



PROPERTY COMMITTEE AGENDA

Room 700, Law and Justice Center

Thursday, September 5, 2002

4:00 P.M.

1. Roll Call.
2. Chairman's Approval of Minutes - August 1, 2002
3. Departmental Matters:
 - A. Bill Gamblin, Administrator, Emergency Telephone Systems Board
 - 1) Items to be Presented for Information:
 - a) General Report
 - b) Other
 - B. Jack Moody, Director, Facilities Management
 - 1) Items to be Presented for Action:
 - a) Request for Approval of Bid for Elevator Maintenance with KONE, Inc. for FY 2003 3-11
 - b) Report by Farnsworth Group Requesting Design Approval to Replace Exterior Envelope of 200 West Front Street Building 12-13
 - 2) Items to be Presented for Information:
 - a) Report by Wiss, Janney, Elster Associates, Inc. on the Exterior Envelope of the Old Courthouse (Report provided under separate cover)
 - b) General Report
 - c) Other
 - C. John Zeunik, County Administrator
 - 1) Items to be Presented for Action:
 - a) Request for Approval of HVAC mechanical, fire safety, electrical and plumbing improvements as recommended by Young Architects and GHR, Engineers - Government Center 14-49

GHR No. 5782

March 19, 2002
 Revised March 29, 2002
 Revised May 24, 2002

Government Center
 Bloomington, Illinois

OPTION 2

ELECTRICAL (Con't)	Construction Cost
• Remove, relamp and reinstall existing light fixtures (retain existing ballasts and T12 lamps. No warranty. Typical for re-used fixtures). Re-switch - retain low voltage switching for open areas. Individual switching for enclosed rooms.	\$14,000
• Receptacles and circuiting in permanent walls.	\$7,500
• Pedestal outlets and wiring in floor ducts.	\$3,000
• Phone station outlets and wiring.	\$6,000
• Network outlets and wiring. Two systems this floor.	\$10,000
• CATV outlets and wiring.	\$3,800
• Wiring allowance for moveable partitions.	\$500
• Provide power to new VAV air handling unit and return fan. Assume one at 7-1/2 HP and one at 15 HP.	\$3,400
• Provide power to new ME AHU. Assume 7-1/2 HP.	\$1,500
• Additional lighting, switching and dimming for County Board Room 3,000 GSF.	\$10,000
• Sound reinforcement system will be wireless. Allow for power.	\$800
• Projection system. Not well-defined. Allow for three motorized screens.	\$5,000
Totals	\$486,530

SUMMARY

Trade	Construction Cost
Plumbing	\$146,850
Fire Protection	\$76,000
HVAC	\$2,092,100
Electrical	\$486,530
Total	\$2,801,480

GHR Engineers and Associates, Inc.
 1615 South Nell Street
 Champaign, Illinois 61820

- 2) Items to be Presented for Information:
 - a) General Report
 - b) Other

D. Member Benjamin Owens

- 1) Items to be Presented for Information:
 - a) Request that Ordinance Governing the Purchase of Real Estate be Amended to Include Requirement for Inspection and Preparation of Report prior to Purchase
 - b) Other

4. Other Business and Communications.

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

6. Adjournment.

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OPTION 2

ELECTRICAL (Con't)	Construction Cost
Second Floor (City 12,250 GSF, County 6,480 GSF)	
• Demolition and removals.	\$2,800
• New lighting and switching.	\$2,200
• Remove, relamp and reinstall existing light fixtures (retain existing ballasts and T12 lamps. No warranty. Typical for re-used fixtures). Re-switch - retain low voltage switching for open areas. Individual switching for enclosed rooms.	\$17,800
• Receptacles and circuiting in permanent walls.	\$21,000
• Pedestal outlets and wiring in floor ducts.	\$2,000
• Phone station outlets and wiring.	\$9,000
• Network outlets and wiring. Two systems this floor.	\$15,000
• CATV outlets and wiring.	\$3,800
• Wiring allowance for moveable partitions.	\$1,000
• Provide power to new VAV air handling unit and return fan. Assume one at 7-1/2 HP and one at 15 HP.	\$3,400
• Provide power to new ME AHU. Assume 7-1/2 HP.	\$1,500
• Power to Liebert equipment.	\$1,500
• Rehabilitate existing UPS system. Scope not well-defined.	\$2,000
• No fire alarm work related to smoke detectors in computer room.	\$0
Third Floor (City 18,730 GSF)	
• No work.	\$0
Fourth Floor (County 13,370 GSF, City 5,360 GSF)	
• Demolition and removals.	\$2,800
• New lighting and switching.	\$10,530



Facilities Management

104 W. Front Street, P.O. Box 2400
Bloomington, Illinois 61702-2400
(309) 888-5192 voice
(309) 888-5209 FAX jack@McLean.gov

To: The Honorable Chairman and Members of the Property Committee
Mr. John M. Zeunik, County Administrator

From: Jack E. Moody, CFM
Director, Facilities Management

Date: August 12, 2002

Subj: **Master Bid for Elevator Maintenance for 2003**

A Request for Proposals (RFP) for routine elevator maintenance, preventive maintenance service, and mandatory inspections for all County passenger and freight elevators for 2003 was advertised for bid in the local periodical of general circulation (the "Pantagraph") on July 6, 2002. A copy of the list of all County facilities that have elevators which are used on a daily basis is attached for your information.

Copies of the master bid packet were mailed on July 6, 2002, to all professionally licensed elevator service providers who perform elevator maintenance on a routine basis in Bloomington/Normal, Illinois. A pre-bid conference was conducted on July 12, 2002, for all interested bidders to answer any questions regarding the bid process.

As advertised, a public bid-opening was conducted on Thursday, August 8, 2002, in Room 703 of the McLean County Law and Justice Center. A total of two (2) bids were received and opened at the bid-opening which was attended by Jackie Dozier, McLean County Auditor.

Attached for your review is a copy of the "Bid Opening Tabulation Sheet" and a copy of each bid received.

KONE Elevator Co., Peoria, Illinois, submitted a bid of \$56,599.00 and ThyssenKrupp Elevator Co. Peoria, Illinois, submitted a bid of \$81,936.00, both bids are for the 2003 budget year. Page "eleven" of the bid packet is attached for each firm and provides the breakdown by County facility of their total bid.

Facilities Management has reviewed the bids and recommends that the bid submitted by KONE Elevator Co. in the amount of \$56,599.00 be accepted and approved by the McLean County Board at the September County Board meeting.

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March 19, 2002
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Government Center
 Bloomington, Illinois

OPTION 2

ELECTRICAL (Con't)	Construction Cost
• Remove, relamp and reinstall existing light fixtures (retain existing ballasts and T12 lamps. No warranty. Typical for re-used fixtures). Re-switch - retain low voltage switching for open areas. Individual switching for enclosed rooms.	\$22,900
• Receptacles and circuiting in permanent walls.	\$11,300
• Pedestal outlets and wiring in floor ducts.	\$5,000
• Phone station outlets and wiring.	\$7,500
• Network outlets and wiring. Two systems this floor.	\$15,000
• CATV outlets and wiring.	\$4,800
• Wiring allowance for moveable partitions.	\$2,500
• Provide power to new air handling unit and return fan. Assume two at 7-1/2 HP.	\$3,200
Mezzanine (County 15,830 GSF)	
• Demolition and removals.	\$3,500
• New lighting and switching.	\$3,600
• Remove, relamp and reinstall existing light fixtures (retain existing ballasts and T12 lamps. No warranty. Typical for re-used fixtures). Re-switch - retain low voltage switching for open areas. Individual switching for enclosed room.	\$14,200
• Receptacles and circuiting in permanent walls.	\$6,000
• Pedestal outlets and wiring in floor ducts.	\$4,500
• Phone station outlets and wiring.	\$5,300
• Network outlets and wiring. Two systems this floor.	\$12,000
• CATV outlets and wiring.	\$3,200
• Wiring allowance for moveable partitions.	\$1,300
• Provide power to new air handling unit and return fan. Assume two at 7-1/2 HP.	\$3,200

Master Bid for Elevator Maintenance for 2003

August 12, 2002

Page two

KONE has successfully serviced our County elevators for many years. Their submitted bid of \$56,599.00 for the budget year 2003 is \$25,337.00 less than the bid received from ThyssenKrupp Elevator Co. Amendments to the Recommended FY 2003 budget for these accounts have been submitted to County Administration.

Facilities Management therefore requests and recommends approval of the bid submitted by KONE Elevator Co. for the Recommended Budget for 2003.

Thank you.

JEM:

enclosures

March 19, 2002
 Revised March 29, 2002
 Revised May 24, 2002

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Government Center
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OPTION 2

ELECTRICAL (Con't)	Construction Cost
No cooling system for the north elevator equipment room.	\$0
No power and related electrical work for north elevator upgrade.	\$0
Provide power to new roof-mounted toilet exhaust fan. Assume 1 HP.	\$1,300
Provide smoke and heat detectors along with shunt trip breakers for the two lower level elevator equipment rooms.	\$6,000
Allow for power to exterior signage. Signage not included.	\$1,000
Lower Level (County 4,460 GSF)	
• Demolition and removals.	\$500
• New lighting and switching. Includes an allowance for lighting work in the north end.	\$15,000
• Receptacles and circuiting.	\$8,900
• Power to Liebert equipment.	\$1,500
• No UPS system.	\$0
• No fire alarm work related to pre-action fire suppression system.	\$0
• Phone station outlets and wiring.	\$5,400
• Network outlets and wiring. One system this floor.	\$7,200
• CATV outlets and wiring.	\$2,000
• No work related to existing kitchen equipment. No redevelopment of kitchen area into maintenance shop/offices.	\$0
First Floor (City 11,220 GSF/ County 12,870 GSF)	
• Demolition and removals.	\$3,600
• New lighting and switching.	\$2,000

**BID OPENING TABULATION SHEET
ELEVATOR MAINTENANCE FOR COUNTY FACILITIES
THURSDAY, AUGUST 8, 2002 AT 2:00 A.M. ROOM 703**

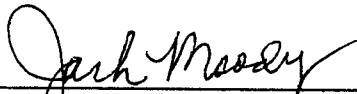
<u>Firm:</u>	<u>Bid: A</u>	<u>Bid: B</u>	<u>Bid: C</u>	<u>Bid: D</u>	<u>Bid: E</u>	<u>Bid: F</u>	<u>TOTAL:</u>
1. <u>KONE</u> Elevator	<u>35,436.00</u>	<u>2,880.</u>	<u>5,760.</u>	<u>2,244.</u>	<u>2,880.</u>	<u>7,399.</u>	<u>\$56,599.00</u>

"Call-Back" rate per hour: \$106.70

2. <u>Thyssen</u> Krupp Elevator	<u>45,528.</u>	<u>3,396.</u>	<u>9,696.</u>	<u>3,396.</u>	<u>3,612.</u>	<u>16,308.</u>	<u>\$81,936.00</u>
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"Call-Back rate per hour: \$88.00

Officiating:



Jack E. Moody, CFM
Director, Facilities Management


County Auditor's Office

RECEIVED

AUG 08 2002

Facilities Mgt. Div.

ElevBidOpen.Doc

GHR No. 5782

March 19, 2002
 Revised March 29, 2002
 Revised May 24, 2002

Government Center
 Bloomington, Illinois

OPTION 2

ELECTRICAL	Construction Cost
Clean and test electrical service and distribution equipment. (Existing 2500 amp, 480 volt, 3 phase service and distribution remain in place.)	\$5,000
Test emergency power generator and update automatic transfer switch. (Existing 55 KW (68 KVA) natural gas fired unit and distribution remains.) (Testing should be done now. It is assumed generator and switch are fully serviceable.)	\$2,000
Replace existing zone-type fire alarm system with modern, addressable system featuring new ADA-type alarm devices (i.e., audio-visual), new pullstations, sprinkler system monitoring and flow switches, duct-mounted smoke detectors, elevator, lobby smoke detectors, fireman's recall and two annunciator panels.	\$61,000
No elevator upgrade. No electrical work associated with elevator upgrade and fireman's recall on elevator.	\$0
Revise emergency and exit lighting on all floors to accommodate new layouts. No work on Third Floor.	\$15,000
Use existing conduits underground to manhole in Main Street for fiber optic cable to LJC. Does not include cable.	\$0
Disconnect two existing chillers, air-cooled condensers and chilled water pumps. Provide power to two packaged air-cooled chillers on the roof (40 ton and 200 ton). Provide power to four chiller pumps (assume 5 HP, and three at 15 HP). Provide power to two chilled water system pumps (assume 40 HP). Note: This precludes the need to repair defective switch at Second Floor Mechanical Room.	\$33,000
Disconnect LES boilers on Second Floor along with related hot water pumps. Provide power to four new gas-fired boilers and boiler circulation pumps in the penthouse. Provide power to two hot water heating systems in the penthouse (assume 20 HP).	\$12,000
Provide power to replacement heating pumps. Assume four pumps 10 HP each.	\$6,000
Disconnect existing temperature control air compressor and dryer in the penthouse. Provide power for relocated compressor and dryer in the Lower Level.	\$2,800
Provide power in the penthouse to two new reheat pumps (assume 7-1/2 HP).	\$3,500
Disconnect existing electric steam boilers used for building humidification.	\$1,000

GHR Engineers and Associates, Inc.
 1615 South Neil Street
 Champaign, Illinois 61820

BIDDER'S COVER SHEET

From: Bidder's Name: Scott Brugh
 Bidder's Firm: KONE Inc.
 Address: 6106 West Plank Road

 City/State/Zip: Peoria, IL 61604
 Phone number: 309/697-9011

To: McLean County
 104 W. Front Street
 Bloomington, Illinois 61702-2400

To Whom It May Concern:

We have received and reviewed the documents entitled "INVITATION TO BID: ELEVATOR SERVICE MAINTENANCE PROJECT, McLEAN COUNTY FACILITIES. We have thoroughly examined all documents of the referenced specifications in the bid packet and have familiarized ourselves with the elevator installations identified within the bid packet and do herewith submit the enclosed bid of pages ten, eleven, and twelve of the bid packet. In submitting this bid, we agree:

- To hold our bid valid for at least ninety (90) days from the expiration date of bids.
- That this bid packet shall become a part of any future contract between COUNTY and awarded firm.
- To enter into and execute a one-year master service agreement with COUNTY, if awarded on the basis of our bid.
- Attached and returned bid pages are our itemized master bid for the elevator locations at COUNTY.

My signature below certifies that I am authorized to submit this bid on behalf of my employer.

Scott Brugh
 Bidder's Printed Name

Account Executive
 Title of Bidder


 Bidder's Signature

August 8, 2002
 Date Submitted

March 19, 2002
Revised March 29, 2002
Revised May 24, 2002

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OPTION 2

HVAC (Con't)	Construction Cost
• Relocate diffusers and troffers.	\$5,000
• Return air grilles with sound attenuating elbows.	\$7,000
• Test and balance work.	\$5,000
• Dynamically balance all fans at this floor level.	\$5,000
Totals	\$2,092,100

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AUG 08 2002

Facilities Mgt. Div.

Master Itemized Bid Form

Name of Bidder's Firm: KONE Inc.

Location:

Bid:

- a. McLean County Law and Justice Center \$ 35,436.00
per year
 - b. Old McLean County Courthouse \$ 2,880.00
per year
 - c. 200 W. Front Street Building
(McLean County Health Department) \$ 5,760.00
per year
 - d. McBarnes Memorial Building \$ 2,244.00
per year
 - e. Fairview Building \$ 2,880.00
per year
 - f. Government Center
(June 1 - December 31, 2003) \$ 7,399.00
for stipulated period
- Total of Bid (Items a. through f.): \$ 56,599.00
per year

Hourly "Call-Back" rate for service technician during regular working hours.
As of January 1, 2003: \$ 106.70 per hour for all elevators

The location of the repair technician is Bloomington
(City)

The average length of time from repair call to arrival of technician is: Less than 30 minutes.

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Government Center
 Bloomington, Illinois

OPTION 2

HVAC (Con't)	Construction Cost
• Remove all of the full shut-off VAV boxes and replace with VAV/reheat boxes. Includes branch reheat piping this floor. Includes duct revisions.	\$80,000
• Grilles, diffusers and troffers.	\$5,000
• Test and balance work.	\$4,000
• Replace north AHU.	\$32,000
Second Floor (City 12,250 GSF, County 6,480 GSF)	
• Demolition and removals.	\$10,000
• Replace south VAV AHU and RF with new units featuring VFD's and more capacity.	\$60,000
• Remove all of the full shut-off VAV boxes and replace with VAV/reheat boxes. Includes branch reheat piping this floor. Includes duct revisions.	\$90,000
• Replace north AHU.	\$32,000
• Grilles, diffusers and troffers.	\$5,000
• Provide new glycol Liebert system for Server Room. Demo all other Liebert equipment.	\$25,000
• Test and balance work.	\$5,000
Third Floor (City 18,730 GSF)	
• No work.	\$0
Fourth Floor (County 13,370 GSF, City 5,360 GSF)	
• Demolition and removals.	\$10,000
• Replace south VAV AHU and RF with larger unit. Includes VFD's and sound attenuator.	\$69,000
• Remove all the full shut-off VAV boxes and replace with new VAV/reheat boxes. Includes branch reheat piping this floor. Includes duct modifications.	\$80,000
• Replace north AHU.	\$32,000

BIDDER'S COVER SHEET

From: Bidder's Name: Steve Gilles
 Bidder's Firm: ThyssenKrupp Elevator Co.
 Address: 2200 W. Townline Road

 City/State/Zip: Peoria, IL 61615
 Phone number: (309) 691-2596

To: McLean County
 104 W. Front Street
 Bloomington, Illinois 61702-2400

To Whom It May Concern:

We have received and reviewed the documents entitled "INVITATION TO BID: ELEVATOR SERVICE MAINTENANCE PROJECT, McLEAN COUNTY FACILITIES. We have thoroughly examined all documents of the referenced specifications in the bid packet and have familiarized ourselves with the elevator installations identified within the bid packet and do herewith submit the enclosed bid of pages ten, eleven, and twelve of the bid packet. In submitting this bid, we agree:

- To hold our bid valid for at least ninety (90) days from the expiration date of bids.
- That this bid packet shall become a part of any future contract between COUNTY and awarded firm.
- To enter into and execute a one-year master service agreement with COUNTY, if awarded on the basis of our bid.
- Attached and returned bid pages are our itemized master bid for the elevator locations at COUNTY.

My signature below certifies that I am authorized to submit this bid on behalf of my employer.

Steve Gilles
 Bidder's Printed Name


 Bidder's Signature

Service Sales Rep.
 Title of Bidder

August 8, -2002
 Date Submitted

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Government Center
 Bloomington, Illinois

OPTION 2

HVAC (Con't)	Construction Cost
Testing and balancing of new chillers and boilers work. Air side and water side.	\$3,000
Toilet exhaust system to serve new handicapped-accessible toilet rooms on Fourth, Third, Second and Mezzanine Levels).	\$10,000
Toilet exhaust system to serve new toilet facilities (including accessible fixtures) on First Floor.	\$5,000
Lower Level (County 4,460 GSF)	
• Demolition and removals.	\$2,800
• New glycol Liebert system for Server Room. Includes piping to roof and drycooler.	\$35,000
• No modifications to existing kitchen AHU and duct system to feed new space.	\$0
• Existing blower coils and fan coils in maintenance area remain.	\$0
• Leave existing range hood(s).	\$0
First Floor (City 11,220 GSF/ County 12,870 GSF)	
• Demolition and removals.	\$8,800
• Replace existing south VAV AHU and RF with new units featuring VFD's and more capacity.	\$60,000
• Remove all of the full shutoff VAV boxes and replace with VAV reheat boxes. Includes branch reheat piping this floor. Includes duct revisions.	\$80,000
• Reuse and relocate existing grilles, diffusers and troffers.	\$5,000
• Replace north AHU with new unit featuring more capacity. Includes VFD.	\$26,500
• Test and balance work.	\$4,000
Mezzanine (County 15,830 GSF)	
• Demolition and removals.	\$8,000
• Replace south VAV AHU and RF with new units featuring VFD's and more capacity.	\$60,000

Master Itemized Bid Form

Name of Bidder's Firm: ThyssenKrupp Elevator Co.

Location:

Bid:

a. McLean County Law and Justice Center	\$ <u>45,528.00</u> per year
b. Old McLean County Courthouse	\$ <u>3,396.00</u> per year
c. 200 W. Front Street Building (McLean County Health Department)	\$ <u>9,696.00</u> per year
d. McBarnes Memorial Building	\$ <u>3,396.00</u> per year
e. Fairview Building	\$ <u>3,612.00</u> per year
f. Government Center (June 1 - December 31, 2003)	\$ <u>16,308.00</u> for stipulated period
Total of Bid (Items a. through f.):	\$ <u>81,936.00</u> per year

Hourly "Call-Back" rate for service technician
As of January 1, 2003: \$ 88.00 per hour for all elevators

The location of the repair technician is Bloomington
(City)

The average length of time from repair call to arrival of technician is: 1 Hour

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Government Center
 Bloomington, Illinois

OPTION 2

HVAC	Construction Cost
Commit to retaining both existing Carrier 100 ton chillers in place, <u>over the Board Room</u> . Provide vibration isolation pads under the chillers, repair the chillers, replace the air-cooled condensers. Develop a primary/secondary chilled water loop in the penthouse. Disconnect and remove both Trane R-12 chillers at the second floor along with related air-cooled condensers on the upper roof. Provide a 40 ton packaged air-cooled chiller with low ambient controls and a 200 ton packaged air-cooled chiller on the upper roof. Provide separate chiller pumps for all four chillers. Pipe all four chillers into the new loop. The small chiller is intended to provide winter cooling for the various blower coils and fan coils in the winter. Includes an allowance for noise screens. Entire chilled water system must be filled with glycol. Includes an allowance to expand the penthouse northward to create space for pumps. Note: This is the same cost as replacement.	\$644,000
Disconnect and remove Vintage LES hot water boilers from Second Floor Mechanical Room. Provide and install new modular gas-fired hot water boilers in the penthouse in space vacated by chiller removals. Provide new hot water pumps and VFD's and piping to serve the entire building. Does not include abatement of ACM.	\$137,000
Relocate temperature control air compressor and dryer from penthouse to the lower level. Includes ventilation of the proposed location and vibration isolation.	\$13,000
Replace analog controls in north end of the building with DDC.	\$104,000
Create a separate reheat piping riser system to serve new VAV/reheat boxes. Includes piping, pumps and controls. Install pipe vertical pipe risers from penthouse down to second floor.	\$24,000
Convert existing pneumatic controls to hybrid DDC/pneumatic system. In general this applies to the more recent portions of the building.	\$291,000
Remove duct-mounted humidifiers, electric steam boilers, piping and controls. Use conductive flooring materials in lieu of humidification. Does not include work related to abatement of ACM.	\$10,000
No north elevator upgrade work. No DX cooling system in north elevator equipment room.	\$0

Locations of COUNTY Elevators: The following paragraphs identified as paragraphs "a". through "f". list all COUNTY elevator locations:

- a. **McLean County Law and Justice Center**
104 W. Front Street
Bloomington, Illinois 61702-2400
(11 elevators) as many as 8 stops, depending.
Unit #1 South Lobby Duplex (Montgomery 3000 lb Passenger Traction) 8 stops
Unit #2 North Lobby Duplex (Montgomery 3000 lb Passenger Traction) 8 stops
Unit #3 Judges Private Elevator (ESCO 2000 lb Passenger Hydraulic) 4 stops
Unit #4 Old Jail Elevator (Fairhall 3500 lb Passenger Hydraulic) 3 stops
Unit #5 Sidewalk Freight Elevator (Gillespie 5000 lb cable Driven) 2 stops
Unit #7 Jail Visiting Elevator (Montgomery 2500 lb Passenger Traction) 3 stops
Unit #8 Jail W. Duplex Elevator (Montgomery 2500 lb Passenger Traction) 4 stops
Unit #9 Jail E. Duplex Elevator (Montgomery 2500 lb Passenger Traction) 4 stops
Unit #10 Dumbwaiter Elevator (D.A. Mattot 500 lb Dumbwaiter) 4 stops
Unit #11 N.E. Lobby Elevator (Dover 3500 lb Passenger Traction) 8 stops
Unit #12 N.W. Lobby Elevator (Dover 3500 lb Passenger Traction) 8 stops
(There is no Unit #6 elevator)
- b. **Old McLean County Courthouse**
200 N. Main Street
Bloomington, Illinois 61701
(just one elevator) 4 stops
Unit #1 Rotunda Elevator (Montgomery 1500 lb Passenger Traction)
- c. **McLean County Health Department**
200 W. Front Street
Bloomington, Illinois 61701
(2 elevators) 6 stops
Unit #1 Southeast Lobby Elevator (Dover 2500 lb Passenger Traction)
Unit #2 Southwest Lobby Elevator (Dover 2500 lb Passenger Traction)
- d. **McBarnes Memorial Building**
201 E. Grove Street
Bloomington, Illinois 61701
(just one elevator) 3 stops
Unit #1 Lobby Elevator (Dover 1500 lb Passenger hydraulic)
- e. **Fairview Building**
905 N. Main Street
Normal, Illinois 61761
(just one elevator) 3 stops
Unit #1 Lobby Elevator (Otis 3000 lb Passenger Traction)

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 Bloomington, Illinois

OPTION 2

Fire Protection	Construction Cost
Replace the fire pump and controller to accommodate additional flow and pressure drop. Size pump for three wet standpipes (i.e., two now, one future).	\$30,000
Sprinkle the remainder of the basement area. Required by current code but not mandated as a retrofit by City Code Enforcement (13,691 at \$2.50). Note this does not include any work related to abatement of ACM's.	\$34,000
Do not upgrade the existing dry standpipe at the northwest corner to wet standpipe and provide new wet standpipe. Required by current code but not mandated as a retrofit by City Code Enforcement.	\$0
New wet standpipe in new stairwell.	\$12,000
Do not sprinkle the remainder of the building. Not required by current code. Not required by City Code Enforcement.	\$0
No pre-action sprinkler system for City Server Room in Lower Level. Use wet sprinklers.	\$0
No inert gas system for County Server Room on Second Floor (688 SF). Protect via smoke detectors. Not sprinkled.	\$0
Total	\$76,000

Page five

f. Government Center (*)

115 E. Washington Street

Bloomington, Illinois 61701

(4 elevators) 6 stops

Unit #1 North Elevator (Otis 3000 lb Passenger Traction)

Unit #2 Center Elevator (Montgomery 3000 lb Passenger Traction)

Unit #3 South Elevator (Montgomery 3000 lb Passenger Traction)

Unit #4 Sidewalk Freight Elevator (Rotary cable driven) 2 stops

(*) Pricing for this location (for all 4 elevators) to commence on June 1, 2003, and to terminate on December 31, 2003. It is presently covered by a separate contract until May 31, 2003.

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OPTION 2

PLUMBING (Con't)	Construction Cost
Second Floor (City 12,250 GSF, County 6,480 GSF)	
• No fixture repairs.	\$0
• Provide convenience sinks (4 at \$2,000). Assume some vertical stacking will occur.	\$8,000
• Work in Mechanical Room (demolition, removals, etc.).	\$1,200
• Work related to new Liebert system in Server Room.	\$1,200
• No roof drain work.	\$0
Third Floor (City 18,730 GSF)	
• No work.	\$0
Fourth Floor (County 13,370 GSF, City 5,360 GSF)	
• No fixture repairs.	\$0
• Do not correct existing code violations. (PVC installed in plenum.)	\$0
• Provide convenience sinks. Assume some vertical stacking will occur (4 at \$2,000).	\$8,000
Penthouse/Roof	
• Work related to mechanical (demolition, removals, etc.).	\$1,200
• Correct code violations (RPZ relocation).	\$3,000
• No roof drain removal/replacement. Defer roof replacement.	\$0
• Connect to penthouse boilers (1 LS at \$4,000, RPZ, etc.) gas piping).	\$4,000
Totals	\$146,850



RECEIVED

AUG 29 2002

Facilities Mgt. Div.

To: McLean County Property Committee
Date: September 5, 2002
Project: McLean County Health Department Building Exterior Renovation
202 West Front Street, Bloomington, Illinois 61701
Subject: Presentation of Proposed Design Solution
Presenter: Michael J. Sparks, AIA - Farnsworth Group, Inc.

AGGENDA

I. Design Information Resources

- A. Two meetings with Centria representative regarding exterior metal panels
- B. Discussions with Kawneer Windows representative
- C. Discussion with Vistawall Windows representatives
- D. Discussion with Max Cheatham of JMC Glass
- E. Discussion with Marty O'Brien of O'Brien Glass
- F. Meeting with Vistawall Installer for O'Brien Glass

II. Discussion of Preliminary Design Conclusions

- A. Removal of existing Exterior Insulation & Finish System (EIFS) Panels
 - Remove existing EIFS panels in vertical bands of approximately 20-25 ft. widths.
 - Removal area to be scaffolded and covered to provide complete weatherproofing.
 - Care will be exercised to not damage the existing back-up wall construction and interior finishes.
 - Installation of new system to immediately follow removal of old system and inspection/renovation of existing wall backup construction.
- B. Inspection/Renovation of existing wall backup construction
 - Existing metal studs inadequate for wind loads - will need to reinforce studs with supplemental perpendicular framing or additional vertical members.
 - Inspect existing metal wall studs for corrosion and inadequate anchorage and repair/reinforce if necessary (by unit price bid).
 - Inspect existing wall insulation for moisture damage and replace if necessary (by unit price bid)
- C. Installation of new metal panel system and renovation of window curtainwall system
 - Install new metal panels from top to bottom of building during each vertical section step.
 - Window curtainwall will either be reglazed with new exterior frame covers or completely replaced, dependent of cost.

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Government Center
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OPTION 2

PLUMBING	Construction Cost
Install reduced pressure backflow preventer on existing fire service at lower level. Retain combined domestic and fire service. Code driven.	\$6,750
Replace domestic hot water recirculation pumps and controls. Retain both existing gas-fired domestic water heaters. Deferred maintenance.	\$3,000
Provide anti-scald mixing valve at each restroom group (11 at \$550). ADA requirement.	\$5,500
Increase water pressure and flow to penthouse. Run new 1-1/2" line from basement to penthouse (will be routed in new restroom chase) (75' at \$40). Operational issue.	\$3,000
Add accessible toilet rooms at first floor, mezzanine, second floor, third floor and fourth floor (36 fixtures at \$2,000). ADA requirements.	\$78,000
No fixture repairs.	\$0
Consolidate the three existing domestic water services into one.	\$6,000
Lower Level (County 4,460 GSF)	
• No fixture repairs.	\$0
• No work to correct code violations (venting at sewage ejectors).	\$0
• Leave existing kitchen equipment, piping and grease interceptor in place.	\$0
• Connections to new Liebert.	\$2,000
First Floor (City 11,220 GSF/ County 12,870 GSF)	
• Provide convenience sinks (4 at \$2,000). Assume some vertical stacking will occur.	\$8,000
Mezzanine (County 15,830 GSF)	
• No fixture repairs.	\$0
• Provide convenience sinks (4 at \$2,000). Assume some vertical stacking will occur.	\$8,000

D. Replacement of Penthouse Covering

- Remove existing EIFS panel wall covering.
- Existing metal wall framing is very corroded at the bottom and will need to be reinforced.
- Install new metal panel wall system.

E. Installation of metal panel roofing over East Atrium

- Install insulation and metal panel roofing to eliminate solar heat gain and water leakage.
- Will coordinate appearance with west entrance roofing.

F. Renovation of Concrete Foundation

- Clean existing concrete with detergent and pressure washing.
- Apply durable exterior finish surface material to resemble limestone and new horizontal metal panel finish.

III. Presentation of Proposed Design Solution *

- A. Proposed Exterior Elevations - To be presented at the Property Committee Meeting.
- B. Proposed Wall Section - To be presented at the Property Committee Meeting.
- C. Proposed Construction Materials - To be presented at the Property Committee Meeting.
- D. Proposed Preliminary Costs - To be presented at the Property Committee Meeting.

IV. Proposed Schedule for Construction Document Phase & Bidding Phase *

- A. Construction Documents ready for bid by Monday, October 21, 2002
(Pending Property Committee approval on 9/5/02)
- B. Bid Phase - Tuesday, October 22, 2002 - Tuesday, November 19, 2002 (4 weeks)
- C. Bid Opening - Tuesday, November 19, 2002
- D. Review bids at Property Committee Meeting - November 7, 2002
- E. Make recommendation to full County Board on November 19, 2002

* **Action Item** - Requires approval by Property Committee.

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OPTION 1

ELECTRICAL (Con't)	Construction Cost
• Pedestal outlets and wiring in floor ducts.	\$3,000
• Phone station outlets and wiring.	\$6,000
• Network outlets and wiring. Two systems this floor.	\$10,000
• CATV outlets and wiring.	\$3,800
• Wiring allowance for moveable partitions.	\$500
• Provide power to new VAV air handling unit and return fan. Assume one at 7-1/2 HP and one at 15 HP.	\$3,400
• Provide power to new ME AHU. Assume 7-1/2 HP.	\$1,500
• Additional lighting, switching and dimming for County Board Room 3,000 GSF.	\$10,000
• Sound reinforcement system will be wireless. Allow for power.	\$800
• Projection system. Not well-defined. Allow for three motorized screens.	\$5,000
Totals	\$492,230

SUMMARY

Trade	Construction Cost
Plumbing	\$175,350
Fire Protection	\$88,000
HVAC	\$2,157,600
Electrical	\$492,300
Total	\$2,913,250

***Public Building Commission
of
McLean County, Illinois***

Robert Rush, Jr.
Chairman

August 21, 2002

Thomas W. Novosad
Vice-Chairman

John L. Morel
Secretary

Ernest L. Hoffman, Jr.
Assistant Secretary

Melvin D. Schultz

John F. Harris

John R. Winterroth

George A. Farnsworth

Adam Funk

David C. Wochner
Commission Attorney

Honorable Judy Markowitz
Mayor, City of Bloomington
City Hall
109 E. Olive
Bloomington, IL 61701

Mr. Gene Salch
Chairman, Property Committee
McLean County Board
1014 S. Summit
Bloomington, IL 61701

RE: Government Center

Dear Mayor Markowitz and Committee Chairman Salch:

I am writing to communicate the Public Building Commission's support for the establishment of the Government Center at 115 E. Washington Street and to encourage favorable consideration of the additional mechanical, engineering and plumbing improvements that are being recommended by Young Architects and GHR, Engineers.

Most likely you are aware that 1 of the 9 members of the Commission is appointed by the City of Bloomington and 5 are appointed by the County. The commissioners currently serving possess a wealth of real estate related skills and experience as engineers, building designers, construction contractors and real estate lenders. I assure you we are all committed to the establishment of an efficient, dependable and cost-effective facility and to looking out for the long-term interests of the community.

The commissioners have been carefully reviewing the project plans including numerous amendments and refinements and have prompted a number of re-looks by the architects and engineers. The PBC has confidence in the design professionals and their recommended expanded project scope. We believe the project scope and cost estimates which were used to determine the size of the bond issue need to be increased in order to ensure a properly rehabilitated

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Government Center
 Bloomington, Illinois

OPTION 1

ELECTRICAL (Con't)	Construction Cost
• Receptacles and circuiting in permanent walls.	\$11,300
• Pedestal outlets and wiring in floor ducts.	\$5,000
• Phone station outlets and wiring.	\$7,500
• Network outlets and wiring. Two systems this floor.	\$15,000
• CATV outlets and wiring.	\$4,800
• Wiring allowance for moveable partitions.	\$2,500
• Provide power to new air handling unit and return fan. Assume two at 7-1/2 HP.	\$3,200
Mezzanine (County 15,830 GSF)	
• Demolition and removals.	\$3,500
• New lighting and switching.	\$3,600
• Remove, relamp and reinstall existing light fixtures (retain existing ballasts and T12 lamps. No warranty. Typical for re-used fixtures). Re-switch - retain low voltage switching for open areas. Individual switching for enclosed room.	\$14,200
• Receptacles and circuiting in permanent walls.	\$6,000
• Pedestal outlets and wiring in floor ducts.	\$4,500
• Phone station outlets and wiring.	\$5,300
• Network outlets and wiring. Two systems this floor.	\$12,000
• CATV outlets and wiring.	\$3,200
• Wiring allowance for moveable partitions.	\$1,300
• Provide power to new air handling unit and return fan. Assume two at 7-1/2 HP.	\$3,200
Second Floor (City 12,250 GSF, County 6,480 GSF)	
• Demolition and removals.	\$2,800
• New lighting and switching.	\$2,200

August 21, 2002
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complex that will serve the community well and economically for many years. From the experience of the PBC Commissioners, it is financially prudent and far more efficient to correct these problems prior to occupancy by City and County offices. The Commission also believes the now increased total cost of rehabilitating 115 E. Washington, including the additional mechanical and plumbing work is considerably less than the total Government Center cost would be if a new building was constructed at another site, which would most likely not be as close to your current downtown offices.

One important addition to the original estimate of project cost is asbestos removal. The Commission strongly believes that the time to take care of an asbestos problem is during this rehabilitation project. Accordingly, the Commission is prepared to commit approximately \$375,000 of its own surplus funds to employ the project designer for and the administrator of the removal process, do the actual asbestos removal and the necessary air sampling during and after the removal. This leaves equivalent dollars in the existing bond proceeds for application to the anticipated project cost increases.

Finally, upon approval by the City and County for an increase in the project's cost and the related lease, the Public Building Commission will immediately pursue the additional financing for the project.

The Public Building Commission is pleased to be working with the City and County on this important community project. Please do not hesitate to call upon us whenever we can assist.

Very Truly Yours,



Robert Rush, Jr.
Chairman, Public Building Commission

cc: ✓ John Zeunik, Tom Hamilton, Young Architects, Michael Sweeney

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Government Center
 Bloomington, Illinois

OPTION 1

ELECTRICAL (Con't)	Construction Cost
Provide power to new split-system direct expansion cooling system for the north elevator equipment room. Assume 3 ton.	\$1,500
Provide power and related electrical work for north elevator upgrade. One such.	\$1,000
Provide power to new roof-mounted toilet exhaust fan. Assume 1 HP.	\$1,300
Provide smoke and heat detectors along with shunt trip breakers for the two lower level elevator equipment rooms.	\$6,000
Allow for power to exterior signage. Signage not included.	\$1,000
Lower Level (County 4,460 GSF)	
• Demolition and removals.	\$500
• New lighting and switching. Includes an allowance for lighting work in the north end.	\$15,000
• Receptacles and circuiting.	\$8,900
• Power to Liebert equipment.	\$1,500
• No UPS system.	\$0
• Phone station outlets and wiring.	\$5,400
• Network outlets and wiring. One system this floor.	\$7,200
• CATV outlets and wiring.	\$2,000
• Disconnect existing kitchen equipment. Allow for redevelopment of kitchen area into maintenance shop/offices. Equipment removed by others.	\$1,200
First Floor (City 11,220 GSF/ County 12,870 GSF)	
• Demolition and removals.	\$3,600
• New lighting and switching.	\$2,000
• Remove, relamp and reinstall existing light fixtures (retain existing ballasts and T12 lamps. No warranty. Typical for re-used fixtures). Re-switch - retain low voltage switching for open areas. Individual switching for enclosed rooms.	\$22,900

FACT SHEET: 115 East Washington Street Building

Total Square Feet: 121,813 sq. ft.

Number of Floors: 4 floors, mezzanine, and basement

Age of Building: Original building constructed in 1956 at corner of Washington and East Street

First addition constructed in 1974 immediately west of the original building

Second addition constructed in 1982 immediately to the south of original building and first addition

Previous Building Owners: 1) Bloomington Federal Savings and Loan, became Champion Federal Savings and Loan

2) First of America Bank

3) National City Bank

4) EGIZII Real Estate Group

Purchase Price: \$3,500,000.00

Purchase Price/Sq. Ft.: \$ 28.73 sq. ft.

Proposed Use of Building: City and County Offices

Space Needs of County: LZT 20-Year Projection = 26.804 sq. ft.

Space Allocated to County: 31,644 sq. ft.

Space Not Available: Third Floor (13,935 sq. ft.)

Renovation Needs: Convert bank building into 15 separate departments

HVAC (newest system 1982)

Fire safety

Electrical

Plumbing

ADA code

Portion of roof

Indoor air quality

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Government Center
 Bloomington, Illinois

OPTION 1

ELECTRICAL	Construction Cost
Clean and test electrical service and distribution equipment. (Existing 2500 amp, 480 volt, 3 phase service and distribution remain in place.)	\$5,000
Test emergency power generator and update automatic transfer switch. (Existing 55 KW (68 KVA) natural gas fired unit and distribution remains.) (Testing should be done now. It is assumed generator and switch are fully serviceable.)	\$2,000
Replace existing zone-type fire alarm system with modern, addressable system featuring new ADA-type alarm devices (i.e., audio-visual), new pullstations, sprinkler system monitoring and flow switches, duct-mounted smoke detectors, elevator, lobby smoke detectors, fireman's recall and two annunciator panels.	\$61,000
Electrical work associated with elevator upgrade and fireman's recall on elevator. Assumes elevator upgrade by General Contractor.	\$1,000
Revise emergency and exit lighting on all floors to accommodate new layouts. No work on Third Floor.	\$15,000
Use existing conduits underground to manhole in Main Street for fiber optic cable to LJC. Does not include cable.	\$0
Disconnect all four existing chillers, air-cooled condensers and chilled water pumps. Provide power to three packaged air-cooled chillers on the roof (40 ton, 180 ton and 260 ton). Provide power to three chiller pumps (assume 5 HP, 15 HP, 20 HP). Provide power to two chilled water system pumps (assume 40 HP). Note: This precludes the need to repair defective switch at Second Floor Mechanical Room.	\$33,000
Disconnect LES boilers on Second Floor along with related hot water pumps. Provide power to four new gas-fired boilers and boiler circulation pumps in the penthouse. Provide power to two hot water heating systems in the penthouse (assume 20 HP).	\$12,000
Provide power to replacement heating pumps. Assume four pumps 10 HP each.	\$6,000
Disconnect existing temperature control air compressor and dryer in the penthouse. Provide power for relocated compressor and dryer in the Lower Level.	\$2,800
Provide power in the penthouse to two new reheat pumps (assume 7-1/2 HP).	\$3,500
Disconnect existing electric steam boilers used for building humidification.	\$1,000

FACT SHEET: 115 East Washington Street Building

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Architect/Engineer's Estimate of
Renovation Costs:

Option 1 = \$5,451,300.00
Option 2 = \$5,305,900.00

Renovation Costs/Sq. Ft.:

Option 1 = \$ 44.75 sq. ft.
Option 2 = \$ 43.56 sq. ft.

Total Costs:

Option 1 = \$8,951,300.00
Option 2 = \$8,805,900.00

Total Costs/Sq. Ft.

Option 1 = \$ 73.48 sq. ft.
Option 2 = \$ 72.29 sq. ft.

Additional Debt Service Needed:

See Term Sheet

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Government Center
 Bloomington, Illinois

OPTION 1

HVAC (Con't)	Construction Cost
• Remove all of the full shut-off VAV boxes and replace with VAV/reheat boxes. Includes branch reheat piping this floor. Includes duct revisions.	\$80,000
• Grilles, diffusers and troffers.	\$5,000
• Test and balance work.	\$4,000
• Replace north AHU.	\$32,000
Second Floor (City 12,250 GSF, County 6,480 GSF)	
• Demolition and removals.	\$10,000
• Replace south VAV AHU and RF with new units featuring VFD's and more capacity.	\$60,000
• Remove all of the full shut-off VAV boxes and replace with VAV/reheat boxes. Includes branch reheat piping this floor. Includes duct revisions.	\$90,000
• Replace north AHU.	\$32,000
• Grilles, diffusers and troffers.	\$5,000
• Provide new glycol Liebert system for Server Room. Demo all other Liebert equipment.	\$25,000
• Test and balance work.	\$5,000
Third Floor (City 18,730 GSF)	
• No work.	\$0
Fourth Floor (County 13,370 GSF, City 5,360 GSF)	
• Demolition and removals.	\$10,000
• Replace south VAV AHU and RF with larger unit. Includes VFD's and sound attenuator.	\$69,000
• Remove all the full shut-off VAV boxes and replace with new VAV/reheat boxes. Includes branch reheat piping this floor. Includes duct modifications.	\$80,000
• Replace north AHU.	\$32,000

GOVERNMENT CENTER - 115 East Washington Street
 Revised Estimate of Renovation Work and Cost Estimate

		OPTION #1	OPTION #2
PBC BOND ISSUE	\$ 11,000,000.00		
PBC Costs of Issuance and A & E Fees	\$ 500,000.00		
Parking Deck	\$ 4,200,000.00		
Reimburse City & County	\$ 3,500,000.00		
Renovation of 115 E. Wasington St.	\$ 2,800,000.00		
HVAC, Office Remodeling, Electrical, Plumbing		\$ 5,451,300.00	\$ 5,305,900.00
Asbestos Abatement		See PBC Letter	
Revised Estimate of Renovation Costs		\$ 5,451,300.00	\$ 5,305,900.00
Net Difference		\$ (2,651,300.00)	\$ (2,505,900.00)
Annual Debt Service Payment - 20 years @ 5.50% Interest			
\$2,850,000.00		\$ 235,258.00	
County 1/2 Share		\$ 117,629.00	
Add'l Tax Rate Today		\$ 0.00483	
\$2,750,000.00			\$ 227,003.00
County 1/2 Share			\$ 113,501.50
Add'l Tax Rate Today			\$ 0.00466

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Government Center
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OPTION 1

HVAC (Con't)	Construction Cost
Testing and balancing of new <u>systems</u> work. Air side and water side.	\$8,000
Toilet exhaust system to serve new handicapped-accessible toilet rooms on Fourth, Third, Second and Mezzanine Levels).	\$10,000
Toilet exhaust system to serve new toilet facilities (including accessible fixtures) on First Floor.	\$5,000
Lower Level (County 4,460 GSF)	
• Demolition and removals.	\$2,800
• New glycol Liebert system for Server Room. Includes piping to roof and drycooler.	\$35,000
• Modify existing kitchen AHU and duct system to feed new space.	\$18,000
• Existing blower coils and fan coils in maintenance area remain.	\$0
• Disconnect existing range hood(s). Cap ducts at risers.	\$3,000
First Floor (City 11,220 GSF/ County 12,870 GSF)	
• Demolition and removals.	\$8,800
• Replace existing south VAV AHU and RF with new units featuring VFD's and more capacity.	\$60,000
• Remove all of the full shutoff VAV boxes and replace with VAV reheat boxes. Includes branch reheat piping this floor. Includes duct revisions.	\$80,000
• Reuse and relocate existing grilles, diffusers and troffers.	\$5,000
• Replace north AHU with new unit featuring more capacity. Includes VFD.	\$26,500
• Test and balance work.	\$4,000
Mezzanine (County 15,830 GSF)	
• Demolition and removals.	\$8,000
• Replace south VAV AHU and RF with new units featuring VFD's and more capacity.	\$60,000

Government Center

115 E. Washington
Bloomington, Illinois

The following is a narrative of the history and present condition of the building now known as the Government Center. This first portion discusses primarily architectural or general construction of the building as written by Gene Asbury and Paul Young.

The second portion is a discussion of the mechanical, electrical and plumbing aspects of the building and is written by Jim Gleason of GHR Engineers and Associates, Inc.

The first building was constructed in 1956 at the corner of Washington and East Streets for Bloomington Federal Savings and Loan. This is the low roofed portion of the building today and it consists of a high ceilinged banking lobby, mezzanine, and basement with a very small kitchen/dining room.

A first addition was constructed in 1974 to the west of the original and the high ceiling lobby and mezzanine were extended into it while adding three office floors above the lobby area. The basement was also extended for a new kitchen/dining room and a large meeting room which remains.

The second very large addition was constructed in 1982 to the south of the first two, also consisting of a high ceiling lobby, a mezzanine, three office floors, and a basement with a much larger kitchen/dining facility, which remains today and will only be used as an employee break or lunch space. Incidentally, the first and second additions were designed structurally to allow two more future floors to be added, but none has been constructed.

The original, first, and second additions were designed to the codes of the day and the mechanical systems were designed to the practice and economy of that period. Those systems will be addressed later. Also all ceilings in the original building and the high lobby ceiling of the first addition were constructed with a sprayed asbestos containing material, which was common in that period. While these ceilings have since been over sprayed with a non-asbestos material, it has been determined that all such ceilings should be removed, plus a very small amount of asbestos containing insulation on the heat piping. Such ceilings will be replaced with acoustic tile or drywall as appropriate in various areas.

The name of the original Bloomington Federal building and additions was changed to Champion Federal, then sold to First of America Bank, which later merged with National City Bank and later resold to a private company. There were no revisions or improvements to the mechanical system during any of the later ownerships.

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OPTION 1

HVAC	Construction Cost
Disconnect and remove both Trane R-12 100 ton chillers at Second Floor along with roof-mounted air-cooled condensers. Provide two new packaged air-cooled chillers (40 ton with low ambient control plus 180 ton) on the northwest corner of the fourth floor roof. Includes an allowance for noise screens. Provide separate pumps for each chiller and pipe into the loop. Increase size of chilled water system pumps and VFD's. The small chiller is intended to provide chilled water to the various blower coils and fan coils in the winter. Disconnect and remove both Carrier R-22 100 ton chillers in penthouse (over the Board Room). Provide one new 260 ton packaged air-cooled chiller on the northwest corner of the fourth floor roof. Includes an allowance for noise screens. Provide two new chilled water system pumps and VFD's. Entire chilled water system must be filled with glycol.	\$643,000
Disconnect and remove 1957 (?) Vintage LES hot water boilers from Second Floor Mechanical Room. Provide and install new modular gas-fired hot water boilers in the penthouse in space vacated by chiller removals. Provide new hot water pumps and VFD's and piping to serve the entire building. Does not include abatement of ACM.	\$137,000
Replace all hot water heating pumps. This will not be necessary if the boiler consolidation option is taken.	\$35,000
Relocate temperature control air compressor and dryer from penthouse to the lower level. Includes ventilation of the proposed location and vibration isolation.	\$13,000
Replace analog controls in north end of the building with DDC.	\$104,000
Create a separate reheat piping riser system to serve new VAV/reheat boxes. Includes piping, pumps and controls. Install pipe vertical pipe risers from penthouse down to second floor.	\$24,000
Convert existing pneumatic controls to hybrid DDC/pneumatic system. In general this applies to the more recent portions of the building.	\$291,000
Remove duct-mounted humidifiers, electric steam boilers, piping and controls. Use conductive flooring materials in lieu of humidification. Does not include work related to abatement of ACM.	\$10,000
Add small DX cooling system to north elevator equipment room as part of elevator upgrade work. Assume 3 tons.	\$5,500

As a bank the building was designed and used as one entity without separate enclosed departmental divisions allowing bank personnel to circulate through any area. Today, for the City and County Government Center, we need to divide the building into 15 separate departments, mostly enclosed, thereby creating new exiting corridors with more secure divisions, and with more or revised enclosed offices within the departments. As much of the existing demountable walls, doors, and glass areas will be reused if possible but there will also be a considerable amount of new walls constructed.

Almost all of the carpet, except in the basement, needs to be replaced and as the mechanical system is revised, as subsequently discussed, it will be necessary to remove much of the existing acoustic tile ceilings and then rehang the existing ceiling or install a new ceiling.

The only grade level entrance for handicapped accessible entry is at the North Washington Street entry. A handicapped lift was recently added at the East entrance off of the East Street entrance, but this will likely be limited to an employee only entrance. We are including in the remodeling a new handicapped lift at the South entry off Front Street, across the street from the Abraham Lincoln Parking Deck.

There are currently no accessible restrooms in the building. Rather than try to remodel the existing restrooms, some of which are physically impossible to revise up to accessible codes, we are adding completely new Men and Women restrooms on the first floor, adding new one person (unisex) type accessible restrooms on the upper floors, and remodeling one set of the basement restrooms (there are 3 sets) to make them accessible.

The center stair only reaches to the second floor and it has been requested that it be extended to the third and fourth floors for added exit capabilities.

There are three elevators in the building, all in good condition. The oldest has a "mechanical" operating system and the two newer ones are electronically operated.

New signage will be added.

Additional windows are being planned in the upper level west wall to allow more natural light into department areas heretofore not necessary for the banking tenants.

New customer counters will be added in most departments, due primarily to size and shape, and the fact that removing existing counters from the Law & Justice Center and reinstalling them in a timely manner would not be practical.

Certain areas of glass on the first floor were recently vandalized and will be replaced. Some of the upper insulating (Thermopane) glass units have delaminated, allowing the glass to fog up and those will also be replaced.

The roofing over the Northwest first addition is in bad shape and must be replaced. The roofing on the South, second addition is original and about 20 years old. It appears to be in good shape and we are suggesting that this roof may have more years of service available and replacement could be delayed. The roofing on the original building was replaced in 1996 and is in good shape.

The entire third floor and a portion of the basement area was leased to National City Bank by the previous owner to a potentially long term lease. Should for any reason this floor become available, a large portion of it would be used for the City Engineering Department. We understand that National City would be willing to vacate much of the area they are using in the basement, but not all. We plan to house both the City and County Facilities Departments in that location.

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Government Center
 Bloomington, Illinois

OPTION 1

Fire Protection	Construction Cost
Replace the fire pump and controller to accommodate additional flow and pressure drop. Size pump for three wet standpipes.	\$30,000
Sprinkle the remainder of the basement area. Required by current code but not mandated as a retrofit by City Code Enforcement (13,691 at \$2.50). Note this does not include any work related to abatement of ACM's.	\$34,000
Upgrade the existing dry standpipe at the northwest corner to wet standpipe and provide new wet standpipe for the "new" stairwell. Required by current code but not mandated as a retrofit by City Code Enforcement. Connect to new system.	\$24,000
Do not sprinkle the remainder of the building. Not required by current code. Not required by City Code Enforcement.	\$0
No pre-action sprinkler system for City Server Room in Lower Level. Use wet sprinklers.	\$0
No inert gas system for County Server Room on Second Floor (688 SF). Protect via smoke detectors. Not sprinkled.	\$0
Total	\$88,000

Mechanical, Electrical and Plumbing

As previously noted, the facility at 115 East Washington is not a single building that was constructed at the same period in time. Rather, it is three separate structures erected over a period of 46 years. The ~~original structure~~ was erected in 1982 and represents well over half of the building area. *most recent addition*

The three structures were designed in accordance with the pertinent building codes of their respective eras and were designed to meet the needs of bank operations in their days.

Certain code requirements pertinent to facilities of this type have changed over the decades. For instance, building codes now require basement areas ("windowless stories") in these occupancies to be fully sprinkled. The basement of this facility is only partially sprinkled. Similarly, the building codes no longer recognize the use of dry standpipes while the 1983 addition has a wet standpipe.

While there is no requirement to bring the entire facility up to current building codes it is the judgment and the recommendation of the A/E that features relating to life safety, such as sprinkling the basement, be upgraded to current codes.

A similar issue related to the fire alarm system. The system that is currently installed includes a hodgepodge of different vintage components. The system is a zone type with the central panel located in a corner of the basement where fireman's access would be questionable in the event of a fire. This 20 year old system is old technology and does not provide the rapid flow of information to emergency personnel that is featured in modern "addressable" systems. The existing fire alarm system isn't properly interfaced with elevators and incidences have occurred where smoke detectors associated with the elevators have triggered without putting the system into alarm. The fire alarm system does not support ADA (Americans with Disability Act) required horns and strobe lights.

The advent of ADA came well after the 1983 structure was erected. ADA has certain requirements for access safety and visibility that are lacking in the overall facility. Simple things like plumbing fixtures need to be modified or added to the facility to make them accessible.

It should be remembered this facility was designed to house and support a single entity - the employees of a bank. Spaces were characterized by open plans with no walls and extensive use of low wall movable office partitions. There were few private offices. The public was limited primarily to the main floor. This contrasts sharply with the proposed Government Center development which features separate and distinct departments, large numbers of offices and conference rooms and access by the public to virtually the entire building.

This change in occupancy will require certain systems, such as the lighting, to be reworked. The large open areas were originally constructed with centrally-switched lighting. The existing light switches are ganged together in a single hallway location on each floor. This concept, while suitable for the open-plan bank, is totally unsuitable for the Government Center.

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 Revised March 29, 2002
 Revised May 24, 2002

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Government Center
 Bloomington, Illinois

OPTION 1

PLUMBING (Con't)	Construction Cost
• Provide convenience sinks (4 at \$2,000). Assume some vertical stacking will occur.	\$8,000
Second Floor (City 12,250 GSF, County 6,480 GSF)	
• Repair/replace damaged fixtures.	\$2,000
• Provide convenience sinks (4 at \$2,000). Assume some vertical stacking will occur.	\$8,000
• Work in Mechanical Room (demolition, removals, etc.).	\$1,200
• Work related to new Liebert system in Server Room.	\$1,200
• Assume no roof drain work.	\$0
Third Floor (City 18,730 GSF)	
• No work.	\$0
Fourth Floor (County 13,370 GSF, City 5,360 GSF)	
• Repair/replace damaged fixtures.	\$2,000
• Address code violations (240 LF at \$50). (PVC installed in plenum.) Apply fiberglass insulation to existing PVC pipe.	\$3,000
• Provide convenience sinks. Assume some vertical stacking will occur (4 at \$2,000).	\$8,000
Penthouse/Roof	
• Work related to mechanical (demolition, removals, etc.).	\$1,200
• Correct code violations (RPZ relocation).	\$3,000
• No roof drain removal/replacement. Assume roof is not replaced.	\$0
• Connect to penthouse boilers (RPZ, etc.).	\$4,000
Totals	\$175,350

With respect to modifications in the use of the building by the Government Center a very key change involves the development of the County Board Room on the Fourth Floor. While noise levels in this area have been tolerated by past occupants, the new use of this area as a Board Room makes this a very sound critical area. There are cost implications associated with this due to the presence of noisy mechanical equipment above and adjacent to this location.

Probably the single biggest impact on the scope of work, and the budget, is the type and condition of the heating, ventilating and air conditioning (HVAC) systems. These have evolved over the 46 years of the facility's existence. To put this in perspective, even the most recent addition was constructed 20 years ago and predates the widespread use of desktop computers and other technology that is taken for granted today. The 1982 facility featured a large centralized computer room with a single IBM 360 computer. Very specialized systems were installed to support this equipment which consumed large amounts of space and power.

Today's office environment features extensive use of desktop computers in densely populated spaces. This has moved air conditioning loads out of central computer rooms and dispersed them into "people" areas. The net effect of this increase in air conditioning load will outstrip system capacity. In other words, the 1982 (and older) ventilation and cooling systems are not large enough to handle twenty first century loads. This affects the air handling units as well as the supply ductwork virtually throughout the building.

Also affecting the ventilation and cooling systems is the issue of Indoor Air Quality (IAQ). The 1982 addition is very much a response to the "energy crisis" of that era. The system employed is full shutoff, variable air volume. It is a cooling-only system that will deliver little or no supply air to occupied areas that have light cooling loads. While this was considered state of the art in 1982 and while this complied with codes in existence at the time the system has since been discredited.

The full shutoff systems created large numbers of IAQ complaints and lawsuits. Research revealed inadequate ventilation (outside) air as the culprit and that led to wholesale revisions in the codes to require vastly more outside air be provided on a continuous basis. These modern code requirements serve to prohibit the installation of full shutoff systems in the interest of preserving good indoor air quality at somewhat greater expenditures of energy.

The proposed ventilation and air conditioning system for this facility will employ the variable air volume concept but with the addition of terminal reheat. Reheat will allow excellent control of humidity in the summer time and will facilitate the continuous introduction of conditioned outside air that is necessary for good indoor air quality as well as to meet current codes.

It should be noted that a reheat system does not currently exist in the building. The heating "plant" consists of two groups of gas-fired modular hot water boilers - one group was added in 1982 and the other dates back to 1974. These two groups are not connected to each other in any way and one group can't "help" the other if there is an equipment failure of some type. This is a good example of how the "architecture" of the HVAC systems was driven by the phased development of this facility. Proposed revisions to the heating plant will consolidate all boilers in the penthouse where they can back each other up. This consolidation will facilitate the creation of

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 Revised May 24, 2002

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Government Center
 Bloomington, Illinois

OPTION 1

PLUMBING	Construction Cost
Install reduced pressure backflow preventer on existing fire service at lower level. Retain combined domestic and fire service. Code driven.	\$6,750
Replace domestic hot water recirculation pumps and controls. Retain both existing gas-fired domestic water heaters. Deferred maintenance.	\$3,000
Provide anti-scald mixing valve at each restroom group (11 at \$550). ADA requirement.	\$5,500
Increase water pressure and flow to penthouse. Run new 1-1/2" line from basement to penthouse (will be routed in new restroom chase) (75' at \$40). Operational issue.	\$3,000
Add ADA-compliant toilet rooms at first floor, mezzanine, second floor, third floor and fourth floor (36 fixtures at \$2,000). Code driven.	\$78,000
Clean and overhaul fixtures. Remove and replace leaking gaskets (30 fixtures at \$150). Deferred maintenance.	\$4,500
Consolidate the three existing domestic water services into one.	\$6,000
Lower Level (County 4,460 GSF)	
• Repair/replace damaged fixtures (allow 2 at \$1,000).	\$2,000
• Correct code violations (venting at sewage ejectors).	\$3,000
• Disconnect existing kitchen equipment. Remove piping. Remove existing grease interceptor. Equipment removed by others.	\$10,000
• Connections to new Liebert.	\$2,000
First Floor (City 11,220 GSF/ County 12,870 GSF)	
• Provide convenience sinks (4 at \$2,000). Assume some vertical stacking will occur.	\$8,000
Mezzanine (County 15,830 GSF)	
• Repair/replace damaged fixtures. Allow 2 at \$1,000.	\$2,000

a reheat system that will serve the entire building and will greatly simplify maintenance and operation of the heating plant.

The cooling "plant" is similar in reflecting the phased construction of the facility. Two chillers are tied together and date back to 1974. These are in poor condition, and are very inefficient and use ozone-depleting refrigerants. There are two other chillers in the penthouse that date back to 1982. These are tied to each other but are not connected in any way to the 1974 chillers. The total cooling capacity available from the two chiller groups likely will be insufficient to handle projected loads. There is no back-up in case of equipment failure and the mode of operation is very inefficient due to the pumping strategy employed. Proposed revisions would replace the chillers with new, high efficiency units that are looped together for back-up and that employ modern, energy-efficient pumping strategies. A byproduct of this approach will be to reduce noise levels in the fourth floor Board Room.

A major factor in any system is the ability to control it, whether it be boilers, chillers, or air handling. The temperature controls in the facility are, quite simply, outmoded. The bulk of the controls are pneumatic with some being low voltage. Parts are not available for many of the devices, there is no monitoring of any type and the systems can't be accessed from the offsite. Rather than a single unified control system there is a collection of disparate systems relating back to the 1957, 1974 and 1982 projects plus numerous small remodeling and upgrade projects that have occurred over the past 45 years.

The proposed control system would feature state of the art direct digital controls (DDC) that would be of one manufacturer and vintage and that would be compatible with other systems employed by the County. It would allow monitoring both from onsite and offsite of critical building functions and would result in reduced maintenance costs, greater comfort and improved energy efficiency.

To sum up, the building is sound but the mechanical and electrical systems need to be upgraded. This is a once-in-a-lifetime opportunity to unify the systems by treating the facility as a single entity rather than a collection of additions. The need exists to replace equipment that has outlived its' useful life. The need to improve energy efficiency and keep ownership costs at reasonable levels dictates the need for improvements that will serve this facility in future decades.

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Bloomington, Illinois

Option 1

Includes allowances for plumbing fixture repairs.

Includes ADA upgrades.

Corrects certain plumbing code violations.

No roof drain work.

Upgrades the fire pump.

Sprinkles the basement.

Upgrades the dry north standpipe to wet.

Replace both Carrier chillers with new units that are not on top of the Board Room.

Replace both Trane chillers.

Loop all chillers together.

Replace LES boilers.

Disconnect kitchen equipment.

Modify air handling unit feeding kitchen area.

JNG/smh

052902 attachment.jng.wpd

Option 2

Does not.

Includes ADA upgrades.

Does not.

No roof drain work.

Upgrades the fire pump.

Sprinkles the basement.

Does not upgrade the dry standpipe.

Repair existing chillers in place and try to reduce noise levels.

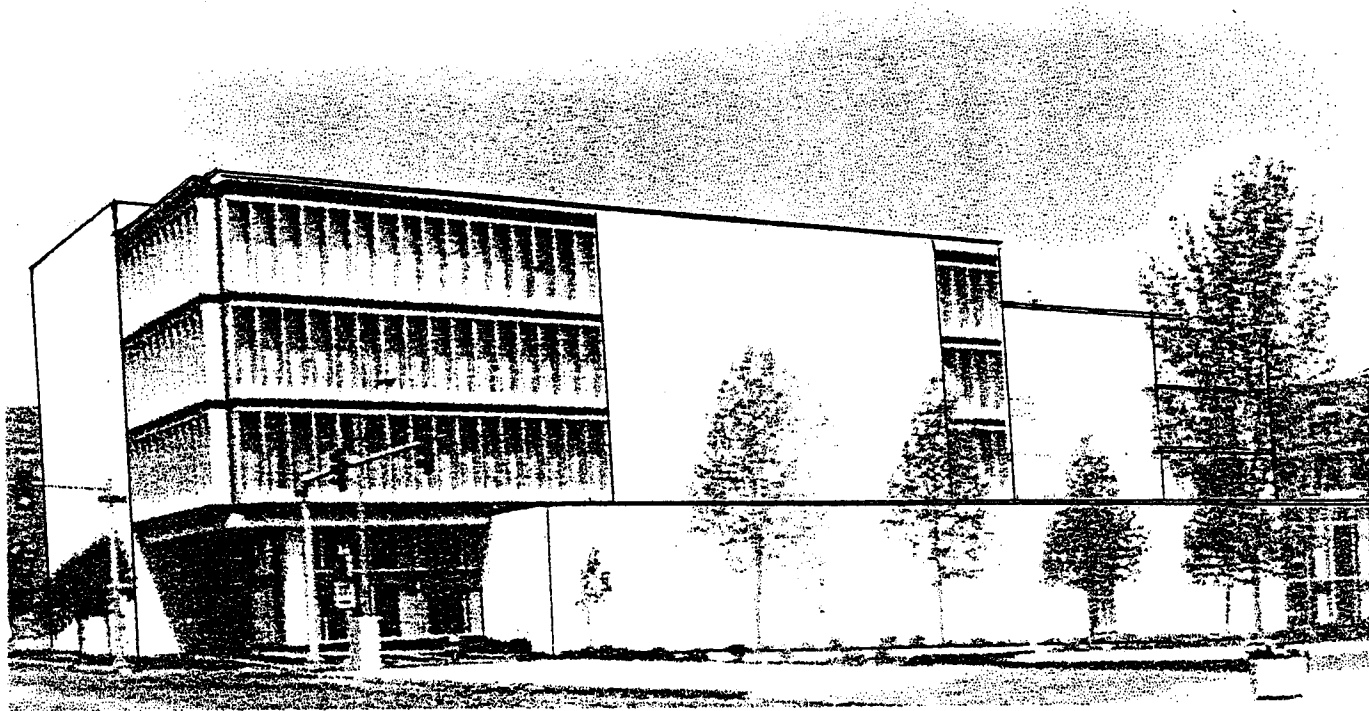
Replace both Trane chillers.

Loop all chillers together.

Replace LES boilers.

Leave equipment untouched.

No work on air handling unit.



**GOVERNMENT CENTER
AND
ABRAHAM LINCOLN PARKING DECK
REVISED JUNE 4, 2002**

YOUNG ARCHITECTS

General work from previous page-----	1,320,700	1,320,700
<u>MEP work</u>	<u>Option 1</u>	<u>Option 2</u>
Plumbing work-----	175,000	146,850
Fire protection-----	88,000	76,000
HVAC-----	2,157,600	2,092,100
Electrical-----	492,300	486,530
	-----	-----
Total MEP work-----	2,913,200	2,801,480
General contractors fee for MEP @ 3%	<u>87,400</u>	<u>84,000</u>
Total construction work -----	4,321,300	4,206,180
Design contingency @ 8%-----	345,700	336,500
Construction contingency @ 8%-----	345,700	336,500
	-----	-----
	5,012,700	4,879,000
AE fees @ 8 3/4% for general and mechanical work-----	438,600	426,900
	-----	-----
Total-----	\$5,451,300	\$5,305,900

Asbestos abatement-----separate contract

Asbestos abatement of all acoustic plaster ceilings including consultants design fee, construction monitoring and air sampling.-----\$697,855

If 3rd floor is added back in

Architectural (including mark ups and fees) -----498,970
 HVAC, PLBG and ELEC (including mark ups and fees)----- 288,400
 \$527,370

On a square foot basis, this is approximately \$36.

Roofing

Reroofing of the north-west portion of the roof is included in the above costs. The roofing over the lowest roof was installed in 1996 and is in good condition. The remainder of the upper roof to the south is the original material installed in 1982 and is therefore 20 years old. It appears to be in good condition and could serve for a few years more. Should there be reason to overlay it now the probable cost would be -----\$120,000

Proposed remodeling of
Government Center
115 E. Washington, Bloomington, IL

*The following is a summary of our opinion of probable costs for the above project.
*After discussions with the various committees and boards some of these might change.
*The following costs include new handicapped toilets on the 3rd floor but **do not** include any other revisions on that floor. Cost to completely remodel that floor will be added as a separate item at the end of the summary pages.

1. Carpet demolition-----	\$32,000
2. Carpet replacement-most in basement to remain-----	231,000
3. Ceiling demolition---Acoustic tile at 80% mainly due to proposed mechanical revisions-----	2,200
4. Acoustic tile replacement, including areas of acoustic plaster removal-	153,000
5. Wall demolition-----	172,000
6. Wall and interior door replacement-----	205,000
7. Painting -----	45,000
8. Center stair extension to 3rd and 4th floors-----	80,000
9. New windows on west side (5 at \$15,000) -----	75,000
10. Exterior glass replacement-----	25,000
11. New south entry doors-----	7,500
12. New handicapped lift at south entrance -----	45,000
13. Roofing replacement over north-west end-----	50,000
14. Signage-----	30,000
15. New department counters-----	37,000

	1,189,700
General contractors general conditions markup and profit @ 11%-----	131,000

Total general work-----	\$1,320,700