this

administrative rule, will be approved in time for the proposal to be included in the County's budget for 2004.

Mr. Gamblin updated the Committee on the Wireless Enhanced 911 Funds. Mr. Gamblin verified that McLean County has been collecting a wireless surcharge on cell phones and that these funds have been used to strictly upgrade equipment and database technologies regarding wireless.

Chairman Bostic asked how MetCom and ETSB were doing with their present space. Mr. Gamblin answered that this topic is being discussed between himself and Mr. Tony Cannon, Director, MetCom. Mr. Gamblin indicated that their findings and recommendations should be presented to the Property Committee by next month.

Mr. Jack Moody, Director, Facilities Management, presented a request for approval of a proposed plan to relocate the McBarnes Memorial Building World War I Memorial Plaque to the Old Courthouse. Mr. Moody stated that at the February Property Committee, he was directed to review the project of relocating the World War I (WW I) Memorial plaque from the lobby of the McBarnes Building to the first floor of the old McLean County Courthouse. Mr. Moody noted that for the benefit of the Committee, he enclosed a copy of the written history of the construction of the building, taken from the History of McLean County Illinois, by Jacob L. Hasbrouck. The plaque was dedicated with the building on May 1, 1923, during a community-wide ceremony. Mr. Moody also enclosed a color photograph of the plaque and a two-page write-up of 173 citizens of McLean County who died in WW I, and whose names appear on the plaque.

Mr. Moody stated that he contacted Mr. Greg Koos, Executive Director, McLean County Museum of History, and asked him if he would agree to have the plaque relocated to the first floor of the Old Courthouse. Mr. Koos agreed, under two conditions: first, that the plaque be fully restored at the County's expense as it has been painted over, and second, that the marble wall on the first floor of the Old Courthouse be remodeled to accept the plaque inlaid into the wall. Mr. Moody noted that on February 25th, he met with Mr. Randy Reid, Professor of Fine Arts, Illinois State University, who teaches metal art. Mr. Reid confirmed that the plaque is made of cast bronze, and is assembled as a whole unit from seven separate pieces, and weighs over 1,000 pounds. As a result of the 1972 fire in the McBarnes Building, the architect chose to repair the plaque by painting it instead of refinishing it. The plaque can be refinished by using a chemical called "liver of sulfur" which would remove the paint and bring back the original patina. The metal would then be heated to return the original bronze luster to the surface of the plaque. Mr. Reid is willing to do the work of restoration on the plaque, however, he is committed to other projects through May, 2003. Mr. Reid quoted a cost of \$3,000.00.

Mr. Moody summarized that the only acceptable place for the plaque at the Old Courthouse would be on the marble wall on the first floor. The plaque must first be refinished at a cost of \$3,000.00. The marble wall in the Old Courthouse will have to be carved away and removed in order to "inlay" the plaque into the wall and then frame it out. The estimated cost of the marble wall work is \$6,000.00. The firm of Wiss, Janney, Elstner Architects, Chicago, Illinois, will have to be contracted in order to prepare the necessary specifications for the wall removal and plaque insert application. The size and weight of the plaque will have to be carefully considered. The quoted cost to develop the needed plans and specifications is \$3,000.00. The Veteran's Organization will have to be contacted to have a "rededication ceremony" at the new location in the Old Courthouse. Depending on when this rededication ceremony occurs, some overtime may be incurred by County staff. The wall in the lobby of the McBarnes Memorial Building will need to be repaired and in all probability the entire lobby repainted so the repair and paint will match. The estimated cost for this work is \$2,500.00. Mr. Moody noted that the total estimated costs to relocate the plaque from the McBarnes Memorial Building to the Old McLean County Courthouse is \$14,500.00. Unfortunately, this project was not budgeted in the Adopted Fiscal Year 2003 Facilities Management McBarnes Building Budget or the Old McLean County Courthouse budget.

Mr. Selzer commended Mr. Moody for the quality of the work and reports he presents to the Property Committee.

Mr. Owens wanted clarification that after moving this plaque from one County building to another, and going through the expense of refinishing, the plaque will remain McLean County property. Mr. Moody explained that the Historical Museum, per the lease they signed, cannot remove any fixture from the building. Mr. Koos can remove the non-permanent displays but a fixture, such as the plaque, will remain with the building. Mr. Moody informed the Committee that over 47,000 people visit the Historical Museum in 2002 as opposed to the few hundred that visited the McBarnes Memorial Building.

Motion by Owens/ to recommend approval
of a proposed Plan to Relocate the McBarnes
Memorial Building World War I Memorial Plaque
to the Old Courthouse.

Chairman Bostic noted that there are no funds for this project at this time. Mr. Moody suggested that this project be done in stages with the first stage being to contact Wiss, Janney, Elstner Architects and have them prepare a contract document for their part of the work at a cost of \$3,000.00.

Motion by Selzer/Ahart to recommend approval of a contract with Wiss, Janney, Elstner Architects, Chicago, Illinois, for the Relocation of the McBarnes Memorial World War I Memorial Plaque to the Old Courthouse.

Chairman Bostic recommended spreading the word to Veterans and Historical groups would like to contribute to the project. Mr. Moody noted that the Veteran's groups are probably not aware of this proposed project and there may be strong opposition to this move. Chairman Bostic commented that those with opposition should realize that 47,000 visitor's to the Museum of History did not get the privilege to view this plaque. Mr. Selzer was hopeful that a newspaper article might be written regarding this plaque and possible public contributions. Chairman Bostic is pretty confident that the Danver's Veteran Association would participate in something like this because there is a Veteran from Danvers listed on the plaque. Mr. Moody agreed to write letters to the Veteran Associations.

Chairman Bostic asked if there were any other questions or comments. Hearing none, Chairman Bostic called for the question on the previous motion.

Motion carried.

Mr. Zeunik noted that the World War II plaque is displayed at the entrance to the Historical Museum on Main Street. Mr. Moody recommended that an American Flag be added near the plaque once it is in place. Mr. Selzer suggested that room be left for any future plaques.

Mr. Moody referred to Agenda Item 3-D-(b), the Current and Future Use of the McBarnes Memorial Building. Mr. Selzer commented that by moving the World War I plaque to the Old Courthouse, this action opens up many options for the McBarnes Memorial Building.

Chairman Bostic recommended that the lobby in the McBarnes Memorial Building be repainted, and allow the United Way and the Veteran's Assistance Commission continue to rent space in the building and continue to retire the debt on the property. If one of those tenants move out and a replacement tenant cannot be found, Chairman Bostic recommended that the County sell the building. Chairman Bostic is opposed to spending any large amount of money on the building since there is no parking for this facility. Mr. Selzer voiced his concern about certain not-for-profit organizations paying only \$2.00 per square foot for office space. Mr. Selzer stated that the building is being maintained for two tenants that are paying below minimum rental fee.

Mr. Owens does not agree that a governmental entity should maintain and rent out a building when they don't have one of their own offices in it. Mr. Dean stated that moving the World War I plaque out the building is a step forward in determining the proper future of this building.

Motion by Selzer/Dean to recommend that the Committee continue to discuss the Current and Future Use of the McBarnes Memorial Building at the April Property Committee Meeting. Motion carried.

Mr. Moody presented a request for approval to use Law and Justice Center Courtyard for Children's Advocacy Center Child Abuse Awareness Month – April, 2003. Ms. Billie Larkin, Director, Children's Advocacy Center, is participating in a court case and was not able to be present this afternoon. Mr. Moody stated that the Children's Advocacy Center is requesting approval to tie bows on the Law and Justice Center courtyard trees to commemorate Child Abuse Awareness Month. This year in an attempt to work collaboratively with Domestic Violence and Rape Crisis, bows representing those victims will also be tied. At this time, Ms. Larkin is also asking permission to have an outside activity during the lunch hour in April with a Children's Choir and proclamations from the County Board, and the Mayors proclaiming Child Abuse Awareness Month. This program should last no longer than 30 minutes.

Motion by Owens/Ahart to recommend approval of the request to use the Law and Justice Center Courtyard for Children's Advocacy Center Child Abuse Awareness Month – April, 2003. Motion carried.

Mr. Moody presented the Suggested Spring 2003 Schedule: Tour of County Facilities. The Committee reviewed the scheduled. Mr. Selzer stated that April 18, 2003 is not a good day because it is Good Friday. After some discussion, April 18, 2003 was dropped with the assumption that if a Committee member wants to tour the Law and Justice Center, a special time will be set.

Chairman Bostic invited Ms. Peggy Ann Milton, County Clerk, to address the Property Committee. Ms. Milton expressed her concerns regarding the new Government Center and the level of security. Ms. Milton stated that history shows that the majority of irate citizens are upset due to their taxes and the County Clerk's Office deals with delinquent taxes that are sold at the tax sale. The County Clerk's Office deals with birth records, which sometimes are flagged, by State law, if there is a runaway associated with a birth

record. Whenever someone requests a copy of a flagged record, security gets involved so they can investigate if the person asking for the record is involved in stealing a child.

Ms. Ahart asked what specifically are the concerns of the County Clerk's Office staff.

Ms. Milton answered that the staff would like to see a metal detector located at the entrance of the new center. They also are concerned with the fact that the County Clerk's Office will have an open area in the new center. The present railing above the new office would not contain someone from throwing something or spilling something on the staff in the office.

Ms. Milton is grateful for the plans of County Clerk's Office in the new center. Having a vault in the office will make safekeeping of records more secure.

Mr. Owens noted that, at the NACo Conference, he interviewed other participants regarding September 11, 2002 and the state of security at the present time. For example, DuPage County in Illinois has all of their County offices in separate buildings. Before September 11th, these buildings did not have any type of security. After September 11th, all of the DuPage County buildings are secured, including the County Board meetings. Mr. Owens stated that many other cities and states have upgraded their security standards. Mr. Owens attended meetings regarding the Homeland Security Task Force and funding. It was noted that only 17% of the \$4 Billion for the Homeland Security Task Force has been allocated. Mr. Owens stated that he has the telephone number of the contact person to approach in order to request some of the Homeland Security Task Force allocations. Mr. Owens informed the Committee that the Homeland Security Task Force is not going to publicize these funds, local governments have to make the effort to attain these funds.

Mr. Selzer expressed his opinion that there has been some over-reacting since September 11th. The Town of Normal and the City of Bloomington, do not have security screeners in their buildings. Mr. Selzer noted that hospitals have standing code systems, issued over the loud-speaker, that inform employees and security personnel of security matters that need assistance. Perhaps, a code system or internal paging system needs to be established at the new Government Center.

Mr. Zeunik informed the Property Committee that Mr. Gene Asbury, Young Architects, is recommending that a vertical plexi-glass wall be erected around the Mezzanine to a height that provides complete security for thrown items or someone falling. On the First Floor, the concern was the wall that separated the existing offices at the south end.

Mr. Asbury recommends that those walls be originally constructed to 13 ft. in height which would provide the additional barrier sought. The proposed plexi-glass wall addition to the

Mezzanine is estimated to cost around \$12,000.00 and the 13 ft. wall on the First Floor is estimated to cost around \$8,500.00.

Ms. Ahart asked that Ms. Milton be given a copy of this recommendation for her review. Ms. Milton answered that she and her staff would be comfortable with the latest recommendations made by Mr. Asbury.

Mr. Owens expressed his concern regarding any liability issues regarding health and legal liabilities. This Committee needs to make sure that all of these aspects are reviewed. Ms. Ahart stated that just as important is making sure that the employees are safe.

Ms. Milton likes the idea of the code system within the building. Ms. Milton is grateful for the way the Property Committee has considered her concerns. Mr. Selzer noted that the present security service is mostly due to the Court being housed in the Law and Justice Center. Other County facilities do not have this type of security. Mr. Selzer recommended that the recommendations presented by Mr. Asbury be added to the April's Property Committee as an action item. Mr. Zeunik will make sure it is added in the April's Property Committee agenda. Ms. Milton thanked the Committee for their time.

Mr. John Zeunik, County Administrator, informed the Committee that the Public Building Commission opened bids for the addition to the Lincoln Parking Lot on Tuesday, March 4th. The bids came in \$1.3 Million under estimate, reflecting a \$2.8 Million projected cost for the two additional decks and the resurfacing of the lot. The Public Building Commission awarded the bid to the lowest bidder: Kajima Corporation. Work is expected to begin on April 15th and to be completed by September 1st, 2003. The City of Bloomington is making arrangements for the present monthly-parking-cardholders to be relocated while the deck is under construction.

Mr. Zeunik stated that the bids on the McLean County Health Department 200 West Front Street Building came in over bid by about \$60,000.00. Mr. Zeunik pointed out that not only were the bids over estimate but the architect failed to provide a 60-day window for awarding the bids. Because of the slow pay from the State of Illinois, the General Fund, which is the County's unrestrictive bank that could fund this type of project, does not have sufficient cash on hand to move forward with this project. Mr. Zeunik noted that the McLean County Health Department does not have enough funds for this project either, so other options are being researched.

Chairman Bostic asked if only two sides of the building could be done at a time. Mr. Moody answered that this project could be accomplished in phases by starting at the top. The only down side to this is that the project will make the building look bad for the

duration of the project, until all the sides are completed. Mr. Selzer voiced his disappointment on the error made by the architects regarding the 60-day window, especially with the amount of money they are paid. Mr. Selzer asked if the bid was presented with the option of doing this project in phases. Mr. Zeunik answered that the bid was not presented with a "phase" option. Mr. Zeunik recommended that the architect be asked to look at whether this project could be completed in phases. Mr. Zeunik noted that for the Lincoln Parking Lot bid, the low bid and the second low bid were only \$21,000.00 apart. This was not the case on the McLean County Health Department Building. The low bid was \$65,000.00 over the engineer's estimate and the high bid was over \$1 Million.

Mr. Owens asked why the bids were so high and diverse. Mr. Moody answered that all of the bidders were asked to bid from an accepted list of siding manufactures, so the prices were all over the place. Mr. Zeunik also pointed out that the way the building is constructed may have caused the bids to be higher. Mr. Moody drew a better explanation of the building construction. Mr. Moody stated that the interior drywall is directly bolted to the support channel system that the exterior drivet panel is bolted to. Several of the bidders were fearful that once repairs were started the removal of the original drivet off, would weaken the interior wall. Mr. Moody noted that the metal channels have corroded away towards the bottom of the building.

Mr. Zeunik stated that between now and the County Board meeting, Mr. Moody can visit with the architect and research this option. If the architect is receptive to a new re-bid, the request can be handled as a stand-up before the County Board meeting.

Mr. Dean asked if the whole project can be done and make the payments on installments. Mr. Zeunik explained that State law requires that local County governments have to pay within 30 days.

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

Motion by Owens/Dean to recommend approval of the bills as of February 28, 2003, which have been reviewed and recommended for transmittal to the Property Committee by the County Auditor. Motion carried.

Motion by Selzer/Dean to recommend approval of an Appropriation Transfer Request to Correct a Misclassification in the Fiscal Year 2003 Revenue Budget for the Government Center and re-name the Accounts to Clarify Revenue Sources – National City - Rent, Utilities and Maintenance Account. Motion carried.

Mr. Zeunik asked if the Property Committee was comfortable with the 3:00 p.m. meeting time.

There being nothing further to come before the Committee at this time, Chairman Bostic adjourned the meeting at 5:16 p.m.

Respectfully submitted,

Carmen I. Zielinski
Recording Secretary