

Minutes of the Property Committee Meeting

The Property Committee of the McLean County Board met on Thursday, May 6, 2004 at 3:00 p.m. in Room 700, Law and Justice Center, 104 West Front Street, Bloomington, Illinois.

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

Members Absent: Selzer

Staff Present: Mr. John Zeunik, County Administrator, Mr. Terry Lindberg, Assistant County Administrator, and Ms. Karina Bak, Assistant to the County Administrator

Department Heads/
Elected Officials

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

Members of the

Public Present: Mr. Jeff Koerber, Project Architect, Wiss, Janney, Elstner Architects, Mr. Ed Gerns, Project Architect, Wiss, Janney, Elstner Architects

Chairman Bostic called the meeting to order at 3:00 p.m. Chairman Bostic called the roll and declared there was a quorum.

Chairman Bostic presented the Minutes of the April 1, 2004 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 his General Report to the Committee. He stated the waterfowl program with Southern Illinois University and the Waterfowl Association retrieved over 100 geese eggs. He noted that a few days after the eggs were retrieved, they hatched in Southern Illinois. He found over 120 nests around Lake Evergreen. Mr. Wasson stated the nests average 5 – 8 eggs. In some areas, predators had already destroyed some of the eggs. Goose Island is about 1 ½ acres and the group found 20 nests with eggs; all eggs survived and hatched.

Mr. Wasson wanted to highlight two items that were not included in his report. On May 1, 2004 with the assistance of volunteers from the Illinois Brotherhood of Electrical Workers, Local 51, the McLean County Sportsmans Club, and with equipment provided by Illinois Power and Cornbelt Electric, electricity was installed in the White Oak area as previously reviewed by the Committee through a volunteer community project. The project plan was to install 3 new streetlights at the boat launch area, 1 at the boat launch, and 2 at the parking lot entrances. The solar light previously located at

the parking lot entrance was moved to the group camp area. Lake Fest is to be held on Saturday May 8th at COMLARA Park from 9:00 a.m. to 2:00 p.m. The festival will include a bass stocking program, presentations on conservation and fishing and several children's activities.

Chairman Bostic asked if there was any damage from the fire at West Park. Mr. Wasson stated that the fire damage was minimal and thanked the LeRoy Fire Department for their quick response and help. He also stated that the fire was designated as a "Suspicious Fire".

Chairman Bostic asked if there were any other questions for Mr. Wasson. Hearing none, she thanked him for his information and attendance.

Mr. Jack Moody, Director, Facilities Management, presented his items of information to the Committee. He stated all repairs to the Law and Justice Center were completed as of April 30, 2004. The only item that remains is the return of the Circuit Clerk's records and he expects that to be finished by May 15, 2004.

Mr. Moody stated that remodeling of the Government Center is on schedule for a July 1, 2004 completion date. He expects the fourth and second floor to be finished in about 2 weeks.

Mr. Moody informed the Committee the WWI Memorial Plaque has been refinished and installed. Mr. Koos has contact information on the American Legions Post in McLean which donated the funds to have the plaque refinished. Mr. Moody stated that Mr. Koos wanted to contact the Post to see if they would like to participate in a rededication ceremony. The rededication ceremony for the plaque will be held on Saturday May 29, 2004.

Chairman Bostic asked Mr. Moody to confirm the plans for the rededication ceremony and inform the Property Committee at a Stand-up Meeting prior to the Board Meeting on May 18, 2004. She would like to make a public announcement at the Board Meeting.

Mr. Moody informed the Committee that the Public Building Commission (PBC) awarded the contract to Kajima Construction for Restoration and Renovation of the Dome and Roof Areas of the Museum of History at the Old McLean County Courthouse. Jim Romba, Project Manager, Kajima Construction, has stated that Kajima wants to start the project immediately and has estimated a completion time of 6 months.

Mr. Moody asked Mr. Jeff Koerber, Project Architect, Wiss, Janney, Elstner Architects to introduce Mr. Ed Gerns, Project Architect, Wiss, Janney, Elstner Architects to the Committee. Mr. Gerns will be replacing Mr. Koerber when he leaves his position in June.

Mr. Koerber also addressed the cost estimate of the balance of the repairs on the Museum of History at the Old McLean County Courthouse. He stated he laid out a two year construction program to minimize the impact on the building in terms of allowing public access to the building as well as trying to have the work done in an expeditious manner. The letter presented to the Committee takes into account that the work would be done under one construction contract.

Mr. Koerber estimated that the work would begin in 2005 and end in 2006, lasting two construction cycles. In using this timeframe, he was able to escalate the costs to the middle of the construction period.

Mr. Koerber stated he was asked if some of the items to be repaired could be deferred. He said that if some of the items were deferred too long, they would cost even more because of continued deterioration.

Mr. Moss asked if the majority of the work could be deferred with smaller portions of the project to be completed at a later time. Mr. Koerber said as long as the work was not deferred too long, the longer some of the work is deferred the more costly it could become. It is also advantageous to put up scaffolding once.

Mr. Dean asked if there was a timetable in which some of the repairs needed to be done. Mr. Koerber said the primary repair is the limestone repair on the outside of the building. The repair work to be done is not only to repair the areas of the stone that is already spalled, but to replace the mortar which will reduce the amount of water seeping into the walls. Mr. Koerber stated if the Committee needs a timeframe, he would recommend say the work should be completed within the next 2 to 3 years, 4 years at the most. He did not look at the project as restoration, but as giving the building the proper maintenance it should have already received in order to expand the life of the property.

Mr. Moss asked if he had figured the numbers correctly. He understood the project should have cost \$2.7 million. The Dome and Roof Restoration and Renovation project is going to cost \$1.1 million, leaving a balance of \$1.6 million. The current cost estimate that Mr. Koerber presented shows the remaining project to cost \$2.4 million, increasing the remaining balance by about \$800,000.00. Mr. Koerber stated that Mr. Moss is

correct, and the Committee needs to understand that he has used cost estimates for the years 2005 and 2006 in his current projections. In his letter to the Committee, Mr. Koerber included estimated fees for the "Estimated Design and Construction Observation Fees". He wanted the Committee to know that those numbers were on the high side.

Mr. Moss stated that the project that was originally estimated at \$2.77 million is now going to cost \$3.5 million. Mr. Koerber said that was correct.

Chairman Bostic asked if the contractor could work on one side of the façade at a time, breaking the construction into smaller segments. Mr. Koerber stated that he was a little leery of breaking the project down into smaller segments because of cost. He said that the cost of setting up and taking down the scaffolding could become quite costly and the contractor should be able to complete 2 sides of the building within one year. Mr. Koerber also stated with the amount of masonry work that needs to be done on this project, the more you can do at one time the more economical it would be.

Ms. Harding asked Mr. Zeunik when he prepares the budget each year if there was money set aside for this kind of repair work. Mr. Zeunik replied that funds can be set aside within the guidelines set by the County Board for the overall property tax levy and the preparation of the budget. Ms. Harding stated that her concern is this is only the beginning and wants to know how the County can finance these types of projects.

Mr. Zeunik informed the Committee in 2007 the last debt service payment would be paid on the Law and Justice Center. The debt service payment is \$2.1 million. After the last payment is made and assuming there is no other major project under way, the Board would have that money available with no impact on the overall tax rate.

Mr. Dean asked if there were any Federal funds available for the preservation of old County courthouses. Mr. Koerber said the State Preservation Office is concerned about the preservation of the 70 historical courthouses within the State of Illinois. He said that he knows the State Preservation Office would like to find a successful program, but he is not sure when that might happen.

Chairman Bostic asked about Livingston County's restoration project on their Courthouse using host fees from the two landfills. Mr. Zeunik noted that McLean County receives a tipping fee, of \$1.27 per ton. This tipping fee can only be used for the sole purpose of Solid Waste Management programs.

Livingston County has two very large regional landfills. They entered into a host fee arrangement and can use the host fee revenues for whatever purpose they decide. Livingston County receives \$4.00 per ton of municipal waste. Livingston County is able to operate that way because the landfill is a regional facility, and accepts trash from all over the State.

Chairman Bostic asked if the Committee had any other questions for Mr. Koerber and Mr. Gerns. With no other questions, she thanked them for attending the meeting.

Mr. Zeunik presented a request for 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. It was anticipated the County would close on the sale of the McBarnes Building prior to the end of Fiscal Year 2003. The sale did not close in 2003, but in 2004. In the Adopted 2004 Budget, revenues and expenses were not budgeted. In discussions with Jackie Dozier, County Auditor, she recommended all of the revenues and expenses accrued and then amend the 2004 budget.

Motion by Moss/Dean to recommend 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.

Motion carried.

Chairman Bostic presented the April 30, 2004 Property Committee bills for review and approval as transmitted by the County Auditor. The Property Committee Fund total is \$262,085.88 and the prepaid total is the same.

Property Committee
May 6, 2004
Page 6

Motion by Moss/Ahart to recommend approval of the bills as of April 30, 2004, 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. The meeting was recessed so the Committee could visit the Government Center. Meeting recessed at 3:58 p.m.

The meeting reconvened at the Government Center on the 4th floor at 4:08 p.m. The Committee began the tour in the County Board Room on the 4th floor of the Government Center. After touring the 4th floor, the Committee visited the 2nd floor where Information Services will be located. On the Mezzanine floor the Committee visited the areas where the County Recorder's Office, County Building and Zoning, and the County Treasurer, and the office where the Regional Planning Commission will be located. The Committee then toured the 1st floor where City Parks and Recreation will be located along with the County Clerk, and the Supervisor of Assessments.

Chairman Bostic asked if there was any other business or communication for the Property Committee. Hearing none, the meeting was adjourned at 5:05 p.m.

Respectfully Submitted,

Karina L. Bak
Recording Secretary