



**PROPERTY COMMITTEE AGENDA**  
Room 700, Law and Justice Center

**Thursday, September 4, 2003**

**3:00 P.M.**

1. Roll Call.
2. Chairman's Approval of Minutes – August 7, 2003
3. Departmental Matters:
  - A. William Wasson, Parks and Recreation
    - 1) Items to be presented for Information:
      - a) General Report
      - b) Other
  - B. Jack Moody, Facilities Manager
    - 1) Items to be presented for Information:
      - a) Update Report on the Law and Justice Center Repairs
      - b) Update Report on Exterior Envelope Replacement at 200 West Front Street – Health Department
      - c) Update Report on Renovation and Restoration of Dome and Roof Areas at the McLean County Museum of History
      - d) Report on Restoration of McBarnes WWI Memorial Plaque
      - e) Report on Sale of the McBarnes Building
      - f) General Report
      - g) Other
  - C. John Zeunik, County Administrator
    - 1) Items to be presented for Action:
      - a) Correspondence Received from Wiss, Janney, Elstner Associates, Inc. – Proposed Repairs to McLean County Courthouse

1-2

3-6

2) Items to be presented for Information:

- a) General Report
- b) Other

4. Other Business and Communications

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

6. Adjournment.



DEPARTMENT OF PARKS AND RECREATION  
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 13001 Recreation Area Dr. Hudson, IL 61748-7594

**TO: Honorable Chairman and Members, Property Committee**

**FROM: Bill Wasson, Director of Parks and Recreation**

**DATE: 08/26/03**

**RE: General Report**

**1. Parks Usage – YTD as of 08/26/03**

	2003	2002	2001	2000	1999	1998
<u>Camping Nights</u>	6665	6150	6774	5947	6063	6356
<u>Watercraft Registration</u>						
Annual	1010	1344	1356	1088	1423	1421
Daily	259	370	459	354	419	544
<u>Boat Rental</u>						
½ hour Paddleboat	630	567	569	576	502	498
Hourly Canoe	369	468	450	497	566	666
Rowboat	220	228	275	219	272	199
Sailboat	46	51	83	81	101	97
Daily Canoe	94	89	109	88	94	137
Rowboat	158	152	154	99	147	227
<u>Shelters Reservations</u>	99	98	94	90	95	94
<u>Equine Registrations</u>						
Daily	10	67	60	90	1	
Family	1	1	1			
Individual -annual	5	2		6	1	2
<u>Beach Usage</u>	7320	7868	7325	6026	7603	8710

**2. Departmental Activities**

White Oak Area Volunteer Project

The Main Recreation Area(MRA) at COMLARA County Park has experienced maximum weekend campground usage during the summer season and increased use of the White Oak

Area(WOA) of the Park over the past three years. Due to these usage levels, the Department of Parks and Recreation staff has been working with a number of community organizations and volunteers over the past 24 months to bring improvements to the White Oak Area at COMLARA County Park, consistent with the Park's Master Plan. Improvements to date or scheduled for installation in 2003 include removal of exotic plant species, installation of new picnic tables, installation of a group camping site, installation of primitive backpack campsites, and informational signs. In addition, the Department has installed accessible fishing piers, accessible launch docks and renovated accessible restroom facilities in this area.

Departmental staff identified installation of electrical and phone service as high priorities for the current and future recreational development of the White Oak Area. Due to budget constraints in 2002 & 2003, the Department staff has been working with a number of community organizations, volunteers, and with the assistance of utility companies to obtain donated materials and appropriate volunteer assistance to allow for installation of these services.

It is possible that this project may be completed within the next 60 days and the Department is currently working with the County's Risk Manager to insure appropriate liability safeguards are in place for this large volunteer project. Due to utility saving measures instituted by the Department in 2003, operational funding for these utility services should be available at current budget levels.

**COSTIGAN & WOLLRAB, P. C.**

DAVID C. WOCHNER  
ROBERT W. NEJRYNCK  
PAUL R. WELCH  
KEVIN P. JACOBS  
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August 15, 2003

John Zeunik  
County Administrator  
7<sup>th</sup> Floor, Law & Justice Center  
Bloomington, IL 61701

RE: Old McLean County Courthouse

Dear John:

In connection with the Wiss, Janney letter of August 6<sup>th</sup>, I assume that the PBC would ask "What would you have us do"? I am not sure that there is any way to add another \$550,000 to our additional bond issue for the renovation project of the Government Center Building, but if that is something that the County would like us to do, we need to get on that immediately.

Assuming that is not what the County would want us to do, the next question would be whether the County wants us to do anything at this time to take advantage of the economies that are available given the first phase of the project getting underway. Perhaps the County Board would be desirous of us using surplus funds to take care of these additional repairs that apparently need to be made.

I have sent this letter on to Bob Rush and I'm sure his question would be the same as mine, "What would you have us do"? I look forward to discussing this with you.

Very truly yours,

COSTIGAN & WOLLRAB, P.C.



David C. Wochner

DCW/jir



ENGINEERS  
ARCHITECTS  
MATERIALS SCIENTISTS

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

Via: Federal Express & Mail

6 August 2003

Mike Sweeney  
Chair, McLean County Board of Supervisors  
McLean County  
104 W. Front Street  
P.O. Box 2400  
Bloomington, Illinois 61702-2400

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

Dear Mr. Sweeney:

Our current contract with McLean County addresses the preparation of repair documents for work at the roof level of the Old McLean County Courthouse, including replacement of the dome roof, stabilization and repair of portions of the dome drum masonry, and stabilization of the limestone balustrade. These repairs, along with their associated engineering design fees, are to be funded by a \$500,000 grant that McLean County recently received from the Illinois Department of Natural Resources (DNR). The repairs are based on our report, "Old McLean County Courthouse—Limited Exterior Envelope Investigation," dated 28 August 2002, where we outlined a scope of recommended repair work, not including design fees or cost escalation, totaling approximately \$2.7 million. Our report outlined a phasing plan for repairs that would allow their implementation as funding becomes available.

This letter, written at the suggestion of Mr. Greg Koos, Executive Director of the McLean County Museum of History, addresses selected repair items at the roof level that cannot be included in the repair documents currently under preparation due to funding limitations. These selected repair items should be considered for implementation if additional funding can be secured. Certain economies, primarily related to construction staging and scaffolding, are possible if they are included with the project currently under development.

The dome roof replacement, dome drum masonry stabilization and repair, and limestone balustrade stabilization were included in the scope of repair work based on the terms and available funding of the grant from DNR. The remaining scope of recommended work at the roof level of the building, as developed in our report, is discussed below:

#### 1. *Masonry Repairs*

Corrosion of the anchors has led to cracks and spalls on the dome drum walls. Several of these spalls were previously patched with mortar, which have delaminated in many locations. Corrosion of the embedded anchors may have compromised their strength capacity. The mortar joints were previously repointed, although our investigation revealed that the joints were not properly prepared prior to repointing. In addition, the repointing mortar was too hard for the limestone materials on the building

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exterior. The balustrade at the main roof perimeter also has distress conditions, including cracked and spalled stone units, displaced stone units, erosion of selected limestone units, and deterioration of mortar joints. The total scope of recommended masonry repair work on the dome drum walls includes replacement of selected stone units with cracks and spalls; repointing mortar joints to slow the corrosion rate of the existing ferrous metal anchors to remain; and install new stainless steel anchors in selected areas of the exterior wall to supplement existing ferrous anchors that have lost strength capacity due to corrosion. Recommended repair work at the balustrade includes reconstruction, with salvaging of stone units in good condition and replacement of cracked and spalled stone units.

In the current grant-funded project, only selected repairs of the dome drum can be repaired with the available funding. Also, the limestone balustrade can only be stabilized with the funding that is available; long term repairs will have to be deferred. Column A of the cost estimate outlined below lists those repairs on the dome drum and balustrade that will not be included in the current grant-funded project.

## 2. *Roof Repairs*

The building's main roof has a built-up membrane that is approximately 17 years old. Although the main roof does not have any known active leaks, its age indicates that it is reaching the end of its service life. The scope of recommended roofing work includes removal and replacement of the existing built-up membrane at the main roof. This roofing work is recommended to be implemented following completion of masonry repair work on the dome drum.

During the implementation of selected repair work on the dome drum and replacement of the dome sheet metal roofing, it will be necessary to erect scaffolding to access these areas. Despite protection measures that will be included in the project specifications, it is inevitable that some damage to the existing roofing membrane system will occur. Therefore, partial repair of the roofing system at the base of the dome drum is included in the current grant-funded project. Column A of the cost estimate below lists the roofing replacement work not included in the current grant-funded project.

## 3. *Window Repairs*

The dome drum contains eight leaded glass windows containing Luxfer prism glass and set in a steel frame. This historic glazing system, while not the cause of any visible distress, has reached a point in its service life that conservation work should be performed. This work should include temporary removal of the glazed panels; replacement of glazing putty by an art glass conservator; replacement of cracked sections of glazing with sympathetic modern materials; stripping and repainting of the steel window frames; and reinstallation of the Luxfer prism glazed panels. This restoration work is not included in the current grant-funded project. Column A of the cost estimate outlined below lists the dome drum window restoration work.

The cost estimate prepared by Construction Resources and Management, Inc. (CRM) for our investigation report includes the figures in the following table (Column A) for the roof level work items outlined above. The figures in Column B are cost figures for related work that is planned to be included in the grant funded project. Please note that the repairs outlined in Column B will not contribute to the long term repair of the building since these are primarily for stabilization or temporary measures.

	COLUMN A <sup>1</sup>	COLUMN B <sup>2</sup>
Masonry Repairs	\$ 214,000	\$ 45,000
Roof Repairs	\$ 130,000	\$ 25,000
Window Repairs	\$ 48,000	\$ 0
Special Conditions <sup>3</sup>	\$ 30,000	\$ 30,000
General Conditions, Overhead and Profit (20 percent)	\$ 78,400	\$ 14,000
Contingency <sup>4</sup>	\$ 106,820	\$ 19,075
Escalation (6 percent total) <sup>5</sup>	\$ 36,433	\$ 7,985
Estimated Design Fees <sup>6</sup>	\$ 45,000	Not applicable
Totals	\$ 688,665	\$ 141,060

These two sets of cost figures show that for an additional estimated \$548,000 (the difference between Column A and Column B), all of the remaining work at the roof level of the building could be implemented. As the project stands now, approximately 28 percent of the grant funding will be expended on repair measures that will only have a services life of a few years. Most of the costs listed in Column B are associated with general conditions to accessing and performing the work. Additional funding should be procured for long term repairs, as represented by Column A above. If sufficient additional funds are made available, then the funds listed in Column B can be diverted to implement the repairs represented by Column A.

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

**WISS, JANNEY, ELSTNER ASSOCIATES, INC.**



Jeffrey P. Koerber  
Project Manager

JKP:mk

Cc: Diane R. Bostic (McLean County Property Committee)  
Bob Rush (Chair, Public Building Commission of McLean County)  
John Zuenick (McLean County Administrator)  
Jack Moody (McLean County Facilities Management)  
Greg Koos (McLean County Museum of History)

<sup>1</sup> Column A represents the remainder of the roof level work as outlined in items 1 through 3 above.

<sup>2</sup> Column B represents roof level work included in the current grant-funded project.

<sup>3</sup> Special conditions include scaffolding and related costs in order to access the walls of the dome drum.

<sup>4</sup> This includes 10 percent design contingency and 15 percent construction contingency.

<sup>5</sup> Escalation of 3 percent per year from 2002 to 2004.

<sup>6</sup> Estimated design fees include construction document development, services during bidding, and construction administration services.