



**Property Committee Agenda**  
**Room 400, Government Center**  
**Thursday, December 7, 2006**  
**3:30 p.m.**

1. Roll Call
2. Chairman's Approval of Minutes – November 2, 2006
3. Departmental Matters:
  - A. Don Lee, Director, Nursing Home
    - 1) Items to be Presented for Action:
      - a) Request Approval of an Alternate Bid from CB Kramer Sales and Service for the purchase of a replacement boiler for the McLean County Nursing Home
    - 2) Items to be Presented for Information:
      - a) General Report
      - b) Other
  - B. Jack Moody, Director, Facilities Management
    - 1) Items to be Presented for Information:
      - a) Electrical Energy Service for McLean County Facilities
      - b) Status Report: Government Center Remodel of 3<sup>rd</sup> Floor
      - c) Status Report: Law and Justice Center Remodel
      - d) Status Report: Fairview Campus Sign
      - e) Status Report: Vending Machine Service
      - f) General Report
      - g) Other
  - D. John Zeunik, County Administrator
    - 1) Items to be Presented for Action:
      - a) Request Approval of Attachment Number 16 to the Amendment to the Lease and Operation and Maintenance Agreement for the Law and Justice Center

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- b) Request Approval of Lease and Contract Extension Agreement No. 4 Extending the Lease of the Courthouse Building and the Contract for Operation and Maintenance all Dated December 3, 2002

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

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To: Honorable Chairman and Members of the Property Committee

Fr: Don Lee, Adm.  
McLean County Nursing Home

Date: December 7, 2006

Re: Bid Award for the replacement of a boiler at the McLean County Nursing Home.

It is my recommendation that the committee accept the alternate bid from CB- Kramer Sales and Service for the purchase of a replacement boiler for the McLean County Nursing Home and related materials in the amount of \$18,700.

### **BACKGROUND**

The 2006 adopted budget for the McLean County Nursing Home included funding for the replacement of the boiler which was dedicated to the heating of domestic hot water during the summer months. This boiler failed in 2004 with repair cost estimates totaling thousands of dollars. While we can heat the domestic hot water with the primary boilers used for heating the building, this alternative is both very inefficient and costly.

Bid specifications for the purchase of a replacement boiler comparable to the one which failed in 2004 were developed and we advertised for bids. To be a qualified bidder, both the bid specifications and the newspaper advertisement required attendance at a mandatory pre-bid meeting. That meeting was attended by only one potential vendor.

A second vendor did call prior to the meeting to discuss the bid specifications. The ad indicated the scope of the bid was limited to the purchase of a boiler and did not reference installation. When we verified that it is our intention to install the boiler in-house, that individual declined to participate. We believe this is the reason there was not greater participation from other potential installers as well.

During the mandatory pre-bid meeting, we raised the question about possible future repairs/upgrades that eventually will be required to the three existing boilers which are used to heat the building and are now fourteen (14) years old. CB Kramer advised that some components including the burner, flame detector and flame safeguard system are obsolete. He was asked to provide budget pricing for replacement of those components which totaled \$1,500 per boiler. The logical next question then became "how much more to furnish a new 2000 MBH, full modulation, high efficiency, heating boiler in lieu of a 1000 MBH, full modulation, hot water heating only boiler?" We then requested pricing for the boiler option.

The bid cost for the replacement boiler as requested in original bid specifications is \$17,000. The bid cost for the alternate boiler is \$18,700.

It is the opinion of our Maintenance Director and CB Kramer that the larger boiler option makes the most sense, as the Nursing Home will have the ability to reduce fuel consumption, improve system efficiency not only on the domestic water heating system but also on the building heating systems as well. A second advantage is that the boiler being replaced can be salvaged for spare parts for the two (2) remaining units, thereby delaying or eliminating future upgrade costs.

**PROPOSAL NO. PK -B6275-R1**

TO: McLean County Nursing Home  
901 N. Main  
Normal, IL 61761

DATE: November 9, 2006

SUBJECT: REPLACEMENT BOILER QUOTATION

PAGE: 1 of 3

**N-1000-M (1000 MBH) HOT WATER HEATING BOILER**

One (1) **Patterson-Kelley** Model N-1000-M "MODUFIRE" natural gas-fired, copper finned-tube, hot water boiler designed and constructed in accordance with the ASME Boiler and Pressure Vessel Code, Section IV, with a design pressure of 160 psi. Boiler will have a burner input of 1,000,000 BTU/hr and an output of between 188,890 BTU/hr and 850,000 BTU/hr or approximately 25.4 boiler horsepower. Thermal efficiency is minimum 85% at full input and as high as 90% at partial loads.

The natural gas fired burner controls will be arranged for infinitely proportional firing at any point between 20% and 100% of input utilizing an on board PID modulation control which sequences both air and fuel. A pilot assembly with pilot gas train, electric ignitor and UV flame scanner will be installed on the boiler. The burner gas train will include dual gas valves, dual manual gas shutoff valves, plugged leakage test cocks; low and high gas pressure switches and a gas pressure regulator with ratio control for 5 in. wc minimum and 14 in. wc maximum gas supply pressure. The burner controls and gas valve train will meet the requirements of AGA/CSA and ASME CSD-1 Safety Code and will utilize the *Honeywell* RM7895C1020 controller for flame safety. The blower motor is 0.50 HP. Boiler power connection is 120/1/60. The hot water boiler will be complete with the following standard trim: water flow switch for low water control; combination pressure-temperature gauge; ASME safety valve set @ 100 PSIG; high limit temperature control (with manual reset); operating temperature control, factory mounted low water cutoff and supervision of startup and training by a factory trained service technician.

LOT **Heat-Fab** model SAF-T CI type boiler flue, constructed of AL29-4C stainless steel inner wall, 5/32" air space and 430 stainless steel jacket from appliance outlet (10"ID) through existing roof opening to 16'0" above roof line. Roof flashing is NOT included in our proposal.

**PRICE FOB FACTORY WITH FREIGHT ALLOWED TO NORMAL, IL NOT INCLUDING UNLOADING AND SETTING.....\$17,000.00**  
(Estimated shipping weight is 615 lbs.)

**PROPOSAL NO. PK -B6275-R1**

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901 N. Main  
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PAGE: 2 of 3

**OPTION, N-2000-MFD (2000 MBH) TO REPLACE ONE (1) EXISTING 1900 MBH HEATING BOILER**

One (1) **Patterson-Kelley** Model N-2000-MFD "MODUFIRE Forced Draft" natural gas-fired, copper finned-tube, hot water boiler designed and constructed in accordance with the ASME Boiler and Pressure Vessel Code, Section IV, with a design pressure of 160 psi. Boiler will have a burner input of 2,000,000 BTU/hr and an output of between 340,000 BTU/hr and 1,700,000 BTU/hr or approximately 50.8 boiler horsepower. Thermal efficiency is minimum 85% at full input and as high as 90% at partial loads. Boilers shall be capable of operating with a minimum return water temperature of 130°F.

The natural gas fired burner controls will be arranged for infinitely proportional firing at any point between 20% and 100% of input utilizing an on board PID modulation control which sequences both air and fuel. A pilot assembly with pilot gas train, electric ignitor and UV flame scanner will be installed on the boiler. The burner gas train will include dual gas valves, dual manual gas shutoff valves, plugged leakage test cocks; low and high gas pressure switches and a gas pressure regulator with ratio control for 5 in. wc minimum and 14 in. wc maximum gas supply pressure. The burner controls and gas valve train will meet the requirements of AGA/CSA and ASME CSD-1 Safety Code and will utilize the *Honeywell* RM7895C controller for flame safety. The blower motor is 1 HP. Boiler power connection is 230/1/60 at less than 20 amps. The hot water boiler will be complete with the following standard trim: water flow switch for low water control; combination pressure-temperature gauge; ASME safety valve set at 100 PSIG; high limit temperature control (with manual reset); operating temperature control, and factory mounted and wired low water cutoff and supervision of startup and training.

LOT **Heat-Fab** model SAF-T CI type boiler flue, constructed of AL29-4C stainless steel inner wall, 5/32" air space and 430 stainless steel jacket from appliance outlet (8"ID) through existing roof opening to 16'0" above roof line. Roof flashing is NOT included in our proposal.

**PRICE FOB FACTORY WITH FREIGHT ALLOWED TO NORMAL, IL NOT INCLUDING UNLOADING AND SETTING.....\$18,700.00**  
(Estimated shipping weight is 990 lbs.)

**PROPOSAL NO. PK -B6275-R1**

TO: McLean County Nursing Home  
901 N. Main  
Normal, IL 61761

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PAGE: 3 of 3

**NOTES**

1. Terms are NET 30 days.
2. Sales tax is NOT included in the price quoted above, and will be added to the invoice unless a valid exemption is on file.
3. Lead Time: Boiler is ten (10) working days to manufacture. Flue pipe is 3-4 weeks.
4. The model N-1000-M and N-2000-MFD boilers are provided with Patterson-Kelley's 5 - 10 - 5 warranty package: the heat exchanger is covered by a 5 year limited warranty and a 10 year warranty against damage due to thermal shock while the burner is covered by a 5 year limited warranty. All other components are covered by the standard warranty of one (1) year from the date of startup or eighteen (18) months from the date of shipment, whichever occurs first. Warranty parts replacement labor is provided for the first ninety (90) days after startup.
5. Recommended flow rate is 60-120 GPM with a corresponding pressure drop of 5-11 feet of water for the model N-1000-M and 120-150 GPM at 6-9 feet of water for the model N-2000-MFD.
6. Seller reserves the right to charge owner of equipment supplied, any and all costs associated with interest charged on funds not paid in accordance with terms of this contract, or withhold warranty and services until funds have been paid in full in accordance with this proposal.
7. If we are favored with an order, purchase order should be made out to:

CBK & Associates  
1103 Martin Luther King Dr. #1C  
Bloomington, IL 61704  
(P) 309-821-9960 (F) 309-821-9964

Proposal furnished by:  
CBK & Associates

Scott Stevens  
VP Sales - Central IL

ACCEPTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

CHECK IF BASE BID, ONE (1) 1000 MBH BOILER, IS ACCEPTED

CHECK IF OPTION, ONE (1) 2000 MBH BOILER, IS ACCEPTED

Above Proposal Firm for 30 Days from Date of Proposal Unless Noted Above. This Proposal Subject to Terms and Conditions on Reverse Side

**ATTACHMENT NUMBER 16 TO THE AMENDMENT TO THE LEASE AND  
OPERATION AND MAINTENANCE AGREEMENT FOR THE  
LAW AND JUSTICE CENTER**

Pursuant to the provisions of that certain AMENDMENT TO THE LEASE AND OPERATION AND MAINTENANCE AGREEMENT for the Law and Justice Center, dated December 18, 1990 between the undersigned parties, the parties hereby declare that the provisions of said agreement are hereby extended to the period beginning on January 1, 2007 and ending December 31, 2007, and the County agrees to pay the Public Building Commission for operation and maintenance for such period the sum of \$1,992,611.00.

This ATTACHMENT NUMBER 16 is executed this 7<sup>th</sup> day of November, 2006, by the officers of the Public Building Commission and on December 19<sup>th</sup>, 2006 by the officers of the County.

ATTEST:

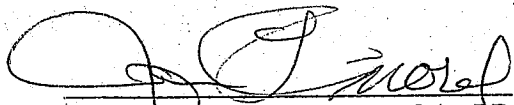
APPROVED:

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

\_\_\_\_\_  
Chairman of the County Board  
Michael Sweeney, Chairman

ATTEST:

APPROVED:

  
\_\_\_\_\_  
John L. Morel, Secretary of the PBC

By:   
\_\_\_\_\_  
Robert W. Rush, Chairman



LEASE AND CONTRACT EXTENSION AGREEMENT NO. 4 EXTENDING  
THE LEASE OF THE COURTHOUSE BUILDING AND THE CONTRACT  
FOR OPERATION AND MAINTENANCE ALL  
DATED DECEMBER 3, 2002

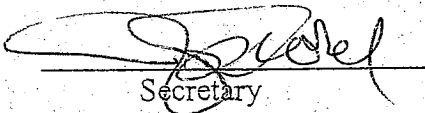
The undersigned as parties to that certain lease between them dated December 3<sup>rd</sup>, 2002, being a one year lease to the County commencing January 1<sup>st</sup>, 2004 for the Courthouse Building, and as parties to that certain Contract for Operation and Maintenance dated December 3<sup>rd</sup>, 2002, do hereby agree to extend said lease and contract terms for one additional year beginning January 1<sup>st</sup>, 2007 at an annual rent and payment of \$228,487.00 by each party to the other. All of the other terms of the lease and the contract shall remain in full force and effect and the County agrees to take such action as is required of it under the lease as is necessary to levy the necessary taxes to pay the rent of \$228,487.00.

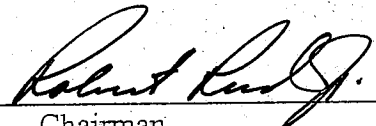
This Extension Agreement No. 4 is executed this 7<sup>th</sup> day of November, 2006 by the Officers of the Public Building Commission of McLean County, Illinois and on December 19<sup>th</sup>, 2006 by the Officers of the County of McLean, Illinois.

(AFFIX CORPORATE SEAL)

PUBLIC BUILDING COMMISSION  
OF MCLEAN COUNTY, ILLINOIS

ATTEST:

  
Secretary

By:   
Chairman

(AFFIX CORPORATE SEAL)

ATTEST:

County of McLean, Illinois

\_\_\_\_\_  
County Clerk of McLean  
County, Illinois

By: \_\_\_\_\_  
Chairman, County Board  
of McLean County, Illinois

(AFFIX CORPORATE SEAL)