



PROPERTY COMMITTEE AGENDA
Room 700, Law and Justice Center

Thursday, May 6, 2004

3:00 P.M.

1. Roll Call.
2. Chairman's Approval of Minutes – April 1, 2004
3. Departmental Matters:
 - A. Bill Wasson, Parks and Recreation
 - 1) Items to be presented for Information:
 - a) General Report 1
 - b) Other
 - B. Jack Moody, Facilities Management
 - 1) Items to be presented for Information:
 - a) Status Report on Law and Justice Center Repairs
 - b) Status Report on Government Center Remodeling
 - c) Status Report on McBarnes WWI Memorial Plaque
 - d) Tour of Government Center by Members of the Property Committee
 - e) Letter from Wiss, Janney, Elstner Associates on Dome and Roof Work at McLean County Museum of History 2-5
 - g) Other

C. John Zeunik, County Administrator

1) Items to be presented for Action:

- a) Request Approval of an Emergency Appropriation Ordinance Amending the McLean County Fiscal Year 2004 Combined Annual Appropriation and Budget Ordinance McBarnes Building Capital Lease Fund 0350, McBarnes Building Department 0085

6-7

2) Items to be presented for Information:

- a) General Report
- b) Other

4. Other Business and Communications

5. Recommend Payment of Bills and Transfers, if any, to County Board

6. Adjournment



DEPARTMENT OF PARKS AND RECREATION
(309)726-2022 FAX (309)726-2025 www.mclean.gov
13001 Recreation Area Dr. Hudson, IL 61748-7594

TO: Honorable Chairman and Members, Property Committee

FROM: Bill Wasson, Director of Parks and Recreation

DATE: 04/28/04

RE: General Report

Parks Usage – YTD as of 04/28/04

	2004	2003	2002	2001
Camping Nights	448	403	372	465

Watercraft Registration

Annual Resident	191	194	211	246
Annual Non-Resident	141	155	253	315
Daily Resident	8	6	9	11
Daily Non-Resident	36	39	24	45

Additional Departmental Activities

1. Fishery Structure Day -25 structures installed with volunteers (April 2)
2. First Day of Reservations – 220 Reservations (April 3)
3. Boating Safety Class – 26 participants registered (April 10)
4. Geese Management Project w/Southern Illinois Quota Zone Waterfowlers Association (April 9&13)
5. Family Nature Hike @ COMLARA County Park Shady Hollow Area – 25 Participants (April 17)
6. Minor fire at S.H. West County Park (April 18)
7. Adventure Race – 36 participants registered (April 24)
8. Two(2) Scientific Research Permits issued
9. Completed upgrade to Parks & Recreation Reservation/Fees software system



ENGINEERS
ARCHITECTS
MATERIALS SCIENTISTS

Wiss, Janney, Elstner Associates, Inc.
120 N. LaSalle Street, Suite 2000
Chicago, Illinois 60602
312.372.0555 tel | 312.372.0873 fax
www.wje.com

3 May 2004

Mr. Jack Moody
Facilities Manager
McLean County
104 W. Front Street
P.O. Box 2400
Bloomington, Illinois 61702-2400

Re: Old McLean County Courthouse
Bloomington, Illinois
WJE No. 2001.3337

Dear Mr. Moody:

At the request of the Property Committee of McLean County, Wiss, Janney, Elstner Associates, Inc. (WJE) has reviewed the scope of remaining repairs at the Old McLean County Courthouse and re-evaluated the cost of these repairs with the assistance of Construction Resources and Management, Inc. (CRM). The scope of work for repairs on the building was outlined in our report, "Old McLean County Courthouse—Limited Exterior Envelope Investigation," dated 28 August 2002. Since issuing the report, which included a schematic cost estimate, repair documents for the dome drum and dome roof were prepared with construction set to begin in this month. The Property Committee specifically asked the current total cost of repair work on the building once the work on the dome drum and dome roof is completed.

Assumptions on Implementation

It is feasible that the remaining repair items could be incorporated in one bid package, especially since the current grant-funded project will address a significant portion of the most difficult exterior repair work. This would be the most economical approach to implementing the remaining repair work; however, we suggest that logistically the remaining work should be performed over two construction seasons. Funding from future county appropriations or grants may be less than the total amount needed for a single-year construction project. Also, performing all of the remaining work over one construction season may cause too much disruption to public access to the museum. Other options for implementation of the scope of repair work are discussed at the end of this letter.

Scope of Work

The following is a summary of the remaining repair work on the Old McLean County Courthouse, based on a two year construction schedule.

First year construction work

Site and entrance stair repairs: Replace selected sections of concrete sidewalk, concrete steps, and handrails at the north, west, south, and east sides of the building; and repair the granite steps and limestone flanking knee walls at the north, west, south, and east building entrances

North and west facade masonry repairs: Repoint the north and west main limestone cornices, cornice moldings, and main limestone facades; install new lateral anchors in the north and west limestone facades; rout and point cracks in selected areas of the north and west limestone facades;

Headquarters & Laboratories—Northbrook, Illinois

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit | Honolulu | Houston
Minneapolis | New Haven | New York | Princeton | San Francisco | Seattle | Washington, DC

and repair spalled limestone units with new limestone dutchman repairs on the north and west facades

Window repairs: Repair existing window sashes with faulty spring loaded counterweights

Repairs at east and west entrance vestibules: Remove and rehang the ceilings in the east and west entrance vestibules; and install supplemental anchors at serpentine stone veneer panels at the east and west entrance vestibules

Repairs at marble stairs and handrails: Repair the monumental marble stairs; and install supplemental bracing at existing handrails

Second year construction work

Balustrade repairs: Long term repair of the limestone balustrade (rebuilding of the balustrade stabilized in the current grant-funded project)

South and east facade masonry repairs: Repoint the south and east main limestone cornices, cornice moldings, and main limestone facades; install new lateral anchors in the south and east limestone facades; rout and point cracks in selected areas of the south and east limestone facades; and repair spalled limestone units with new limestone dutchman repairs on the south and east facades

Main roof replacement: Remove and replace the existing built-up membrane at the main roof

Repairs at interior scagliola panels: Install supplemental anchors, point selected cracks, and other miscellaneous repairs at the interior scagliola wall panels

Window and door repairs: Conservation work on the eight panels of Luxfer prism glass windows in the drum dome; conservation work (clean and refinish) the four bronze entrance doors and window walls; conservation work (clean and refinish) the interior bronze doors and room entrance walls (assume two locations); refinish the eight existing lamp standards; and remove and replace the existing perimeter sealant at the existing aluminum framed windows

Revised Schematic Cost Estimate

The attached cost estimate prepared by CRM, dated 30 April 2004, is based on a number of assumptions. The scope of work outlined above would be competitively bid as one contract, with construction staged over two years. Construction work would begin in the soonest calendar year following the completion of the dome repair work, meaning construction would be performed over 2005 and 2006. A cost inflation figure of 3.5 percent per annum has been added to the total costs, escalating the costs to the mid-point of the assumed construction period (early 2006). All costs estimate figures are current as of the second quarter of 2004.

The total cost determined by the current revised schematic cost estimate is \$2,430,029.00. The previous overall estimate, performed in August 2002, totaled \$2,700,401.00. The dome repair contract totals \$1,112,885.00. There are several reasons that the current total cost is not less than \$2.4 million. First, the cost figures are not only escalated to 2004 dollars, but to the mid-point (early 2006) of the assumed construction period. Some of the repair items, such as the rebuilding of the limestone balustrade, has been revised slightly to reflect a more conservative scope of repair work. Unit prices for limestone have been revised to reflect current market conditions. Finally, special conditions costs, such as scaffolding, have taken into account local market conditions as communicated by the bids received on the dome repair project.

Estimated design and construction observation fees have been listed for each construction year for your budgeting purposes. The schematic design drawings and outline specifications prepared in 2002 should be

developed into construction documents, including general conditions for construction, technical specifications, and detail drawings. (Many of the masonry details and technical specifications from the dome repair project can be revised for use in the remaining repair work.) The cost figures stated herein do not include any administrative costs to either McLean County or the McLean County Museum of History. The following is a breakdown of the total costs into the two years assumed for construction.

Scope of Work Item	First year construction costs (2005)	Second year construction costs (2006)
Site (sidewalks, etc.)	\$ 25,208.00	
Limestone balustrade		\$125,080.00
North entrance	21,699.00	
Facade masonry repairs	239,239.50	239,239.50
East, south, and west entrances	95,203.00	
Window and door repairs	7,600.00	132,186.00
Main roof replacement		129,147.00
Vestibule ceiling and wall repairs	104,780.00	
Interior scagliola repairs		91,400.00
Interior stair repairs	21,036.00	
Special conditions (scaffolding and pedestrian protection)	105,000.00	105,000.00
Subtotal	\$ 619,765.50	\$ 822,052.50
General conditions (20%)	123,953.10	164,410.50
Design contingency (15%)	111,557.79	147,969.45
Construction contingency (15%)	128,291.46	170,164.87
Cost escalation (6.2%)	60,981.21	80,885.03
Total construction costs	\$ 1,044,549.06	\$ 1,385,482.35
Estimated design and construction observation fees	\$ 120,000.00	\$ 40,000.00

Other Options for Implementation of Repairs

Should limitations on funding repairs on the Old Courthouse require that the repair work be phased over a longer time period than two years, or if the phases of repair work are bid separately, there will be significant increases to the overall cost of repairs. We discussed with CRM the implications of splitting the scope of repair work into smaller packages. It was their recommendation that a minimum of a 10 percent premium would likely apply each time the scope of work is divided, and that even higher increases may result depending on which, how, and when items are implemented separately. These premiums are tied to general and special conditions costs. Also, deferment of repair work to a time period beyond 2005-2006 would result in further escalation of repair costs, and may entail increases in the scope of some repair items due to ongoing deterioration of existing conditions.

We understand that the Property Committee may be able to recommend relatively small appropriations (\$100,000 or less) for repairs should budget conditions allow. There are several repair items that could partially or perhaps entirely be implemented with such funding, such as the exterior sidewalk replacement, exterior stair rebuilding, vestibule ceiling and wall repairs, interior stair repairs, or interior

scagliola repairs. We recommend, however, that consideration be given to incorporating these repair items into larger scopes of repair work in order to minimize general conditions costs and design fees. Should the Property Committee appropriate smaller budget amounts, we also recommend discussing the potential scope and budget with us prior to planning the appropriation.

Should you have any questions regarding the enclosed, please do not hesitate to contact WJE. Very truly yours,

WISS, JANNEY, ELSTNER ASSOCIATES, INC.

Jeffrey P. Koerber
Project Manager

cc: Greg Koos - McLean County Museum of History
Diane R. Bostic - McLean County Property Committee

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An EMERGENCY APPROPRIATION Ordinance
 Amending the McLean County Fiscal Year 2004
 Combined Annual Appropriation and Budget Ordinance
 McBarnes Building Capital Lease Fund 0350, McBarnes Building Department 0085

WHEREAS, the McLean County Board, on November 18, 2003, adopted the Combined Annual Appropriation and Budget Ordinance, which sets forth the revenues and expenditures deemed necessary to meet and defray all legal liabilities and expenditures to be incurred by and against the County of McLean for the 2004 Fiscal Year beginning January 1, 2004 and ending December 31, 2004; and,

WHEREAS, pursuant to the approval of the McLean County Board, the McBarnes Building was declared surplus property and sold on October 30, 2003 by sealed bid/auction sale to the highest bidder for \$400,000.00; and,

WHEREAS, the sale of the McBarnes Building to the highest bidder was closed on March 1, 2004; and,

WHEREAS, the County received lease payments from the tenants in the McBarnes Building and the County incurred expenses for the maintenance and operations of the McBarnes Building in January and February, 2004; and,

WHEREAS, the Property Committee, at its regular meeting on Thursday, May 6, 2004 recommended approval of an Emergency Appropriation Ordinance amending the McLean County Fiscal Year 2004 Combined Annual Appropriation and Budget Ordinance to recognize the revenues and expenditures incurred during fiscal 2004 to maintain and operate the McBarnes Building; now, therefore,

BE IT ORDAINED by the McLean County Board as follows:

- (1) That the County Treasurer is hereby directed to add the following revenue line-item account appropriations to the Fiscal Year 2004 Combined Annual Appropriation and Budget Ordinance as follows:

	<u>ADOPTED</u>	<u>ADD</u>	<u>AMENDED</u>
McBarnes Building Capital Lease Fund 0350 0350-0085-0091-0400.0000 Unappropriated Fund Balance	\$0.00	\$1174.63	\$1174.63
McBarnes Building Capital Lease Fund 0350 0350-0085-0091-0450.0003 Capital Lease Payment /United Way	\$0.00	\$ 866.50	\$ 866.50
McBarnes Building Capital Lease Fund 0350 0350-0085-0091-0450.0022 Utilities Reimbursement	\$0.00	\$5288.75	\$5288.75
McBarnes Building Capital Lease Fund 0350 0350-0085-0091-0450.0023 Capital Lease Payment/PATH	\$0.00	\$1014.16	\$1014.16
TOTAL:	\$0.00	<u>\$8344.04</u>	<u>\$8344.04</u>

(2)

- (2) That the County Auditor is hereby directed to add the following expenditure line-item account appropriations to the Fiscal Year 2004 Combined Annual Appropriation and Budget Ordinance as follows:

	<u>ADOPTED</u>	<u>ADD</u>	<u>AMENDED</u>
McBarnes Building Capital Lease Fund 0350 0350-0085-0091-0709.0001 Garbage Disposal Service	\$0.00	\$ 191.90	\$ 191.90
McBarnes Building Capital Lease Fund 0350 0350-0085-0091-0750.0001 Equipment Maintenance Contract	\$0.00	\$ 66.73	\$ 66.73
McBarnes Building Capital Lease Fund 0350 0350-0085-0091-0795.0001 Electric Service	\$0.00	\$3411.25	\$3411.25
McBarnes Building Capital Lease Fund 0350 0350-0085-0091-0795.0002 Gas Service	\$0.00	\$4303.93	\$4303.93
McBarnes Building Capital Lease Fund 0350 0350-0085-0091-0795.0003 Telephone Service	\$0.00	\$ 237.11	\$ 237.11
McBarnes Building Capital Lease Fund 0350 0350-0085-0091-0795.0004 Water Service	<u>\$0.00</u>	<u>\$ 133.12</u>	<u>\$ 133.12</u>
TOTAL:	\$0.00	<u>\$8344.04</u>	<u>\$8344.04</u>

- (3) That the County Clerk shall provide a certified copy of this ordinance to the County Administrator, County Auditor, County Treasurer, and the Director of Facilities Management.

ADOPTED by the County Board of McLean County this 18th day of May, 2004.

ATTEST:

APPROVED:

Peggy Ann Milton, Clerk of the County Board,
McLean County, Illinois

Michael F. Sweeney, Chairman
McLean County Board