



Property Committee Agenda
Room 400, Government Center
May 7, 2015
4:45 p.m.

1. Roll Call
2. Chairman's Approval of Minutes – April 9, 2015
3. Appearance by Members of the Public
4. Departmental Matters:
 - A. Mr. Jack Moody, Director, Facilities Management
 - 1) Items to be Presented for Action
 - a) Request Approval of a Contract for a Peer Review for the Adult Detention Facility Needs Assessment and Pre-Architectural Design 1-3
 - b) Request Approval for an Emergency Appropriation Ordinance Amending the McLean County Fiscal Year 2015 budget Ordinance, Fund 0001, General Fund, County Board 0001, and Fund 0360 Fairview Building, Facilities Management Department 0041 4
 - c) Request Approval of a Resolution of the McLean County Board to Include the Cost of the Design and Construction Phase Services of the Fairview Campus Medical Building in Any Future Capital Markets Financing for New Construction and/or Renovation Of Existing Space. 5
 - 2) Items to be Presented for Information
 - a) General Report
 - b) Other
 - B. Bill Wasson, County Administrator
 - 1) Items to be Presented for Information:
 - a) General Report
 - b) Other

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



OFFICE OF THE ADMINISTRATOR

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115 E. Washington St., Room 401 P.O. Box 2400 Bloomington, IL 61702-2400

TO: The Honorable Chairman and Members of the Property Committee

FROM: Bill Wasson, County Administrator
Jack Moody, Director, Facilities Management

DATE: May 1, 2015

RE: Peer Review for the Adult Detention Facility Pre-Architectural

Pursuant to the direction received from the County Board Chairman and Property Committee, the County Administrator, in cooperation with the Sheriff's Office and the Director of Facilities Management, solicited a proposal from one of the previously qualified firms for the Adult Corrections Facility Needs Assessment and Pre-Architectural Review to complete a Peer Review of the McLean County Adult Detention Facility Pre-architectural cost estimates.

The project is intended to review the budget numbers included in the Needs Assessment study. It is not intended to evaluate the design options presented.

- Available project scope information is limited to the information included in the Needs Assessment report. While the Needs Assessment does not include any kind of narrative identifying building type or cost assumptions, the Peer review should be developed using the same structural, mechanical and finished utilized in the 1991 direct supervision pods addition to the Adult Correction Facility. As such, all cost assumptions, beyond general square footages of new vs renovated space are dependent upon these previous design criteria in order to provide an understandable basis for the presented costs.

- Remodeling scope includes, but is not limited to:
 - Mechanical and electrical service upgrades.
 - Conversion of the existing linear jail to serve as a support service core and include dietary and laundry services.
- It is understood that the staffing and space requirements included in the Needs Assessment are accurate.

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PROPOSED SCOPE OF SERVICES

The proposed Scope of Services for this project is as follows:

1. Review the Needs Assessment study to develop an inventory of spaces by square foot. Space inventory will be used to develop a more specific Opinion of Probable Cost.
2. Review the Need Assessment to develop a general understanding of the site implications and requirements.
3. Develop an Opinion of Probable Cost for Scheme A, understood to be the preferred option.
 - a. Costs will be based on the space inventory and typical construction costs, by Space type, as understood to be applicable to criminal justice facility projects. This will result in total values comparable to the costs presented in the Needs Assessment study.
 - b. Renovation and repair costs will be based upon the scopes identified by conference call with County Facilities staff and will be based on minor, medium and major levels of construction renovation required.
 - c. Peer Review will identify an anticipated design and construction durations in order to include appropriate modifiers in the Opinion of Probable Cost.
 - d. Costs will include factors for winter construction conditions.
 - e. Costs will project out to an assumed summer 2016 start of construction and will assume a conventional "design-bid-build" delivery approach.
4. In development of the space inventory, we will flag apparent omissions from a typical project of similar scope and scale.
5. Submit draft of Peer Review report for preliminary review by County staff.
6. Development of Opinion of Probable Cost.

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For your information, the last County Facility Space Study was for the Law & Justice and was completed in 2000, resulting in the subsequent joint purchase of the Government Center and redistribution of office space within the Law & Justice Center. In 1986 a Space Study was completed by the architectural firm of Hilfinger, Asbury, and Abels. As a result of this Space Study, the McLean County approved the additions to the Law and Justice Center. In 1990-1991, McLean County constructed a 108 bed direct supervision Adult Detention Facility and added three floors of administrative and court related office space to the Law and Justice Center (294,200 total square feet). The unfinished shell space, which was included in the 1991 addition for future administrative office space expansion, has been finished.

The County Administrator, the Director of Facilities Management, and the Assistant County Administrator reviewed the firm's proposal based on the Scope of Services, the deliverables to be received, and the relevant experience of the firm in completing this type of Peer review to the Comprehensive Space Study. After evaluating the Proposal and the Scope of Services based solely on merit, the review team agreed that narrowing the scope of the project, to eliminate development of independent assumptions of construction methods and materials, would significantly reduce the amount of time necessary to complete the Peer Review and also avoid the possibility of multiple and inconsistent assumptions on which estimates are based. Dewberry and Associates, author of the Needs Assessment and Pre-Architectural Design, is assisting the County Team with developing a standard set of assumptions, along with use of the 1991 addition to provide for the Peer Review.

On this basis of the revised scope of work, the solicited firm is currently engaged in development of a revised proposal to provide to the County and the Property Committee to concur and recommend to the County Board. It is the goal of the county Administrator's Office to bring that proposal to the May 9, 2015 meeting for consideration.

Should you have any questions about this recommendation, please call either myself, Hannah Eisner, or Jack Moody.

Thank you.

An **EMERGENCY APPROPRIATION** Ordinance
 Amending the McLean County Fiscal Year 2015
 Combined Annual Appropriation and Budget Ordinance
 Fund 0001 General Fund County Board 0001 and Fund 360 Fairview Building
 Facilities Management Department 0041

WHEREAS, the McLean County Board, on November 18, 2014, 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 2013 Fiscal Year beginning January 1, 2015 and ending December 31, 2015; and,

WHEREAS, the Combined Annual Appropriation and Budget Ordinance includes the operating budget for the Facilities Management Department 0041; including Fund 360 Fairview Building.

WHEREAS, on March 17, 2015 the County Board approved entering into an agreement with the Farnsworth Group for Medical Office building Design and Construction Phase Services ; and,

WHEREAS, the Property Committee, on Tuesday, May 9, 2015, approved and recommended to the County Board this Emergency Appropriation to amend the Combined Annual Appropriation and Budget Ordinance for Fiscal Year 2015; now, therefore,

BE IT ORDAINED by the McLean County Board as follows:

1. That the County Auditor is directed to add (subtract) to the appropriated budget/line items of the Facilities Management Department, Fairview Fund 0360, Facilities Management Department 0041, Fairview Program 0051, the following appropriation:

	<u>ADOPTED</u> <u>BUDGET</u>	<u>(SUBTRACT)</u> <u>ADD</u>	<u>AMENDED</u> <u>BUDGET</u>
00001-0001-001-0400.0000 Unencumbered Fund Balance	\$630,0000.00	\$(484,221.00)	\$1,114,221.00
0360-0041-0051-0808-0001 Building Construction	\$0.00	\$ 484,221.00	\$ 484,221.00

2. That the County Clerk shall provide a copy of this ordinance to the County Auditor, County Treasurer, Director of Facilities Management, and County Administrator.

ADOPTED by the County Board of McLean County this 21st day of April, 2015.

ATTEST:

APPROVED:

 Kathy Michael, Clerk of the
 County Board of McLean County, Illinois

 Matt Sorensen, Chairman
 McLean County Board

RESOLUTION OF THE McLEAN COUNTY BOARD
TO INCLUDE THE COST OF THE DESIGN AND CONSTRUCTION PHASE SERVICES OF THE
FAIRVIEW CAMPUS MEDICAL BUILDING
IN ANY FUTURE CAPITAL MARKETS FINANCING
FOR NEW CONSTRUCTION AND/OR RENOVATION OF EXISTING SPACE

WHEREAS, the McLean County Board, at its regular meeting on Tuesday, March 17, 2015, approved a contract agreement with Farnsworth Group, Inc., for design and constructions phase services for a Medical office building on Mclean County Fairview Campus; and,

WHEREAS, federal law and regulations permit McLean County to include the cost of the design and constructions phase services of the McLean County Medical Office Building at the McLean County Fairview Campus in any future capital markets financing for new construction and/or renovation of existing space; and,

WHEREAS, federal law and regulations require that the McLean County Board state their intent to include the cost for design and constructions phase services for a Medical office building on McLean County Fairview Campus in any future capital markets financing prior to the issuance and sale of any bonds for new construction and/or renovation of existing space; and,

WHEREAS, the McLean County Board desires to include the full cost for design and constructions phase services for a Medical office building on McLean County Fairview Campus in any future capital markets financing for new construction and/or renovation of existing space; now, therefore,

BE IT RESOLVED by the McLean County Board as follows:

- (1) The McLean County Board hereby states its intent to include the full cost of the for design and constructions phase services for a Medical office building on McLean County Fairview Campus in any future capital markets financing for new construction and/or renovation of existing space.
- (2) The McLean County Board hereby directs the County Clerk to provide a certified copy of this Resolution to the County Administrator, the Chairman of the Public Building Commission of McLean County, and the Legal Counsel to the Public Building Commission of McLean County.

ADOPTED by the McLean County Board this 21th day of May, 2015.

ATTEST:

APPROVED:

Kathy Michael, Clerk of the County Board
Of McLean County, McLean County, Illinois

Matt Sorensen, Chairman
McLean County Board