



Property Committee Agenda
Room 400, Government Center
Thursday, April 3, 2008
3:45 p.m.

1. Roll Call
2. Chairman's Approval of Minutes – March 6, 2008
3. Departmental Matters:
 - A. Don Lee, Director, Nursing Home
 - 1) Items to be Presented for Action:
 - a) Request Approval of the Bid by Union Roofing to replace the Roof at the McLean County Nursing Home 1
 - 2) Items to be Presented for Information:
 - a) General Report
 - b) Other
 - B. Bill Wasson, Director, Parks and Recreation Department
 - 1) Items to be Presented for Action:
 - a) Request Approval of a Partnership Agreement between Coca-Cola Enterprises, Inc. d/b/a Central States Coca-Cola Bottling Company and McLean County Parks and Recreation 2-6
 - 2) Items to be Presented for Information:
 - a) Submission of Grant Application for Rt. 66 Trail – IDOT Transportation Enhancement 7-9
 - b) General Report
 - c) Other
 - C. Jack Moody, Director, Facilities Management
 - 1) Items to be Presented for Information:
 - a) Status Report on Law and Justice Center Remodel
 - b) Status Report on Phase II of the Renovation Project at the McLean County Museum of History located at the Old McLean County Courthouse

- c) General Report
- d) Other

4. Other Business and Communications
5. Recommend Payment of Bills and Transfers, if any, to County Board
6. Adjournment

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McLean County

NURSING HOME

(309) 888-5380

901 N. Main Normal, Illinois 61761

Date: March 25, 2008

To: Diane Bostic, Chairman, Property Committee
Members of the Property Committee

From: Don Lee, Adm.
McLean County Nursing Home

Eric Kline, Plant Supervisor
McLean County Nursing Home

Re: Recommendation to Replace the Roof - McLean County Nursing Home

The bid opening meeting was attended by Donald Lee, Nursing Home Administrator, Eric Kline, Nursing Home Maintenance Director, Dan Hoselton, Henson Robinson Company and Charlie Hoselton, Union Roofing.

Bids Received:

- | | |
|--|-----------|
| 1. Top Quality Roofing PO Box 193 Mt. Zion, IL 62549 | \$465,000 |
| 2. Craftmasters 1900 N. 22 nd St. Decatur, IL 62526 | \$447,900 |
| 3. Henson Robinson Co. 3550 Great Northern Ave.
Springfield, IL 62711 | \$358,503 |
| 4. Union Roofing 410 N. Division Chenoa, IL 61726 | \$309,870 |

After careful review and consideration of all bids received, it is the recommendation of the Nursing Home Management that the low bid of \$309,870.00 from Union Roofing be accepted and forwarded to the McLean County Board for approval.

Additional Project Costs:

To complete the roof replacement, we will also be purchasing an additional 320 walk pads to provide protection for the roof membrane in the common pathways to equipment penthouses on the roof. Each pads installed price is \$17.50 for a total of \$5,600.00.

We will also need to remove a 4 inch gas line which is currently located too close to the roof surface to allow the contractor to replacement the roof membrane without temporarily relocating it. Three quotes were obtained and Chief City Mechanical provided the lowest quote, \$5,247.00.

Funds are available in the current budget to pay for all recommended project costs.



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: 03/25/2008
RE: Agreement for Exclusive Beverage Rights for McLean County Parks

The McLean County Department of Parks and Recreation recently issued a Request for Private/Public Partnership Proposals (RFP) including exclusive beverage provider for McLean County's Parks and Recreation Areas. Beverages are provided either by vending machine or dispensed by Parks Department personnel at point-of-sale locations. The Request for Proposals identified primary goals of a) overall financial benefit to the Parks Department , and b) improvement to customer satisfaction.

In 2008, the Department received one(1) proposal from the current Departmental Partner for Beverages- Central States Coca-Cola. This proposal is for a renewal of the three year agreement. In 2005, The Department received two(2) proposals from distributors, one from the current premises vendor and one from Coca-Cola. Both proposals were for a three year term.

The Coca-Cola Partnership agreement 2005-2008 produced a dramatic increase in sales to an average annual sales of 5,893 units. The average annual sales for the previous three years(2002-2004) was 3,484 units. Increased sales are a reflection of

- 1) Coca-Cola's #1 position in overall product market share(42%)
- 2) Coca-Cola's product offerings(#1,3, 7, 8 ranked soft drinks(2006 *Beverage Digest*)
- 3) Coca-Cola's commitment to 7 days/per week service, insuring that product dispensing machines are working during weekend peak periods
- 4) Coca-Cola's commitment to marketing its products

With consideration to increased sales levels and equipment maintenance levels above, the Department of Parks and Recreation recommends renewing the 3 year agreement with Central States Coca-Cola Bottling Company of Bartonville, IL. This agreement would provide equipment, pricing, rebates, service and marketing programs. In return, Central States Coca-Cola Bottling Company will have exclusive beverage rights for all McLean County Parks and Recreation Department Facilities including food service providers, caterers, concessionaires and beverage-related contractors (personal consumption of non Coca-Cola products upon County Parks will not be restricted). Coca-Cola will be the official soft drink of the McLean County Department of Parks and Recreation. Marketing, promotional and advertising exclusivity will be provided to Coca-Cola relating to McLean County Parks and Recreation Facilities.

Central States Coca-Cola Bottling Company

AGREEMENT

This agreement ("Agreement") is made between Coca-Cola Enterprises Inc. d/b/a Central States Coca-Cola Bottling Company ("Bottler") and McLean County Parks and Recreation.

NOW, THEREFORE, in consideration of the acts and promises contained herein, the parties hereby agree as follows:

A. Defined Terms

"Beverages" shall mean all nonalcoholic beverages of any kind or type. "Products" shall mean Beverages sold by the Bottler including all future brand introductions. "Competitive Products" shall mean all Beverages that are not purchased from the Bottler. "Facility" shall mean and include the entire premises of the McLean County Parks and Recreation, including without limitation, all existing and future buildings, all parking lots, grounds, and dining facilities Located at COMLARA County Park or West County Park.

B. Responsibilities of Bottler. Bottler hereby promises that it shall:

1. Provide a \$2.00 per case rebate on all bottled beverages purchased through Central States Coca-Cola Peoria. This includes all carbonated soft drinks, Power-Ades, Minute Maid Refreshments and 20oz Dasani Water.
2. Provide a \$2.00 rebate on Premix tanks for mutually agreed upon special events, where portable units are necessary.
3. Provide three 4-6 weeks vending promotions each year.
4. Provide giveaway merchandise
5. Provide POS advertising at other retail locations
6. Provide advertising at other McLean County Vending account locations.
7. Provide vending advertising space.
8. Guarantee pricing annually. Pricing adjustments based on raw materials cost of goods may be made on the anniversary date of this agreement each year.

C. Responsibilities of McLean County Parks and Recreation. McLean County Parks and Recreation hereby promises that it shall cause the Products purchased directly from Bottler to be exclusively available at the Facility, including all coolers and vending machine locations. No Competitive Products shall be made available in the Facility and/or on properties of McLean County Parks and Recreation. Bottler shall have the exclusive Beverage rights at the Facility. Product must include but not limited to: Coca-Cola, Diet Coke, Sprite, Dasani, Powerade brands.

Equipment

During the Term, Bottler will loan to McLean County Parks and Recreation, pursuant to the terms of Bottler's equipment placement agreement, at no cost, that Beverage dispensing equipment reasonably required and as mutually agreed upon to dispense Beverages at the Facility. Equipment provided for CCE Products. The locations of placements will be mutually agreed upon. Should repairs be required, McLean County Parks and Recreation may call 800-647-COKE, and ask for Cooler Repair. Service will be available 24 hours a day, seven days a week.

E. Term and Termination

1. The term of this Agreement shall be for a period of three (3) years from May 17, 2008 to May 17, 2011. The term may be extended annually by mutual written consent.

2. If McLean County Parks and Recreation fails to perform any of the promises set forth in this Agreement, then as an option but not as its sole remedy, Bottler may terminate this Agreement, and McLean County Parks and Recreation shall (i) return the Equipment to Bottler, and forfeit any rebates.

3. The vendor understands that the rights hereby granted by McLean County Park District shall continue only for so long as all conditions listed herein are complied with. If vendor shall default in the performance thereof, the McLean County Parks and Recreation may immediately or any time after such defaults, give the vendor, from the time notice is received, forty-five business days notice in writing to comply with said provisions of any item; and, in the event there is a further or continued breach or failure by the vendor to perform or comply with said provisions after the forty-five business day notice period, then the McLean County Parks and Recreation may terminate this AGREEMENT. In such an event, the vendor shall remove all equipment from the property. All costs and fees associated with the removal and any storage shall be the sole responsibility of the vendor.

F. INSURANCE

The Bottler shall, during the entire term hereof, procure and maintain general liability insurance in a form acceptable to the County of McLean:

- (a) Comprehensive General Liability Insurance (Bodily Injury and Property Damage, including Broad Form Property Damage), including Owners, Landlords and Tenants; Manufacturer and Contractors; Owners and Contractors Protective; Products and Completed Operations; and Contractual Liability (which insures Central States Coca-Cola Bottling Company's obligations under this agreement); all with limits of no less than \$500,000 per occurrence or accident and \$1,000,000 aggregate.

- (b) Automobile Liability Insurance covering all owned, leased, hired and non-hired automobiles with limits of no less than \$1,000,000 per accident.
 - (c) Worker's Compensation Insurance in accordance with Illinois law.
 - (d) Employer's Liability Insurance with limits no less than \$ 100,000 per occurrence.
- Bottler will provide to the County of McLean upon request, a Certificate of Insurance, in a form acceptable to the County of McLean, evidencing the existence of such insurance.

G. INDEMNITY

Bottler shall save and hold the County of McLean (including its officials, agents, and employees) free and harmless from all liability, public or private, penalties, contractual or otherwise, losses, damages, costs, attorney's fees, expenses, causes of actions, claims or judgments, resulting from claimed injury, damage, loss or loss of use to for any person, including natural persons and any other legal entity, or property of any kind (including but not limited to choses in action) arising out of or in any way connected with the provision of products under this Contract, and shall indemnify the County of McLean for any costs, expenses, judgments and attorney's fees paid or incurred, by or on behalf of the County of McLean, and/or its agents and employees, or paid for on behalf of the County of McLean and/or its agents and employees, by insurance provided by the County of McLean.

Bottler shall further hold harmless the County of McLean (including its officials, agents and employees) from liability or claims for any injuries to or death of Bottler's or any Sub-contractor's employees, resulting from any cause whatsoever, whether or not arising out of the partial or sole negligence of the County of McLean, its officials, agents, or employees, including protection against any claim of the Bottler or any Sub-contractor for any payments under any worker's compensation insurance carried on behalf of said Bottler or Subcontractor and shall indemnify the County of McLean for any costs, expenses, judgments and attorney's fees paid or incurred with respect to such liability or claims by it or on its behalf or on behalf of its agents and employees, whether or not by or through insurance provided by the County of McLean.

- H. Miscellaneous. This Agreement constitutes the entire understanding of the parties and no terms may be altered or waived except by the mutual written consent of both parties. This Agreement may not be assigned by McLean County Parks and Recreation without Bottler's written consent. This Agreement may not be assigned by Bottler without McLean County Parks and Recreation's written consent. Each of the parties hereto agrees that it will, in its performance of its obligations hereunder, fully comply with all applicable laws, regulations and ordinances of all relevant authorities and shall obtain all licenses, registrations or other approval required in order to fully perform its obligations hereunder.

Bottler

McLean County Parks and Recreation

By: _____

By: _____

*Sales Center MNGR: _____

Printed Name: _____

CD Sales Manager: _____

Title: _____

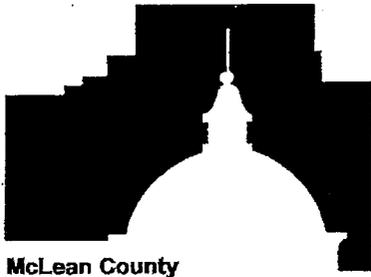
BDR/ AM: _____

Date: _____

Date: _____

*Agreement will be finalized upon the required signatures from all parties. Sales Center Manager must sign before agreement is valid.

Y:Asa/hug/doc/coke bottling contractparks



DEPARTMENT OF PARKS AND RECREATION
(309)726-2022 FAX (309)726-2025 www.mcleancountyil.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: 03/23/08

RE: Submission of Grant Application for RT 66 Trail- IDOT Transportation Enhancement

On March 7, 2008 The Illinois Department of Transportation (IDOT) announced solicitation of projects for the 2008 Illinois Transportation Enhancement Program (ITEP) and Governor Rod Blagojevich's Illinois Green Streets Initiative. Application period will run from March 7, 2008 and end on May 5, 2008. Any applications received after the close of business (4:30 PM) on May 5, 2008 will not be accepted.

ITEP provides funding for community based projects that expand travel choices and enhance the transportation experience by improving the cultural, historic, aesthetic and environmental aspects of our transportation infrastructure. Project sponsors may receive up to 80 percent reimbursement for project costs. The remaining 20 percent is the responsibility of the project sponsor. A project must qualify as one of the 12 eligible categories listed in the ITEP Guidelines Manual and it must relate to surface transportation to be eligible for funding.

The initial phase of project engineering was provided ITEP funding in 2001. Attached, please find a review of projected costs for construction of PHASE 1 of the RT. 66 project from South Bloomington to Funks Grove. As with previous grant request submissions to IDOT for this project, this item will appear on the County Board Transportation Committee's agenda as an action item. Also included is a brief review of the Rt. 66 project timeline.

RT 66 TRAIL PROJECT

- McLEAN COUNTY GREENWAY PLAN(ADPOTED BY McLEAN COUNTY BOARD - JULY 22, 1997)
- QUESTIONS & ANSWERS ON ROUTE 66 TRAIL(PREPARED BY THE McLEAN COUNTY GREENWAYS ADVISORY COMMITTEE- AUGUST, 1999)
- PROPOSED ROUTE 66 TRAIL MAP(PREPARED BY McLEAN COUNTY REGIONAL PLANNING COMMISSION, 1999)
- RESOLUTION IN SUPPORT OF THE PROPOSED ROUTE 66 BIKEWAY AND INTERGOVERNMENTAL AGREEMENT FOR ROUTE 66 DEVELOPMENT AND MAINTENANCE(ADOPTED BY THE McLEAN COUNTY BOARD- SEPTEMBER 21, 1999)
- NOTIFICATION OF TRANSPORTATION ENHANCEMENT GRANT AND REQUEST FOR AMENDMENT TO INTERGOVERNMENTAL AGREEMENT FOR ROUTE 66 DEVELOPMENT AND MAINTENANCE (ADOPTED BY THE McLEAN COUNTY BOARD –FEBRUARY 20, 2001)
- PROPOSAL FOR ENGINEERING SERVICE INFORMATION (PROVIDED TO REGIONAL PLANNING BY HANSON ENGINEERS – JULY 9, 2001)
- CONTRACT FOR ENGINEERING SERVICES WITH HANSON ENGINEERS(ADOPTED BY THE McLEAN COUNTY BOARD – OCTOBER 16, 2001)
- COORESPONDANCE FROM HANSON ENGINEERS TO McLEAN COUNTY REGIONAL PLANNING COMMISSION(JUNE 2002 -TO DATE)
- INFORMATION ON RURAL ROUTE 66 TRAIL PLANNING AND DEVELOPMENT UNDERWAY
- PRELIMINARY BIKEWAY ALIGNMENTS(PREPARED BY HANSON ENGINEERS FOR MARCH 11, 2003 OPEN HOUSE)



HIGHWAY DEPARTMENT

John E. Mitchell, County Engineer
Eric S. Schmitt, Assistant County Engineer
102 S. Towanda-Barnes Rd, Bloomington, IL 61704
(309) 663-9445 FAX (309) 662-8038
highway@mcleancountyil.gov

March 20, 2008

From: Jeff Tracy

To: Historic Route 66 Trail Members

We were informed that there is going to be another round of ITEP grants taken this year. The deadline for applications is May 5th, 2008. I have prepared the grant application which includes an estimate of cost for the project. The breakdown for each entity is as shown below.

Total Cost of Project	\$3,068,000.00
80% Enhancement Grant	\$2,444,000.00
20% Sponsor	\$624,000.00
Chenoa 1.2%	\$7,488.00
Lexington 1.3%	\$8,112.00
Towanda 0.4%	\$2,496.00
Normal 30.5%	\$190,320.00
Bloomington 41.1%	\$256,464.00
McLean 0.6%	\$3,744.00
McLean County 24.9%	\$155,376.00

Of course if we get funding through the ITEP grant we will also make application for grants from other sources such as IDNR to assist in paying for the sponsor's share which will reduce your costs proportionally. Should you have any questions or comments please contact me.