



**Property Committee Agenda**  
**Room 400, Government Center**  
**Thursday, June 6, 2013**  
**4:45 p.m.**

1. Roll Call
2. Chairman's Approval of Minutes – May 2, 2013  
April 16, 2013 Stand-up
3. Appearance by Members of the Public
4. Departmental Matters:
  - A. Jack Moody, Director, Facilities Management
    - 1) Items to be Presented for Information:
      - a) Report on Flood Damage at the Government Center Building
      - b) General Report
      - c) Other
4. Other Business and Communications
5. Recommend Payment of Bills and Transfers, if any, to County Board
6. Adjournment

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## Facilities Management

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To: The Honorable Chairman and Members of the Property Committee  
Mr. Bill Wasson, County Administrator

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

Date: May 30, 2013

Subj: **Flood Damage at Government Center**

We estimate between 1:00 a.m. and 2:00 a.m. on Thursday, May 23, 2013, a section of domestic hot water pipe, 3" in diameter, located above the ceiling in the Recorder's Office located on the Mezzanine Level of Government Center, 115 E. Washington Street, Bloomington, Illinois, developed a break caused by pipe failure and flooded the Recorder's Office, City of Bloomington Parks & Recreation on the first floor, and the Community Room located in the basement. The water break and flood was discovered at 6:45 a.m. that morning. This building, housing County and City offices, is not staffed after hours and was vacant at the time of the water pipe break and resulting flood.

County Facilities Management staff secured the line and halted the water pouring from the pipe, procured water extraction equipment, and secured all areas. County and City officials were immediately notified. Once all officials were activated and the areas were secure, County staff began the repair and restoration efforts to mitigate and assess damages. The damaged pipe was replaced that same day. All County and City offices were allowed to continue to work in all areas despite the disruption because water was removed so quickly.

Located directly under the pipe break in the County Recorder's office were 118 County plat books, some dating back to the late 1800's. These books were removed and placed in a freezer located in the County Coroner's Office. This came from the recommendation of the documents restoration firm we are using located in Chicago. The frozen books left the Law and Justice Center on Thursday, May 30, 2013 for delivery to Midwest Freeze Dry, Ltd, located in Skokie, Illinois. These frozen books will be freeze dried and then assessed as to the ability to restore these historic documents.

Physical damages that occurred, beyond wet carpeting on the north end of the Mezzanine, the first floor, and the basement, are some walls that will need to be repainted, some ceiling work that will need to be done, and wood paneling that will need to be refinished.

Because we employed the services of a firm specializing in completely removing all remaining water from floors, ceilings, and walls, the repairs are cosmetic and not structurally related. Specialized water removal equipment was set up for four days (over the Memorial Day weekend), and this equipment removed all remaining moisture. Reports from the firm will document the percentage of moisture that remains, which is purely ambient normal building moisture content.

On May 30, 2013, an environmental engineering firm took and recorded samples of air quality in all affected areas. That scientific report being produced will arrive in seven to ten business days from this writing.

Contractors have been employed and work is being lined up to do all needed building repairs. We expect that work to take 30-45 days.

Insurance and claims adjusters have already visited the site and made their assessments. These firms made recommendations to County staff which we are following to the letter.

All County and City officials have been in full contact with County staff assigned to complete repairs.

We estimate total damages to exceed \$25,000.00, but we do not have a final number at this time. This is mostly because all costs have not been developed at the time of this writing and we do not know a final cost of the plat books restoration. The County Recorder's Office staff informed us that all of these books have been microfilmed.

I will be happy to answer any questions you may have at the June Property Committee.

Thank you.