



Property Committee
Agenda

Room 400, Government Center
Thursday, December 1, 2016
4:45 p.m.

1. Roll Call
2. Chairman's Approval of Minutes – November 3, 2016 regular meeting
3. Appearance by Members of the Public
4. Departmental Matters:
 - A. Mr. Jack Moody, Director, Facilities
 - 1) Items to be presented for action:
 - a) Approval of Law & Justice Expansion Design Development Package 2-3
 - 2) Items to be presented for information:
 - a) Law & Justice Expansion - Interior Design Review
 - b) General Report
 - c) Other
 - B. Mr. Bill Wasson, County Administrator
 - 1) Items to be presented for Information:
 - a) Report on Recent Employment Activities 4
 - b) General Report
 - c) Other
5. Other Business and Communications
6. Recommend Payment of Bills and Transfers, if any, to County Board
7. Adjournment



Memorandum

To: Chairman and Members, McLean County Property Committee
From: John Bishop
Date: November 28, 2016
Subject: McLean County Law and Justice Center Expansion - DD Budget Update

The second update to the project budget has been completed to reflect the Scope of Work identified Design Development Package. Based on the current numbers, the opinion of probable cost reflects that the scope of work is at or below the project budget.

The project budget has been broken down into three sections:

- New Building – work incorporated into or specifically related to the new building, including all site work.
- Renovation – work incorporated into the existing building
- Connecting Bridge – work specifically pertaining to the connecting bridge and its supports.

Based on estimated construction costs, exclusive of contingencies and fees, the project is budgeted to come in as follows:

New Building: ~\$410/SF inclusive of site utility relocation and main physical plant equipment that backfeeds the existing building (mechanical and plumbing systems). A survey of recent HOK projects includes the following:

- Circleville Juvenile Correctional Facility - \$416/SF (2016)
- King County, Washington - \$376/SF (2016)
- Wayne County Michigan - \$375/SF (2016)
- Marion County, Indiana - \$370/SF (2016)

Renovation - \$198/SF exclusive of equipment located within the new building which services the existing building (mechanical and plumbing systems). No comparable projects are available that match in size and scope of the McLean County Law and Justice Center project.

Connecting Link - \$720/SF inclusive of structural supports, enclosure and backfeed work between the existing and new buildings.

Total Project Construction Cost/Square Foot - \$380/SF prior to contingencies, fees, escalation and allowances.

In addition to these anticipated construction costs per square foot, the project is also carrying the following additional project costs:

Design Contingency – a diminishing budget for elements of the project scope that have not yet been fully detailed.

Construction Contingency – a budget to be maintain through construction for undiscovered conditions or other unanticipated costs.

CM Fees – General Contractor markup on the overall project.

Escalation Factor – reflects surcharge for materials cost increases based on the anticipated project duration.

Design and Engineering Fees – Currently negotiated fees for the project.

Permits, fees and special inspections – Budget allowance to be carried for permitting and construction.

Reimbursable – Currently negotiated reimbursable allowances for the project.

Fee to Bloomington in lieu of storm water detention. Due to site constraints preventing the project from including onsite storm water detention, this fee is required to be paid.

F.F. & E. – Budget allowance for furnishing and equipping new facility – phones, computers, projectors, display screens and furniture for new and renovated spaces. Note that dayroom and detention furniture is included in the New Building Construction budget.

Collectively, we anticipate, based upon the current documents that the total project cost to fall below the established \$45M project budget.



OFFICE OF THE ADMINISTRATOR

(309) 888-5110 FAX: (309) 888-5111

115 E Washington St, Room 401, Bloomington, IL 61701

November 22, 2016

To: Honorable Members of the Executive Committee, Finance Committee, Land Use and Development Committee, Property Committee, Transportation Committee, Justice Committee, and Health Committee

From: Bill Wasson, County Administrator

Re: Positions filled from October 26 –November 22, 2016

Department	Oversight Committee	Position	Number of Hires
Circuit Clerk	Justice	Office Support Specialist I	1
Court Services	Justice	Probation Officer I	1
County Treasurer	Finance	Accounting Specialist II	1
Highway	Transportation	Truck Driver/Laborer	1
Health Department	Health	Communicable Disease Investigator	2
Health Department	Health	Health Promotion Program Manager	1
Nursing Home	Health	Registered Nurse	1
Nursing Home	Health	Certified Nursing Assistant	2