

Minutes of the Property Committee Meeting

The Property Committee of the McLean County Board met on Thursday, March 3, 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, 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. Gene Asbury, Architect, Young Architects and Mr. Paul Young, Architect, Young Architects

Chairman Bostic called the meeting to order at 3:04 p.m.

Chairman Bostic presented the Minutes of the February 3, 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, presented three items for action. The first item is a request for approval of a Resolution of the McLean County Board supporting the designation of Historic Route 66 as a National Scenic Byway. He noted that McLean County and other local governments along the Historic Route 66 Highway were recently contacted by the Route 66 Heritage Foundation with a request for the resolutions and letters of support for the Illinois Route 66 National Scenic Byway Project. Mr. Wasson reported that all municipalities in McLean County along the corridor have adopted similar resolutions and all Counties between Cook County and Madison County have adopted resolutions except for Cook, DuPage and McLean, which are considering this item this month. He explained that Byways designation would offer a host of benefits to communities, including technical resources and funding opportunities.

Motion by Dean/Ahart to recommend approval of a Resolution of the McLean County Board Supporting the Designation of Historic Route 66 as a National Scenic Byway.

Motion carried.

Mr. Wasson presented a request for approval to apply for an Illinois Conservation Foundation Grant. He explained that the Illinois Conservation Foundation is operated by the Illinois Department of Natural Resources. Mr. Wasson is requesting matching funds of \$2,000 for a National Fishing and Boating Festival. He noted that Parks and Recreation has been running a similar program for the last five years. Mr. Wasson advised that the funds would not be available until the summer and the \$2,000 matching funds are already budgeted in the Parks and Recreation budget.

Motion by Harding/Ahart to recommend Approval to Apply
for an Illinois Conservation Foundation Grant.
Motion carried.

Mr. Wasson presented a final request, namely a request for approval to apply for an Illinois Special Wildlife Funds Grant from the Illinois Department of Natural Resources. He indicated that this is a small project grant program and is primarily designed to fund educational and interpretive programs and activities. Mr. Wasson stated that there is a need to refurbish and replace current trail signage. He pointed out that all local funding for the project will come from currently appropriated funds in the Evergreen Lake Conservation Fund Budget.

Motion by Ahart/Harding to Recommend Approval to Apply
for an Illinois Special Wildlife Fund Grant.
Motion carried.

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

Mr. Jack Moody, Director, Facilities Management, presented a status report on the renovation and restoration of the Dome and roof areas of the McLean County Museum of History located at the old McLean County Courthouse. He informed the Committee that the Illinois Department of Natural Resources, through the State Controller's Office, issued two checks totally \$500,000. The money has been received, deposited and a check was issued to the Public Building Commission. Mr. Moody stated that the entire Illinois Department of Natural Resources Grant project is concluded. He noted that all grant project documents will be kept on file for five years should they want to audit the project.

Mr. Moody reported that Kajima Construction, the General Contractor, submitted invoice #5, which has been paid. There is one payment of approximately \$57,000 still due to Kajima for the project, which will be paid when the project is completely finished and reviewed.

Mr. Moody presented a report on the Monday, February 14th fire at the McLean County Museum of History located at the old McLean County Courthouse. He reported that it was caused by a sub-contractor who laid a hooded sweatshirt on top of a halogen light lens. The hooded sweatshirt caught fire and set fire to a piece of plastic which wafted down and caused the fire alarm to sound. The firemen were able to put the fire out in just a few minutes. The burning plastic very slightly charred the inside of the underside of the dome.

Mr. Moody reported that he has met with the insurance company representatives of the subcontractor several times and the subcontractor's insurance company has hired an engineering firm to assess the damages and make a report. He expects the report in approximately two weeks. Mr. Moody anticipates that repairs will include erecting scaffolding to clean the soot. The only structural damage appears to be a small scorch mark on a handrail and a burn mark on the mosaic tile floor on the third floor level where the burning plastic landed. Mr. Moody noted that there was also a small broken window on top of the rotunda, which Mr. Koos indicated was probably caused from the heat and cold air meeting at the window. Mr. Moody also reported that the 100 year old tapestry that wraps around the rotunda is filled with smoke.

Mr. Moody indicated that the Kajima project is near completion. He noted that the things which need to be completed are: removal of material on roof; mend grassy ground area on the northwest corner of the building; and to get the bell and clocks working in sequence together.

Chairman Bostic commented that the motion detector worked fine during the fire, but asked why the heat and smoke detectors did not work. Mr. Moody replied that new heat sensors have been ordered. He noted that the report from Kajima indicated there were four smoke detectors, but actually there was just one heat sensor and no smoke detectors.

Mr. Moody reported on the netting discussed in a previous meeting. He noted that he has a spec from the architect in Chicago and there are two or three companies that make the netting. The netting would go on the bottom of the floor area in the dome. Mr. Moody stated that the architect suggested that cables be weaved in and out of the handrails to hold the loops of the netting. He indicated that the cost would be absorbed in the current budget and the work would be done by his staff.

Ms. Ahart commended Mr. Moody and his staff on their tenacity in collecting the grant money from the State of Illinois.

Chairman Bostic asked if there were any further questions. There were none.

Mr. Zeunik introduced Mr. Gene Asbury and Mr. Paul Young to give a presentation on the remodeling of the Law and Justice Center building. He noted that they have completed all of the remodel plans and have met with all of the offices and departments who have signed off on the plans. Mr. Zeunik asked Mr. Asbury to give an overview of the plans and a breakdown of the total square feet and costs.

Mr. Asbury reviewed the drawing of the 7th floor, which will be completely remodeled, except for the section housing a part of Information Services. Adult Court Services, which is Probation, will take over one section of the 7th floor, while Juvenile Court Services will take the section on the opposite side. He noted that there is an area for extended day detention for juveniles. There will be one large meeting room which will be available for anyone in the building, including the Grand Jury and Coroner's Jury. Other sections include many private offices, interview rooms and a drug testing laboratory.

Mr. Asbury noted that his presentation can be put on Power Point at some time in the future if necessary.

Mr. Asbury pointed out that the 6th floor is the State's Attorneys area. He noted that more offices will be added, as well as a Victim Witness area. Other changes include a drug section, some rooms will be taken out, a secretarial area will be expanded and there will be more storage areas. Mr. Asbury referred to the Law Library, which is becoming more computerized and needs less space. The Public Defender's area will be enlarged with more private offices, larger waiting room and larger secretarial area.

Mr. Asbury referred to the plans for the 5th floor, which is a courtroom floor. He noted that the only change would be moving the Court Administrator from the 3rd floor to the 5th floor.

Mr. Asbury indicated that the 4th floor needs very little work. There will be one door in the corridor will be moved and another door added into a conference room. This will allow people to go from a court room directly into a conference room.

Mr. Asbury presented the 3rd floor plans, noting that it is also a courtroom floor. The area vacated by the Court Administrator will be used by the Children's Foundation, a local organization which will use the space for children of people going to court or for any other reason they are in the building. He explained that the only way to get the 1700 square feet requested is to flip a women's restroom on the other side of a pipe chase, which will reduce space in a break room. It will also allow space for a children's restroom.

Mr. Asbury reviewed the 2nd floor, which is entirely jail space. Mr. Asbury noted that the men's work release area will be moved to the 1st floor, making the vacated area a women's dormitory area. The current control room for the jail will be moved into a larger area as it is currently too small and the ventilation is bad. The vacated room will become the Sergeant's room and the suicide watch cells will be able to be viewed from that room. Mr. Asbury stated that there is an issue with the old windows as they are leaking. He reported that storm windows will be placed on the outside of those windows.

Mr. Asbury presented the 1st floor area plans. He noted that the Adult Court Services area will be remodeled for the Sheriff's Office. The area vacated by the Sheriff's Office will become the work release area, where it will be much more accessible. He reported that the Sheriff's Office requested more holding cells and would like to completely revise the booking area. Mr. Asbury noted that the sallyport garage will be enlarged.

Mr. Asbury reported that one major expense is the installation of new roofing on the 7th and 5th floor levels.

Mr. Asbury reviewed the cost summary which was distributed. He stated that the total construction cost is \$8.2 million. However, building interior upgrades and exterior courtyard repairs total \$2,419,000. Out of the \$8.2 million, \$2,400,000 is actually repairs on a 30 year old building. It also includes remodeling the parking lot, which is in major disrepair.

Chairman Bostic asked how financing would be handled on the renovation. Mr. Zeunik responded that it will be a PBC financing project. Once the final schematics have been reviewed by the Committee and a cost estimate is available, it will go to the Public Building Commission. The project will be structured so that there will be no increase in the existing County Debt Service payments until the bonds on the Law and Justice Center are paid off, which will be in 2007.

Mr. Zeunik explained that the PBC will sell bonds to fund 100% of the project and the County will pay the bonds back over a ten year period that will be structured in such a way that there will be no increase in the Debt Service portion of the County's Tax Levy. Mr. Zeunik stated that, in terms of the total dollars, including the additional costs as presented by Mr. Asbury, the total annual levy for debt service would actually go down over what it is today, both in real dollars and as a percentage of the total property tax levy.

Mr. Zeunik reported that much of what needs to be done at the Old Courthouse falls under the classification of "maintenance." If the County's overall debt service can be lowered by paying off the bonds for the Law and Justice Center, the Property Committee and Board would be given some latitude to increase the operation and maintenance expense at the Old Courthouse.

Chairman Bostic asked if there were any questions. She stated that over the long run, the County will save money by going for the higher repair cost and letting the PBC handle the expense.

Mr. Zeunik indicated that the \$2.4 million is the flex number. He noted that the \$5.8 million is the cost of remodeling all of the areas and the \$2.4 million is for repairs to the building.

Ms. Ahart asked if the PBC is willing to go along with the proposed financing. Mr. Zeunik replied that originally it was hoped that the County would absorb the expenses over the years under operational and maintenance budgets. However, this is a major remodel project and must be done in accordance with the PBC statute.

Mr. Moss asked about the possibility of needing a new jail. Further, he asked if when all of the remodeling is done and in three or four years it is determined that the County needs a new jail, how much more difficult will it be to find funding. Mr. Zeunik responded that the PBC would still be an option. He stated that if the County gets to a point where it needs more jail space, one option is doubling the occupancy at the existing location by expanding the building. Another option is to find a site to build a new jail that will have space to expand as necessary in the future. Mr. Zeunik noted that either option would still be available with financing through the Public Building Commission. He stated that if the County gets to that point, the County would need to seriously consider a referendum for a public safety sales tax, which has been done in Woodford, Tazewell and Peoria Counties. This would mean asking the voters to approve a quarter or half cent increase in the sales tax dedicated for public safety that can be used to pay the debt service on the bonds or to fund day to day operation. Mr. Zeunik indicated that it is hoped that the planned remodeling at the Law and Justice Center will hold the need for a new jail off for another eight to ten years.

Chairman Bostic reported that, with the remodel, we will gain additional beds and the work release area will be doubled. Mr. Zeunik reminded the Committee that the Justice Committee is still looking at alternatives to jail. There is also a major thrust underway in Illinois for a drug court. He stated that all of these options will impact the jail

population. Further, Mr. Zeunik noted that there is always a big spike in population in January. This is due to deferred sentencing after the holidays.

Mr. Dean asked what the time table for the renovation is. Mr. Zeunik replied that the Resolution included in the Agenda would need to be recommended to the Executive Committee. The Resolution requests the Public Building Commission to move forward. He stated that, assuming this is approved by the Board this month, it would then go to the Public Building Commission at their next meeting in April. The PBC would then authorize Mr. Asbury and his staff to begin to translate the plans into biddable drawings and bid specifications and begin working with the financial advisor to structure the bond issue. Mr. Asbury announced that bids would probably be awarded in late fall. Mr. Zeunik stated we would be looking at late fall for contract award and work could begin on the 7th floor and other areas not occupied and complete everything in 2006. Mr. Asbury noted that there will be several months of working drawings, including architectural, mechanical and plumbing. He indicated that the bidding process usually takes one month and when it is approved it will take another two or three weeks.

Motion by Moss/Ahart to Recommend Approval of Resolution of the McLean County Board Requesting the Public Building Commission of McLean County to Approve Financing for the Remodeling of certain areas of the McLean County Law and Justice Center.
Motion carried.

Chairman Bostic asked if there were any questions for Mr. Zeunik or Mr. Asbury. Mr. Moss asked if the drawings were available. Mr. Zeunik stated that he would have a set available for all of the Board members. Mr. Asbury indicated that he will attend the Executive Committee meeting on Tuesday, March 8.

Chairman Bostic presented the February 28, 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 \$243,955.30 and the prepaid total is the same.

Motion by Ahart/Dean to recommend approval of the bills as of February 28, 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. Mr. Moss asked about the invitation to attend the workshop on Wind Farming from the University of Illinois Extension and McLean County Farm Bureau. Mr. Dean acknowledged that he plans to attend the workshop. Mr. Zeunik advised that if anyone would like to go, the County will cover the registration cost.

Mr. Moody reported that he wrote an article for the NACo Newsletter on the restoration of the Old Courthouse, which should be printed in the March 14th Newsletter.

The meeting was adjourned at 4:05 p.m.

Respectfully Submitted,

Judith A. LaCasse
Recording Secretary