



Property Committee Agenda
Room 400, Government Center

Thursday, May 5, 2005

3:00 p.m.

1. Roll Call
2. Chairman's Approval of Minutes – April 7, 2005
3. Departmental Matters:
 - A. Don Lee, Director, Nursing Home
 - 1) Items to be Presented for Action:
 - a) Request Approval to Recommend the bid to resurface the Rear Parking Lot of the McLean County Nursing Home goes to McLean County Asphalt Company in the amount of \$57,667 1-2
 - 2) Items to be Presented for Information:
 - a) General Report
 - b) Other
 - B. William Wasson, Director, Parks and Recreation
 - 1) Items to be Presented for Action:
 - a) Request Approval of Agreement for Exclusive Beverage Rights for McLean County Parks to Central States Coca-Cola Bottling Company 3-4
 - 2) Items to be Presented for Information:
 - a) General Report
 - b) Other
 - C. Jack Moody, Director, Facilities Management
 - 1) Items to be Presented for Information:
 - a) Historic Preservation Commission for the City of Bloomington – Heritage Award for Preservation Excellence 5
 - b) Status Report on Old Courthouse Fire Damage and Repairs

- c) Status Report on Design Phase of Remodel Project for Law and Justice Center
- d) Report on Donated Artwork to County
- e) General Report
- f) Other

D. John Zeunik, County Administrator

- 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



NURSING HOME
 (309) 888-5380
 901 N. Main Normal, Illinois 61761

Date: May 5, 2005

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

From: Don Lee, Adm. *DL*
 McLean County Nursing Home

Re: Recommend Bid for the Resurfacing of the
 Rear Parking Lot of the McLean County Nursing Home

On April 16, 2005, the McLean County Nursing Home advertised requesting bids for the re-surfacing of the rear parking lot of the McLean County Home. Funding for this project was included in the 2005 Nursing Home budget.

A mandatory pre-bid conference for interested bidders to tour and discuss the project was held on April 22, 2005. That meeting was attended by representatives of McLean County Asphalt Company and Rowe Construction Company.

Bids were due and opened on May 2, 2005 at 2:00 p.m. at the McLean County Nursing Home. Those in attendance at the bid opening were:

- Tim Warrick - McLean County Asphalt Company
- Ernest Partlow - Rowe Construction Company
- Chad Emmett - McLean County Nursing Home
- Don Lee - McLean County Nursing Home

The following bids were received:

- | | |
|----------------------------|----------|
| McLean County Asphalt | |
| 1. Rear Lot | \$57,667 |
| 2. Alt for Ambulance Drive | \$15,960 |
| Rowe Construction | |
| 1. Rear Lot | \$63,210 |
| 2. Alt for Ambulance Drive | \$20,500 |

Rear Parking Lot of the McLean County Nursing Home

Although the bid exceeds the \$35,200 included in the Nursing Home's 2005 budget, both companies have indicated that delaying the project another year would likely result in increased costs. I believe we can find most, if not all of the needed funding by delaying other, less critical, capital expenditures planned for this year. Any additional funding that might be required could be provided by appropriating additional funds from the Enterprise Fund at the end of the year if needed.

Therefore, I recommend that the Property Committee ask the McLean County Board to accept the low bid submitted by McLean County Asphalt for the resurfacing of the rear lot in the amount of \$57,667.



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: 04/25/2005

RE: Agreement for Exclusive Beverage Rights for McLean County Parks

The McLean County Department of Parks and Recreation recently issued a Request for Proposals (RFP) for an 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 overall financial benefit to the Parks Department and improvements to customer satisfaction as the primary goals of the RFP. Customers had requested expanded offerings from vending and better reliability of vending service.

The Department received two proposals from distributors representing two of the three major national soft drink beverage makers. Both proposals were for a three year term. Proposals were reviewed and rated based upon a 0(worst) to 10(best) scoring system.

#1 Cadbury- #2 Coca-Cola
 Schweppes

Pricing – based upon previous base sales, pricing, rebates & discounts Vendor #1 pricing was 5% less overall than vendor #2 Vendor #1 pricing may increase w/14 days notice Vendor #2 pricing may be increase once annually	9	8
Equipment Provided Both vendors would meet all equipment requirements	10	10
Service Vendor #1 provided 5 day/per week service Vendor #2 provided 7 day per week service	7	10
Marketing Neither vendor offered direct financial support for Parks facilities or activities Vendor #1 would 1)provide giveaway merchandise Vendor #2 would 1)provide giveaway merchandise 2)provide POS advertising at other retail locations 3)provide vending advertising at 2 largest McLean County employers and 3 of top 6 employers 4)provide 1 marketing campaign per month for summer months at vending distribution sites 5)would provide vending advertising space	1	5
Customer Preference Vendor #1 offers #7,9, 11 ranked soft drinks *	4	7

Vendor #2 offers the #1,3, 6, 8 ranked soft drinks* *(2004 % of national market share from <i>Beverage Digest</i>)		
TOTAL SCORE	31	41

At historical sales levels, the 5% initial savings on product pricing by Vendor #1 would provide less than \$500.00. The base pricing of product has less stability than Vendor #2 due to the 14 day price change provision by Vendor #1. Vendor #2 proposes an annual price change clause.

The analysis shows that based upon industry rankings and 7 day per week service, overall customer service and satisfaction should be enhanced by Vendor #2. The Department views customer satisfaction as both a primary Department goal and also a driving force upon increased beverage sales in the future.

The ability of Vendor #2 to provide County Parks' facilities and activities awareness through vending sites at 3 of the top 6 employers in McLean County is viewed by the Department as a significant marketing contribution. The Department believes that this can only be matched by a similar program at outlets of similar size or a direct financial advertising contribution and far outweighs any initial savings in pricing.

With consideration to the factors above, the Department of Parks and Recreation recommends a 3 year agreement with vendor #2, Central States Coca-Cola Bottling Company of Bartonville, IL. This agreement would provide equipment, pricing, rebates, service and marketing programs as outlined above. 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.



April 19, 2005

Mr. Jack Moody
1318 Cadwell Drive

Bloomington, IL 61704

HERITAGE AWARD FOR PRESERVATION EXCELLENCE

Dear Mr. Moody;

It is my pleasure to inform you that the McLean County Museum of History has been selected by the Historic Preservation Commission for the City of Bloomington, Illinois as one of the recipients of its Year 2005 Heritage Awards for achievement in historic preservation. The selection is for the restoration of the copper dome of the old courthouse at 200 North Main Street. The awards will be presented at the beginning of the City Council meeting on Monday, May 9, 2005. The meeting starts at 7:30 p.m. in the City Council Chambers of City Hall. A framed certificate will be presented.

I look forward to seeing you then, and congratulations again on your efforts. Feel free to call me at 434-2341 should you have any questions regarding this matter.

Sincerely,

Kenneth J. Emmons
City Planner

tlp

C.C. Mr. Greg Koos