



Property Committee Agenda
Room 400, Government Center

Thursday, January 5, 2006
3:00 p.m.

1. Roll Call
2. Chairman's Approval of Minutes – December 8, 2005
3. Departmental Matters:
 - A. Jack Moody, Director, Facilities Management
 - 1) Items to be Presented for Information:
 - a) Report on Estimated Costs for Landlord Provided Utilities for a Potential Coffee Shop In the Government Center 1
 - b) General Report
 - c) Other
 - B. John Zeunik, County Administrator
 - 1) Items to be Presented for Action:
 - a) Request Approval of a Contract for the Renovations of Third Floor Government Center Building 2-6
 - b) Request Approval of an Ordinance Amending the McLean County Fiscal Year 2006 Combined Annual Appropriation and Budget Ordinance (for Renovation of 3rd Floor Government Center), General Fund 0001, Facilities Management Department 0041, Government Center Program 0115 7-8
 - 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



Facilities Management

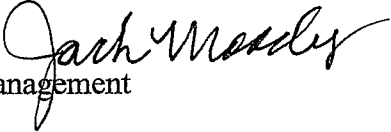
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To: The Honorable Chairman and Members of the Property Committee

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

Date: December 16, 2005

Subj: Estimated Costs for Landlord Provided Utilities

On December 8, 2005, the Property Committee asked me to investigate the costs to provide basic building utilities for a potential coffee shop to be located on the first floor of Government Center. The Committee wanted to know the costs involved if the County provided these services for a potential tenant who would operate a small coffee shop. The reasoning behind the landlord providing these services is because these "building improvements" would remain if the tenant vacated the premises in the future.

We have reviewed the first floor, northeast side of Government Center, to determine the feasibility of providing these plumbing and electrical services. There are no existing plumbing services nearby this location. We reviewed all approaches in providing these services to meet the approval of City of Bloomington and McLean County Health Department codes.

Due to the nature of the work involved to provide plumbing and electrical services at this location, we will need to use outside professional contractors. The estimated cost, therefore, to provide needed plumbing and electrical services for a future coffee shop is \$13,200.00. This is a *cost estimate* because we have no layout plan to review. Also, no money for this project was budgeted in the Adopted FY 2006 McLean County Budget.

If we can provide any additional information please let me know at your convenience.

Thank you.

JEM:

**CONTRACT FOR RENOVATIONS OF 3rd FLOOR GOVERNMENT CENTER
BUILDING**

This contract is made and entered into as of the 6th day of December, 2005 between the Public Building Commission of McLean County, Illinois ("PBC"), the City of Bloomington, McLean County, Illinois ("City"), and the County of McLean, Illinois ("County").

RECITALS

A. The PBC is the owner of the premises at 115 E. Washington Street, Bloomington, Illinois commonly known as the Government Center Building (the "Building") which is leased to both the City and the County for use by those respective entities for various governmental offices.

B. The PBC acquired title to the property from the City ^{and County} and proceeded to issue bonds to finance certain renovations in the Building prior to its occupancy by the City and the County, except that no renovation or remodeling was done to the 3rd floor of the Building because it was occupied by National City Bank under a written lease.

C. National City Bank has now vacated the entire 3rd floor of the Building and it is now necessary to renovate and remodel the 3rd floor so that it may be occupied by offices of either the City or the County or both.

D. The City and the County have both requested the PBC to contract with Young Architects to prepare the necessary plans and specifications for the renovation and remodeling (the "Project") and to thereafter advertise for bids for the Project and let contracts for the work necessary to complete the Project.

E. The cost of the Project including all architectural, advertising and legal fees as well as all construction costs shall be born equally by the City and the County.

F. The parties wish to set forth their agreements with reference to the completion of the Project and the method of payment for the same.

IT IS THEREFORE AGREED by the parties hereto as follows:

1. The PBC agrees to contract with Young Architects to prepare all of the necessary plans and specifications for the Project.

2. The PBC agrees to take bids for all work necessary to complete the Project following the necessary publication advertising the Project for bids.

3. The PBC agrees, upon receipt of an acceptable bid for the Project, to enter into a contract with the successful bidder and to complete the Project in accordance with the plans and specifications and, upon completion of the Project, turn over possession of the 3rd floor to the City and/or County.

4. Attached hereto and made a part hereof is the cost estimate of Young Architects for completion of the Project, including all architectural and engineering fees in the total amount of \$1,613,708.00. In addition, it is estimated that publication fees for construction bids for the Project and legal fees of the PBC will total \$15,000.00 making the total estimated costs for the Project of \$1,628,708.00.

5. Upon the execution of this agreement the City and County each agree to pay to the PBC the sum of \$814,354.00 being 50% of the total projected cost of \$1,628,708.00.

6. Included in the total projected cost of \$1,628,708.00 is \$1,480,708.00 for the Project itself excluding architectural and engineering fees. The City and County each agree that in the event the total construction costs as evidenced by the contract executed by the PBC and the contractor exceeds \$1,480,708.00 they each will, promptly upon the execution of said contract by the PBC, pay to the PBC 50% of the difference between the total of the contract and the \$1,480,708.00 of estimated construction costs.

7. In the event that the total construction costs including change orders, architectural fees, legal fees of the PBC, advertising expenses and any other expenses incurred by the PBC in connection with the Project exceeds the total amount paid to the PBC by the City and County pursuant to the provisions of paragraphs 5 and 6 immediately above, the City and County each agree to pay 50% of such excess amount to the PBC promptly upon being billed for the same by the PBC.

8. In the event that the total cost of the Project including all architectural and engineering fees, change orders, legal fees of the PBC, advertising for bids and all other expenses are less than the total amounts paid to the PBC by the City and County, the PBC agrees to refund to the City and County each, 50% of the unused amount. Such refund shall only occur after all expenses of the Project have been paid and the architect has issued its certificate of completion.

9. This contract contains the entire agreements and understandings between the parties and it may not be amended or modified in any way except by a writing executed by all parties.

IN WITNESS WHEREOF the parties have set their hands by their duly elected representatives on the date set opposite their respective signatures.

COUNTY OF McLEAN

By: _____
Chairman, County Board-Date

ATTEST:

COUNTY CLERK

PUBLIC BUILDING COMMISSION
OF McLEAN COUNTY, ILLINOIS

By: _____
It's Chairman-Date

ATTEST:

It's Secretary

CITY OF BLOOMINGTON

By: _____
It's Mayor-Date

ATTEST:

City Clerk

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Government Center Third Floor Project 2006
Opinion of Probable Cost November 29, 2005

Third Floor Construction - Floor Area - 14,763 sq. ft. @ \$85.00/sq. ft.	\$ 1,254,855
New Drapes, regular and blackout	<u>25,000</u>
	\$ 1,279,855
 Other Items to be Considered in the Building	
Basement South and West Corridors	
New Lighting - 8 Scones @ \$150	\$ 1,200
New Carpet - 33 sq. yds. @ \$24.50	800
 Electrical Vault South End	
Clean and inspect terminals, buss bars and transformer	3,750
 Basement Emergency Lighting	
Rewire lighting throughout basement to provide emergency lighting 19 @ \$200	3,800
 Sidewalk Freight Elevator	
Provide new frame and doors	2,750
Replace electrical service for GFI	200
 Mezzanine	
Center stairwell which was extended to the 3rd and 4th floors.	
Add emergency lighting - 5 @ \$200	1,000
 North Stair from Mezzanine	
Replace 5 light fixtures	1,000
Add emergency lighting - 3 @ \$200	600

2nd Floor

Try to increase perimeter baseboard heating in Mark Huber's office	\$ 4,500
Revise ductwork in South mechanical room to reduce noise in adjacent office (Ken Emmons)	12,500
Investigate low air flow condition in North end	3,500

Fourth Floor

Construct new hall at North end connecting existing hall to North West stair	45,000
Provide sound, data and power outlets in the middle of the County Board Room (By Thompson Electronics - (Estimated)	1,500

Penthouse

Add new air intake motorized louver to provide more fresh air	2,000
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Roof

Replace South West exhaust fan	<u>750</u>
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Total Other Items Considered **\$ 84,850**

Total Third Floor Construction Cost **1,279,855**

Total Construction Cost **\$ 1,364,705**

Design contingency @ 1% 13,650

Construction contingency @ 7.5% 102,353

\$ 1,480,708

Architectural and Engineering flat fee which includes all preliminary design work, all architectural, mechanical, electrical and plumbing construction drawings and specifications, and all construction phase shop drawing reviews, job site observation and contract administration work 133,000

Total **\$ 1,613,708**

**An EMERGENCY APPROPRIATION Ordinance
Amending the McLean County Fiscal Year 2006
Combined Annual Appropriation and Budget Ordinance
General Fund 0001, Facilities Management Department 0041,
Government Center Program 0115**

WHEREAS, the McLean County Board, on November 15, 2005, adopted the Combined Annual Appropriation and Budget Ordinance, which sets forth the revenues and expenditures deemed necessary to meet and defray all legal liabilities and expenditures to be incurred by and against the County of McLean for the 2006 Fiscal Year beginning January 1, 2006 and ending December 31, 2006; and,

WHEREAS, the Combined Annual Appropriation and Budget Ordinance includes the operating budget for the General Fund 0001, the Facilities Management Department 0041, Government Center Program 0115; and,

WHEREAS, the City of Bloomington (the "City) and McLean County (the "County") have both requested that the Public Building Commission of McLean County, Illinois (the "PBC") prepare the necessary plans and specifications for the renovation and remodeling of the third floor of the Government Center (the "Project) and to thereafter advertise for bids and award contracts for the work necessary to complete the project; and,

WHEREAS, pursuant to the Contract for Renovation of the Third Floor of the Government Center that has been approved by the City, the County, and the PBC, the cost of the Project including all architectural, advertising and legal fees as well as construction costs shall be equally divided between the City and the County; and,

WHEREAS, pursuant to the Contract for Renovation of the Third Floor of the Government Center that has been approved by the City, the County, and the PBC, the cost estimate for completion of the Project, including all architectural and engineering fees, advertising, and legal fees, is \$1,628,708.00; and,

WHEREAS, pursuant to the Contract for Renovation of the Third Floor of the Government Center that has been approved by the City, the County, and the PBC, the City and the County each agree to pay to the PBC the sum of \$814,354.00, which is equal to 50% of the total cost estimate for the Project; and,

WHEREAS, pursuant to the Contract for Renovation of the Third Floor of the Government Center that has been approved by the City, the County, and the PBC, the County's share of the amount now due to the PBC is equal to \$407,177.00; and,

WHEREAS, the Property Committee, at its regular meeting on Thursday, January 5, 2006, recommended approval of an Emergency Appropriation Ordinance amending the McLean County Fiscal Year 2006 Combined Annual Appropriation and Budget Ordinance, Facilities Management Department 0041, Government Center Program 0115; now, therefore,

(2)

BE IT ORDAINED by the McLean County Board as follows:

- (1) That the County Treasurer is hereby directed to make an Emergency Appropriation from the unappropriated fund balance of the County's General Fund 0001 in the amount of \$407,177.00 and to amend the Fiscal Year 2006 Combined Annual Appropriation and Budget Ordinance as follows:

	<u>ADOPTED</u>	<u>ADD</u>	<u>AMENDED</u>
County Board Department 0001 0001-0001-0001-0400.0000 Unappropriated Fund Balance:	\$ 0.00	\$407,177.00	\$407,177.00

- (2) That the County Auditor is hereby directed to add to the appropriated budget of the Facilities Management Department 0041, Government Center Program 0115 the following appropriation:

	<u>ADOPTED</u>	<u>ADD</u>	<u>AMENDED</u>
Facilities Management Department 0041 0001-0041-0115-0768.0001 PBC Reimbursement:	\$ 0.00	\$407,177.00	\$407,177.00

- (3) That the County Clerk shall provide a certified copy of this ordinance to the County Administrator, County Auditor, County Treasurer, and the Director of Facilities Management.

ADOPTED by the County Board of McLean County this 17th day of January, 2006.

ATTEST:

APPROVED:

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

Michael F. Sweeney, Chairman
McLean County Board