



CITY COUNCIL MEETING AGENDA

CITY COUNCIL CHAMBERS

109 E. OLIVE STREET, BLOOMINGTON, IL 61701

MONDAY, NOVEMBER 23, 2015 7:00 P.M.

- 1. Call to order**
- 2. Pledge of Allegiance to the Flag**
- 3. Remain Standing for a Moment of Silent Prayer**
- 4. Roll Call**
- 5. Public Comment**
- 6. Recognition/Appointments**
 - A. Recognition of Les Siron, Deputy Fire Chief on his retirement with 26 years with the Bloomington Fire Department.
 - B. Recognition of Georgia Bouda, Director of Library Services on her retirement with nine (9) years with the Bloomington Library District
 - C. Recognition of Eric West on his promotion to Deputy Chief of Operations position with the Bloomington Fire Department
 - D. Recognition of Michael Hartwig on his promotion to Battalion Chief with the Bloomington Fire Department.
 - E. Recognition of Mark Visinitine on his promotion to Captain with the Bloomington Fire Department

NOTE: Action may be taken by the City Council on the agenda's action items (those items listed on the Consent Agenda and Regular Agenda) beyond the motions listed and/or staff recommendations. Ordinances and resolutions listed on the agenda may further be amended and/or revised prior to adoption by the City Council. No action will be taken if the agenda item is listed as only informational.

- F. Recognition of Adam Ladendorf on his promotion to Engineer with the Bloomington Fire Department

7. “Consent Agenda”

(All items under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member, City Manager or Corporation Counsel so requests, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda, which is Item #8.

The City’s Boards and Commissions hold Public Hearings prior to some Council items appearing on the Council’s Meeting Agenda. Persons who wish to address the Council should provide new information which is pertinent to the issue before them.)

- A. Consideration of approving the Council Minutes of the November 23, 2015 Regular City Council Meeting, and the September 10, 2012 Work Session Meeting Minutes. *(Recommend that the reading of the minutes of the previous Council Proceedings of October 12, 2015, be dispensed with and the minutes approved as printed.)*
- B. Consideration of approving Bills, Payroll and Electronic Transfers. *(Recommend that the bills, payroll and electronic transfers be allowed and orders drawn on the Treasurer for the various amounts as funds are available.)*
- C. Consideration of approving a scheduled for Council Meeting and Council related Boards & Commission Meeting dates for the 2016 Calendar Year. *(Recommend that Council approve the 2016 Calendar of Meeting dates for the City Council and Council related Boards and Commissions.)*
- D. Consideration of approving a Resolution authorizing a Change Order in the amount of \$70,000.00 in the contract between the City of Bloomington and Maurer Stutz., FY 2014 HoJo Pump Station Gravity Sewer Feasibility Study Contract, for the purpose of funding the expansion of scope to include the design of a new gravity sewer to Wittenberg Woods which will eliminate an additional lift station. *(Recommend that the Resolution authorizing a change order in the amount of \$70,000 in the contract between the City of Bloomington and Maurer-Stutz FY 2014 HoJo Pump Station Gravity Sewer Feasibility Study be approved and authorize the Mayor and City Clerk to sign the necessary documents.)*
- E. Consideration of Review and Analysis of Proposals and Approval of the FY 2016 CCTV Sewer Inspection Contract, City Bid No. 2016-28 in the amount of \$150,000.00. *(Recommend that the prices from G.A. Rich & Sons, Inc. for the base bid and additive alternates be accepted, the submission technicality be waived, the contract be awarded in the amount of \$150,000.00 contingent upon receipt of satisfactory reference and software documentation per the*

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specifications within 5 business days, and the Manager and City Clerk be authorized to execute the necessary documents.)

- F. Consideration of review and approval of funding a stream stabilization and fish habitat installation of a segment of T2, a tributary stream to Evergreen Lake at Comlara Park, through the City's Intergovernmental Agreement with McLean County, The Town of Normal and the McLean County Soil and Water Conservation District. *(Recommends that the expenditure of \$51,201 be approved for stabilizing the lower 3,500 feet of Evergreen Lake tributary T2 through the Watershed Conservation intergovernmental agreement and the Procurement Manager be authorized to issue a purchase order.)*
- G. Consideration of approving administrative services contract with Healthcare Service Corporation/Blue Cross Blue Shield of Illinois and the Catamaran/Optum and the 2016 premium rates for Health Alliance. *(Recommend that the administrative services contract with Healthcare Service Corporation/Blue Cross Blue Shield of Illinois and the Catamaran/Optum be approve, the 2016 premium rates for Health Alliance be accepted and the Mayor and the City Clerk execute the necessary documents.)*
- H. Consideration of approving the FY2015 Comprehensive Financial Annual Reports as audited. *(Recommend Council accept and approve the Comprehensive Annual Financial as presented.)*
- I. Consideration of approving a Sewer Extension Agreement with Nord Enterprises for Lot 1 and 2 of the Cunningham Subdivision. *(Recommend that the agreement with Nord Enterprises for a Sewer Main Extension be approved and the Mayor and City Clerk be authorized to execute the necessary documents.)*
- J. Consideration of an ordinance authorizing the establishment of Tax Increment Financing "Interested Parties" registries and adopting registration rules for such registries. *(Recommend that the ordinance authorizing the establishment of a Tax Increment Financing "Interested Parties" registries and adopting registration rules for such registries be approved and authorize the Mayor and City Clerk to execute the necessary documents.)*
- K. Consideration of approving an Ordinance approving a Petition from Reshma Shah and Property Investments LLC., for an Expedited Final Plat for the Nature's Trail Subdivision, located west of Morris Avenue and south of Butchers Lane. *(Recommend that the Ordinance be approved for the Expedited Final Plat subject to the Petitioner paying the required tap-on fees prior to recording of the final plat.)*
- L. Consideration of approving an Ordinance for a Petition from Cedar Ridge of Bloomington, LLC requesting approval of a Final Plat for the Second Addition to Cedar Ridge Subdivision, located east of Main Street and South of Woodrig Road. *(Recommend that the Final Plat be approved*

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and the Ordinance passed subject to the Petitioner providing the necessary surety and paying the required tap-on fees prior to recording of the final plat.)

8. “Regular Agenda”

- A. Consideration of approving a Resolution adopting the City of Bloomington Facilities Master Plan. *(Recommend that the Resolution approving the City of Bloomington Facilities Master Plan be adopted.) (Russel Waller, Facilities Manager, Presentation 10 minutes, Council discussion 15 minutes)*
- B. Consideration of adoption of an ordinance for Case SP-02-15 Petition requesting approval of a Special Use Permit for Multiple-Family Dwellings for the property located at 1021, 1025, 1031, 1037 and 1041 Ekstam Drive. *(Recommend that Council adopt an ordinance for Case SP-02-15 for the Special Use Permit for Multiple-Family Dwellings, for the property located at 1021, 1025, 1031, 1037 and 1041 Ekstam Drive.) (Tom Dabareiner, Director of Community Development, Presentation 10 minutes, Council discussion 10 minutes)*

9. City Manager’s Discussion

10. Mayor’s Discussion

11. City Aldermen’s Discussion

12. Executive Session – *Cite Section*

13. Adjournment

14. Notes

NOTE: Action may be taken by the City Council on the agenda’s action items (those items listed on the Consent Agenda and Regular Agenda) beyond the motions listed and/or staff recommendations. Ordinances and resolutions listed on the agenda may further be amended and/or revised prior to adoption by the City Council. No action will be taken if the agenda item is listed as only informational.



6. Recognition/Appointments

- A. Recognition of Les Siron, Deputy Fire Chief on his retirement with 26 years with the Bloomington Fire Department.
- B. Recognition of Georgia Bouda, Director of Library Services on her retirement with nine (9) years with the Bloomington Library District
- C. Recognition of Eric West on his promotion to Deputy Chief of Operations position with the Bloomington Fire Department
- D. Recognition of Michael Hartwig on his promotion to Battalion Chief with the Bloomington Fire Department.
- E. Recognition of Mark Visinitine on his promotion to Captain with the Bloomington Fire Department
- F. Recognition of Adam Ladendorf on his promotion to Engineer with the Bloomington Fire Department



CONSENT AGENDA ITEM: 7A

FOR COUNCIL: November 23, 2015

SUBJECT: Consideration of approving the Council Minutes of the November 09, 2015 Regular City Council Meeting, and the September 10, 2012 Work Session Meeting Minutes.

RECOMMENDATION/MOTION: That the reading of the minutes of the previous Council Proceedings of November 9, 2015 Regular City Council Meeting, and September 10, 2012 Work Session Meeting Minutes, be dispensed with and the minutes approved as printed.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1d. City services delivered in the most cost-effective, efficient manner.

BACKGROUND: The Council Minutes of November 9, 2015 Regular City Council Meeting, September 10, 2012 Work Session Meeting Minutes, have been reviewed and certified as correct and complete by the City Clerk.

In compliance with the Open Meetings Act, Council Proceedings must be approved within thirty (30) days after the meeting or at the Council's second subsequent regular meeting whichever is later.

In accordance with the Open Meetings Act, Council Proceedings are made available for public inspection and posted to the City's web site within ten (10) days after Council approval.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable.

FINANCIAL IMPACT: Not applicable.

Respectfully submitted for Council consideration.

Prepared by: Cherry L. Lawson, C.M.C., City Clerk

Recommended by:

A handwritten signature in black ink, appearing to read "David A. Hales".

David A. Hales, City Manager

Attachments:

- November 9, 2015 Regular City Council Meeting
- September 10, 2012 Work Session Meeting Minutes

Motion: That the reading of the minutes of the previous Council Minutes of the November 9, 2015 Regular City Council Meeting, September 10, 2012 Work Session Meeting Minutes, be dispensed with and the minutes approved as printed.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Mwilambwe			
Alderman Buragas				Alderman Painter			
Alderman Fruin				Alderman Sage			
Alderman Hauman				Alderman Schmidt			
Alderman Lower							
				Mayor Renner			

**REGULAR CITY COUNCIL MEETING SESSION
PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL
OF BLOOMINGTON, ILLINOIS
MONDAY, NOVEMBER 9, 2015; 7:00 P.M.**

1. Call to order

The Council convened in Regular Session in the Council Chambers, City Hall Building, 109 E. Olive Street; Bloomington, IL at 7:00 p.m., Monday, November 9, 2015. The meeting was called to order by Mayor Renner.

2. Pledge of Allegiance to the Flag

The meeting was opened by Pledging Allegiance to the flag followed by a moment of silent prayer.

3. Remain Standing for a Moment of Silent Prayer

Mayor Renner requested those present to remain standing for a moment of silent prayer.

4. Roll Call

Mayor Renner directed the City Clerk to call the roll and the following members of Council answered present:

Aldermen: Kevin Lower, Diana Hauman, Amelia Buragas, Joni Painter, Mboka Mwilambwe, Jim Fruin, Karen Schmidt and Mayor Tari Renner.

Aldermen Absent: David Sage and Scott Black.

Staff Present: Steve Rasmussen, Assistant City Manager, Jeffrey Jurgens, Corporate Counsel, Renee Gooderham, Chief Deputy Clerk and other City staff were also present.

Staff Absent: Cherry L. Lawson, City Clerk.

5. Public Comment

Mayor Renner opened the meeting to receive Public Comment. He added that there would not be a response from the City under the Public Comment portion of the meeting.

Mayor Renner noted that twelve (12) Public Comment Cards were received.

The following individuals provided comments during Public Comment:

Martha Smith
Rob Fazzini

Judy Stearns
Alton Franklin
Rob Gorham
Jillian Gorham
Bill Zimmerman
Bob Lenz
Lynn Splittstoesser
Beth Whisman
Sue Feldkamp
Susan Farming

6. Recognition/Appointments

Item 6A. Recognition of Tina Sipula for Outstanding Community Service.

Item 6B. Oath of Office, Benjamin Brown, Firefighter.

Item 6C. Appointment of Holly Ambuehl to the John M. Scott Health Care Commission.

Item 6D. Central Illinois Regional Broadband Network (CIRBN), Update, Trustee Robert Fazzini and Executive Director Mark DeKeersgieter.

Mr. DeKeersgieter, Executive Director of Central Illinois Regional Broadband Network (CIRBN) addressed the Council. He noted that the City was a board member of Central Illinois Regional Broadband Network (CIRBN). Other community members included the Town of Normal, Illinois State University, and Heartland Community College and City of Pontiac joining as a rural partner.

He noted that over the past year, the City had retrieved a federal grant in the amount of \$50 million dollars, which included state and local matching funds. The grant connects rural school districts to the broadband network. He noted that Flanagan, Minonk, Wenona, and Toluca communities were assisted. Other project areas included Pontiac and Mahomet-Seymour.

7. Consent Agenda

Mayor Renner asked whether Council wished to have any items pulled from the Consent Agenda for further discussion. No items were pulled.

Mayor Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Aldermen Lower, Hauman, Buragas, Painter, Mwilambwe, Fruin and Schmidt.

Nays: None.

Motion carried.

The following items were presented:

Item 7A. Consideration of approving the Council Meeting Minutes of October 26, 2015. *(Recommend that the reading of the minutes of the previous Council Minutes of October 26, 2015, be dispensed with and the minutes approved as printed).*

The following items were presented:

Item 7B. Consideration of approving Bills, Payroll and Electronic Transfers. *(Recommend that the bills payroll, and electronic transfers be allowed and orders drawn on the Treasurer for the various amounts as funds are available.)*

The following items were presented:

Item 7C. Consideration of approving an Appointment to the John M. Scott Health Care Commission (JMSHCC). *(Recommend that Holly Ambuehl be appointed to the John M. Scott Health Care Commission (JMSHCC)).*

The following items were presented:

Item 7D. Consideration of a Resolution Waiving the Formal Bidding Process and Authorizing Repairs to the Police Department Administration Office Windows at a price not to exceed \$30,000.00. *(Recommend that the Resolution Waiving the Formal Bidding Process for repairs to the Police Department Administration Office Windows be approved and the City Manager and City Clerk be authorized to execute the necessary documents.)*

Resolution No. 2015-44
A Resolution Waiving the Formal Bidding Process and
Authorizing Repairs to the Police Department Administration
Office Windows at a Price Not to Exceed \$30,000.00

The following items were presented:

Item 7E. Consideration and approval to authorize a Purchase Order with Lewis, Yockey & Brown, Inc. for design of water main replacement on Emerson Street from Foley Avenue to the east approximately 1000 feet. *(Recommend that a Purchase Order be executed in the amount of \$31,819.50 to Lewis, Yockey & Brown, Inc. for the design of a water main replacement on Emerson Street, and authorize the City Manager and City Clerk to execute the necessary documents.)*

The following items were presented:

Item 7F. Consideration and approval of a resolution authorizing a change order to George Gildner Inc. for the water main replacement on Parkview Phase 3 Purchase Order

No. 20140389 in the amount of \$41,760.98. *(Recommend that a resolution authorizing a change order in the amount of \$41,760.98 to George Gildner Inc. for the relocation of the Parkview Phase 3 water main replacement project, and the City Manager and City Clerk be authorized to execute the necessary documents.)*

Resolution No. 2015-45
A Resolution Authorizing a Change Order
In the Amount of \$41,760.98 in the Contract Between The
City of Bloomington and George Gildner Inc. for the Water
Replacement in the Parkview Division

The following items were presented:

Item 7G. Consideration of approving waiving the Formal Bid Process, as a Limited Source, and approve a Contract for an Urgent Upgrade of the Supervisory Control and Data Acquisition (SCADA) System Controls. *(Recommend that Council approve waiving the formal bid Process, as a Limited Source, for an upgrade of the SCADA system controlling the Division Pump Station, Enterprise Pump Station, Lake Evergreen Pump Station, and the new Water Treatment Plant filters. Services to be performed by Starnet Technologies, Inc., at the quoted price of \$139,357.80 and the City Manager and City Clerk be authorized to execute the necessary documents.)*

The following items were presented:

Item 7H. Consideration of approving a renewal agreement with CDWG, Inc. for Microsoft Software Enterprise providing maintenance and support for the City's Microsoft license. *(Recommend that the renewal agreement be approved and the payment to CDWG, Inc. for the 2015 Microsoft Enterprise Agreement (EA) software maintenance and support covering the City's Microsoft licensing, in the amount of \$147,576.83, be approved and the Mayor and City Clerk be authorized to execute the necessary documents.)*

The following items were presented:

Item 7I. Consideration of an Ordinance to vacate City Right of Way northwest of the Intersection of Fox Creek Road and Veterans Parkway as described in attachments. *(Recommend that the ordinance be approved and the Right of Way vacated.)*

The following items were presented:

Ordinance 2015-69
An Ordinance Providing for the Vacation of a Portion of Public
Right of Way of the Former Fox Creek Road Alignment
Northwest of Veterans Parkway

Item 7J. Consideration of an Ordinance conveying property described in Exhibit A to the Mid-Central Illinois Regional Council of Carpenters, by Quit Claim Deed, from the

City of Bloomington to the Mid-Central Illinois Regional Council of Carpenters/Carpenter's Local 63. *(Recommend that the Ordinance be approved and a Quit Claim Deed be executed by the Mayor conveying the property.)*

Ordinance 2015-70
An Ordinance Approving the Conveyance of Property to
The Mid-Central Illinois Regional Council of Carpenters

The following items were presented:

Item 7K. Consideration of approving an Ordinance Suspending Portions of Section 701 of Chapter 31 and Section 26(d) of Chapter 6 of the City Code for a Wedding Reception at Miller Park Pavilion on January 30, 2016. *(Recommend that the Ordinance Suspending Portions of Section 701 of Chapter 31 and Section 26(d) of Chapter 6 of the City Code for a Wedding Reception at Miller Park Pavilion on January 30, 2016 be approved, and that the Mayor and City Clerk be authorized to execute the necessary documents.)*

Ordinance No. 2015-71
An Ordinance Suspending Portions of Section 701 of Chapter 31 and
Section 26(d) of Chapter 6 of the City Code for a Wedding
Reception at Miller Park Pavilion on January 30, 2016

The following items were presented:

Item 7L. Consideration of approving an Ordinance Suspending Portions of Section 701 of Chapter 31 and Section 26(d) of Chapter 6 of the City Code for a Wedding Reception at Miller Park Pavilion on November 21, 2015. **That the Ordinance Suspending Portions of Section 701 of Chapter 31 and Section 26(d) of Chapter 6 of the City Code for a Wedding Reception at Miller Park Pavilion on November 21, 2015 be approved, and that the Mayor and City Clerk be authorized to execute the necessary documents.**

Ordinance No. 2015-72
An Ordinance Suspending Portions of Section 701 of Chapter 31 and
Section 26(d) of Chapter 6 of the City Code for a Wedding
Reception at Miller Park Pavilion on January 16, 2016

The following items were presented:

Item 7M. Consideration of approving an Ordinance Suspending Portions of Section 701 of Chapter 31 and Section 26(d) of Chapter 6 of the City Code for a Wedding Reception at Miller Park Pavilion on January 16, 2016. *(Recommend that the Ordinance Suspending Portions of Section 701 of Chapter 31 and Section 26(d) of Chapter 6 of the City Code for a Wedding Reception at Miller Park Pavilion on January 16, 2016 be approved, and that the Mayor and City Clerk be authorized to execute the necessary documents.)*

Ordinance No. 2015-73
An Ordinance Suspending Portions of Section 701 of Chapter 31 and
Section 26(d) of Chapter 6 of the City Code for a Wedding
Reception at Miller Park Pavilion on January 16, 2016

The following items were presented:

Item 7N. Consideration of approving a Lake Bloomington Lease Transfer Petition for Lot 2, Block 2 of Camp Iroquois, from Herbert and Janet Wiser to Janet Wiser. *(Recommend that the Lake Lease Transfer be approved and the Mayor and City Clerk be authorized to execute the necessary documents.)*

The following items were presented:

8. Regular Agenda

Item 8A. Presentation of the FY2015 Comprehensive Financial Annual Report as Audited. *(Recommend that Council accept the Comprehensive Annual Financial Report as presented.)* (Chad Lucas, Sikich, LLP Presentation 10 minutes, Council Discussion 15 minutes)

Dave Hales, City Manager introduced Chad Lucas of Sikich, LLP. Mr. Lucas provided Council with an overview of the Comprehensive Annual Financial Report included statistics, trend history, and annual comparisons. He noted that the report was above and beyond the basic standard requirements. The report included an unmodified audit opinion and a management discussion comparison with explanation as to why things changed.

The financial statements included both governmental and business-type activities. Business type activity examples included water department, sewer department and Coliseum funds. The statements also included accounting policies, information on debt and fixed assets, and pension plans. Supplementary information addressed pension plans and post-employment benefit plan.

The following items were presented:

Item 8B. Consideration of adopting an Ordinance to establish an Enterprise Zone and enter into an Intergovernmental Agreement between the City of Bloomington, the Town of Normal, Gibson City, McLean County, and Ford County to file an application with the State of Illinois Department of Commerce and Economic Opportunity (DCEO) for official designation of the proposed Enterprise Zone by DCEO. *(Recommend that Council approve the Ordinance establishing an Enterprise Zone, the Intergovernmental Agreement be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.)* (Austin Grammer, Economic Development Coordinator, Presentation 5 minutes, Council discussion 10 minutes)

Ordinance No. 2015-74
An Ordinance Describing and Designating
An Area as an Enterprise Zone

Austin Grammer, Economic Development Coordinator addressed the Council. Mr. Grammer stated that the Enterprise Zone would bring state incentives, including sales tax incentives, job tax credits, and investment tax credits. State and local property taxes would assist with abatement and there would be a five (5) year incentive for improvements. Businesses would have to invest a minimum of \$5 million while creating fifty (50) jobs.

Areas among the Enterprise Zone included Downtown Bloomington, Mitsubishi Motors campus, and Central Illinois Regional Airport. The Enterprise Zone was focused on blighted areas, which needed redevelopment or had not been developed. The Enterprise Map could be modified at any time. The current zone expired in July 2016, and if approved, the new zone would take effect January 1, 2017 for twenty (20) years.

Motion by Alderwoman Painter, seconded by Alderman Mwilambwe that Council approve the Ordinance establishing an Enterprise Zone, the Intergovernmental Agreement be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.

Mayor Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Aldermen Hauman, Fruin, Buragas, Painter, Lower, Mwilambwe, and Schmidt.

Nays: None.

Motion carried.

The following items were presented:

Item 8C. Consideration of approving a an Ordinance amending the FY2016 Budget in the amount of \$50,000 to increase expenditures in Administration – Community Relations for the City’s portion of the Museum of History Capital Campaign Contribution. *(Recommend that the Ordinance Amending the Budget in the amount of \$50,000 to add funds to account (10011110-79110) in the Administration Department- Community Relations be passed and the Mayor and City Clerk be authorized to execute the necessary documents. (Greg Koos, Executive Director, McLean County Museum, Presentation 5 minutes, Council discussion 10 minutes.)*

**Ordinance No. 2015-75
An Ordinance Amending the Budget Ordinance
For the Fiscal Year Ending April 30, 2016**

Mayor Renner believed that the McLean County Museum of History (MCMH) was part of economic development. He noted that the Route 66 Museum, located within the MCMH, was opened this season after a DECO (Department of Commerce and Economic Development) grant was received.

Greg Koos, Executive Director of the McLean County Museum addressed the Council. He noted that MCMH was a not-for-profit organization that has fifteen (15) employees and over 200 volunteers. The budget was \$1.2 million, seventy percent (70%) received from 1400 private donors. The other thirty percent (30%) was received from McLean County. The museum was accredited by American Alliance of Museums. Three percent (3%) of museums in the country have achieved this distinction. The museum served over 34,000 people on-site and 10,000 people off-site. He noted that due to the new visitor's center, the museum had a twenty percent (20%) increase in paid admissions.

The MCMH was in the process of raising an additional \$3 million for numerous projects, including the creation of five (5) new galleries and two (2) smart boards, which provided necessary resources for schools, teachers, and over 3,800 students. There would be an additional full-time position to expand the off-site programs, serving more senior citizens in living facilities. It was anticipated for November that staff would visit eleven (11) different senior living facilities. Mr. Koos noted the educational value of bringing these services to seniors.

Another project was digital revitalization. The project included the digital rewiring of the building, a Downtown Square Wifi connection and the expansion of the digital collection. Mr. Koos noted that the museum had constructed a phone application featuring a Downtown Bloomington architectural tour and was working on applications featuring the Swedish section of West Bloomington, and an "Abraham Lincoln in Bloomington" application. The last project was the landscaping, which had been completed earlier in the year.

Mr. Koos noted that 100% of the MCMH Board had made contributions, and museum campaign volunteers secured approximately ninety percent (90%) of the campaign goal. Mr. Koos estimated that the campaign fund would conclude with eighty-five percent (85%) private funding and fifteen percent (15%) government funding.

Motion by Alderman Schmidt, seconded by Alderman Hauman that the Ordinance Amending the Budget in the amount of \$50,000 to add funds to account (10011110-79110) in the Administration Department- Community Relations be passed and the Mayor and City Clerk be authorized to execute the necessary documents.

Mayor Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Aldermen Hauman, Fruin, Painter, Mwilambwe, and Schmidt.

Recuse: Alderman Buragas.

Nays: Alderman Lower.

Motion carried.

The following items were presented:

Item 8D. Consideration of approving a Resolution adopting the Five Bugles Feasibility and Programming Study for Bloomington Fire Stations. *(Recommend that the Resolution approving the Five Bugles Feasibility and Programming Study for Bloomington Fire Stations be adopted, authorizing the Mayor and Clerk to sign the Resolution.) (Chief Brian Mohr, Presentation 10 minutes, Council discussion 15 minutes.)*

Resolution 2015-46
A Resolution Adopting the Five Bugles As the City of
Bloomington Fire Department Facility Master Plan

Brian Mohr, Fire Chief addressed the Council. In 2012, Five Bugles Design was hired to study fire stations planning and design deficiencies. Deficiencies were identified based on present and future needs, state and city regulations, Occupational Safety and Health Administration (OSHA) standards, and American Disabilities Act (ADA) standards. General recommendations included a new station to serve the Northeast sector and the Global Positioning System (GPS) collaboration with the Town of Normal.

Recommendations for the five (5) manned fire stations included:

1. Station #1 at 310 N. Lee St., known as “Headquarters”. This station handles over forty percent (40%) of the calls for service.
 - Option 1: Move the Administrative Offices from the basement to allow for classroom space, renovate the upper level including the addition of 5,000 square feet. The cost would be \$4.5 to \$5 million.
 - Option 2: Relocate Administration offsite, cost \$2.9 to \$3.5 million.
2. Station #2 at 1911 Hamilton Rd., known as “Southeast Station”.
 - Build a vehicle exhaust system, cost \$10,000 to \$15,000 per vehicle drop. This recommendation had been completed.
 - Continue maintenance projects.
3. Station #3 at 2301 E. Empire St., known as “Northeast Station”.
 - Phased construction project to build two (2) additions.
 - Complete interior renovation.
 - Cost \$3.1 to \$3.5 million.
4. Station #4 at 1705 S. Morris Ave. known as “Southwest Station”.
 - Option 1: Renovate the existing building, cost \$750,000 to \$1,000,000.
 - Option 2: Relocate to a new 12,000 square foot building, cost \$3.6 million.
5. Station #6 at 404 E. Oakland Ave., known as “CIRA Station”.
 - Build a vehicle exhaust system, cost \$10,000 to \$15,000 per vehicle drop. This finding had been addressed.

*The station on Six Points Rd. was not included in the study as it remained unmanned.

The study found that the City was adequately served by its' five (5) stations, with the exception of the area around Station #3 on College Ave. Station #3 response times could reach eight (8) to ten (10) minutes and exceed the National Fire Protection Agency (NFPA) recommendation.

Mr. Hales noted concerned with the Northeast Station's long response times. He believed that Station #1 deficiencies should be addressed immediately and that the Fire Department should be more diverse.

Motion by Alderman Hauman, seconded by Alderman Schmidt that the Resolution approving the Five Bugles Feasibility and Programming Study for Bloomington Fire Stations be adopted, authorizing the Mayor and Clerk to sign the Resolution.

Mayor Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Aldermen Hauman, Fruin, Buragas, Painter, Lower, Mwilambwe, and Schmidt.

Motion carried.

Nays: None.

The following items were presented:

Item 8E. Consideration of adopting the Proposed 2015 Estimated Tax Levy. *(Recommend that the Council makes a motion to adopt the estimated 2015 property tax levy in the amount of \$24,063.066. (David Hales, City Manager, Presentation 5 minutes, Council discussion 10 minutes)*

David Hales, City Manager noted his support for the estimated tax levy. He believed the City needed to take advantage of new growth. Services needed to increase to serve the same amount of people and the rising operational costs over the past few years.

Motion by Alderman Hauman, seconded by Alderman Painter that Council adopt the estimated 2015 property tax levy in the amount of \$24,063,066.

Mayor Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Aldermen Hauman, Fruin, Buragas, Painter, Lower, Mwilambwe, and Schmidt.

Motion carried.

Nays: None.

9. City Manager's Discussion

Mr. Hales noted that there would be a Council Retreat on Thursday, November 19, 2015 from 5:30 p.m. to 8:00 p.m. and on Saturday, November 21, 2015 from 8:00 a.m. to 12:00 p.m. The location was being determined. He noted the following topics: infrastructure, Master Plans, bonded indebtedness schedules for the next ten (10) years and infrastructure investments.

10. Mayor's Discussion

Mayor Renner noted that he received a petition with approximately 100 signatures supporting golf courses. The supporters requested that golf courses be removed as a budget topic. He noted Veteran's Day Celebrations on Wednesday, November 11, 2015 at 11:00 a.m. in Downtown Bloomington and the YMCA at 2:00 p.m.

11. City Aldermen's Discussion

Alderman Fruin questioned the number of employees impacted by the Cadillac Tax. Mr. Hales stated there were not many, but anticipated more in the future.

Alderman Fruin suggested that the Public Comment be moved to the end of the Council Agenda. Alderman Mwilambwe stated that while there could be benefits to same, he took those comments into consideration when he voted. Mayor Renner noted that it could be a part of future discussions.

Alderman Fruin noted the passing of Walt Bittner, former Mayor and Alderman and expressed condolences.

12. Executive Session – cite section

13. Adjournment

Motioned by Alderman Schmidt to adjourn the Meeting, seconded by Alderman Lower.

Motion carried, (viva voce).

CITY OF BLOOMINGTON

ATTEST

Tari Renner, Mayor

Cherry L. Lawson, City Clerk



**SUMMARY MINUTES OF THE
WORK SESSION CITY COUNCIL MEETING
PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL
OF BLOOMINGTON, ILLINOIS
MONDAY, SEPTEMBER 10, 2012; 5:30 PM**

The Council convened in regular Session in City Hall Building, City Council Chambers, 109 East Olive Street, at 5:30 p.m., Monday, September 10, 2012.

1. CALL TO ORDER

The Meeting was called to order by Mayor Stockton who directed the City Clerk to call the roll and the following members answered present:

2. ROLL CALL

Aldermen: Bernard Anderson, David Sage, Mboka Mwilambwe, Judy Stearns, Karen Schmidt, Jamie Mathy, Steven Purcell, Robert Fazzini, Jim Fruin, Mayor Stephen Stockton.

Staff: David Hales, City Manager, Barbara Adkins, Deputy City Manager, Tracey Covert, City Clerk, Justine Robinson, Economic Development Coordinator.

3. ALDERMANIC SUBCOMMITTEES

David Hales, City Manager addressed the Council. He noted the Work Session topics were at times complex. He cited the noise ordinance as an example. He believed subcommittees provided the opportunity for Council input early in the process and to discuss interim reports. He recommended three to four (3-4) subcommittees.

Mr. Hales noted that some cities have Committee of the Whole or standing committees. Council would control meeting length, involvement, discussion, and deliberation. He recommended regular monthly meetings, replacing Work Sessions. Mayor Stockton recommended committee meetings every Monday focused on select topics with subject matter experts.

Mr. Hales believed a smaller action agenda was needed. Each committee would select a chair. He anticipated reports from public safety, water, and infrastructure. Each would impact the budget.

Mayor Stockton recommended one to two (1-2) Committees to begin. Robert's Rules of Order would still apply. Mr. Hales recommended a six month (6) pilot program with two to three (2-3) topics.

4. ECONOMIC DEVELOPMENT STRATEGIC PLAN AND INCENTIVE POLICY

David Hales, City Manager noted the two (2) subtopics within Economic Development. The strategic plan would focus on retail development, working with the Bloomington-Normal Economic Development Council. The Incentive Policy was still in draft form. He noted that each project was different and one size does not fit all.

Justine Robinson, Economic Development Coordinator addressed the Council. She noted that this project was critical. She believed the City needed an incentive process as delays cost the developers money. The City needed to be efficient, business friendly, and provide a framework. Regarding distressed areas like Ashley Furniture, Ms. Robinson referenced the Economic Development Target Map and noted that she would add those areas as a factor. She would be including additional language into the policies to reflect these areas.

Ms. Robinson cited the following Strategic Plan Goals:

1. Initiate retail retention and begin recruitment efforts to expand the commercial tax base;
2. Actively collaborate with the Economic Development Council (EDC) to promote capital investment and job creation;
3. Establish a Downtown Strategy and relevant priorities;
4. Consider the ramifications of economic development decisions;
5. Improve the financial viability of properties and programs owed;
6. Enhance the overall citizen quality of life to promote economic growth;
7. Ensure that investment in economic development would add economic value and increase employment;

She noted the following Incentive Policy Goals:

1. Economic incentives must provide a distinct financial return;
2. Economic incentives must be initiated by a formal application process;
3. Economic incentives should be derived from new incremental revenue sources;

4. Economic incentives must be of an appropriate amount and extend over an appropriate amount of time relating to the proposed project;
5. Economic incentives considered would be provided on a project basis;
6. Economic incentives considered would be subject to a development agreement including performance based measurements and appropriate claw back provisions;
7. Economic incentives considered would be subject to conformity with applicable State and Federal provisions;
8. Economic incentives considered would not be considered on a retroactive basis;

Mr. Hales believed the Strategic Plan should focus on the how. Broad goals and principles, including long term priorities should be established. He recommended a City Project Manager to assist with project movement.

Mr. Hales noted the Downtown Master Plan Developers had indicated the need for consistency. The Action Plan would outline infrastructure including water and sewer for same.

Mayor Stockton requested Council feedback by September 24, 2012 be given to Mr. Hales or Ms. Robinson.

5. SPECIAL EVENTS

David Hales, City Manager explained that non-profits use Special Events services to raise money. He noted that there are a number of demands associated with Special Events.

Barbara Adkins, Deputy City Manager addressed the Council. She recommended a policy that minimized the impact upon operating departments, including reduction and control of overtime costs. Some of the staff recommendations were: allocating \$25,000 for equipment and time, applications due in no less than sixty (60) days prior to the event, and each non-profit submitting their tax exempt identification certificate to staff.

Ms. Adkins noted that in 2011, there were forty (40) events and thirty-eight (38) of those events were non-profit. She questioned the subsidy level. She noted the Farmer's Market collaboration with the Downtown Business Association and State Farm. Some events required a police presence, and most required overtime.

Mr. Hales requested Council recommendations. He noted that a draft ordinance or resolution could be provided. Mayor Stockton recommended that any comments be directed to Ms. Adkins.

6. ADJOURNMENT

Adjourn 6:53 p.m.

Tari Renner, Mayor for former Mayor
Stephen Stockton

Cherry Lawson for former City Clerk
Tracey Covert, City Clerk



CONSENT AGENDA ITEM: 7B

FOR COUNCIL: November 23, 2015

SUBJECT: Consideration of approving Bills, Payroll and Electronic Transfers.

RECOMMENDATION/MOTION: That the bills, payroll and electronic transfers be allowed and orders drawn on the Treasurer for the various amounts as funds are available.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1d. City services delivered in the most cost-effective, efficient manner.

FINANCIAL IMPACT: Total disbursements to be approved \$5,032,510.13 (Payroll total \$2,217,777.64, Electronic Transfers total \$425,310.54, Accounts Payable total \$2,236,545.24 and Purchasing Cards total \$152,876.71).

Respectfully submitted for Council consideration.

Prepared by: Frances Watts, Accounts Payable

Reviewed by: Jon C. Johnston, Procurement Manager

Recommended by:

David A. Hales
City Manager

Attachment:

- Bills, Payroll and Electronic Transfers on file in the Clerk’s office. Also available at www.cityblm.org.
- Summary Sheet Bills, Payroll Report, and Electronic Transfers

Motion: That the bills, payroll and electronic transfers be allowed and orders drawn on the Treasurer for the various amounts as funds are available.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Mwilambwe			
Alderman Buragas				Alderman Painter			



CONSENT AGENDA ITEM NO. 7C

FOR COUNCIL: November 23, 2015

SUBJECT: Consideration of approving a scheduled for Council Meeting and Council related Boards & Commission Meeting dates for the 2016 Calendar Year.

RECOMMENDATION/MOTION: Approve the 2016 Calendar of Meeting dates for the City Council and Council related Boards and Commissions.

STRATEGIC PLAN LINK: (Goal 4.) Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE: (Objective: e/f.) Strong partnership with residents and neighborhood associations, and residents increasingly sharing/taking responsibility for their homes and neighborhoods.

BACKGROUND: Each year before the end of the calendar year, the City Clerk's Office in cooperation with other City departments who have a staff liaison for the City Council Boards and Commissions determine the meeting schedule for the following calendar year. Setting this calendar affords the public and the City to have a predetermined list of dates that the City Council and each appointed Board and/or Commission will meet. Once approved by the City Council, this information will be posted and placed on the City's website calendar. "This annual notice must include the meetings of regularly scheduled committees or subcommittees of the board or council, as well as meetings of any formally created advisory groups," 5 ILCS 120/2.02.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Residents, businesses and others that either attend city meetings or have a vested interest in the conduct of city business.

FINANCIAL IMPACT: None.

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: None

Respectfully submitted for Council consideration.

Prepared by: Cherry L. Lawson, City Clerk

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

A handwritten signature in black ink, appearing to read "Cherry L. Lawson".

David A. Hales, City Manager

Attachments:

- 2016 Calendar of Scheduled Meetings

Motion: Approve the 2016 Calendar of Meeting dates for the City Council and Council related Boards and Commissions.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Mwilambwe			
Alderman Buragas				Alderman Painter			
Alderman Fruin				Alderman Sage			
Alderman Hauman				Alderman Schmidt			
Alderman Lower							
				Mayor Renner			

MEETING DATES AND TIMES OF CITY COUNCIL AND BOARDS AND COMMISSIONS
OF THE CITY OF BLOOMINGTON, ILLINOIS - CALENDAR YEAR 2016

BLOOMINGTON CITY COUNCIL

Second and Fourth Monday of each month
7:00 p.m. prevailing time – Council Chambers

01/11/16
01/25/16
02/08/16
02/22/16
03/14/16
03/28/16
04/11/16
04/25/16
05/09/16
05/23/16
06/13/16
06/27/16
07/11/16
07/25/16
08/08/16
08/22/16
09/12/16
09/26/16
10/10/16
10/24/16
11/14/16
11/28/16
12/12/16
12/19/16 (3rd Monday)

BUILDING BOARD OF APPEALS

Bi-Annually on the first Tuesday of the month
and as needed
1:30 p.m. prevailing time – Council Chambers

06/07/16
12/06/16

CITIZENS BEAUTIFICATION COMMITTEE

Fourth Thursday of each month
6:00 p.m. prevailing time –BPD Osborn Room

01/28/16
02/25/16
03/24/16
04/27/16 (Fourth Wednesday)
05/26/16
06/23/16
07/28/16
08/25/16
09/22/16
10/27/16
11/17/16 (Third Thursday)

BLOOMINGTON PUBLIC LIBRARY

BOARD OF TRUSTEES

Third Tuesday of each month
5:15 p.m. prevailing time – Library Quiet Reading
room

01/19/16
02/16/16
03/15/16
04/19/16
05/17/16
06/21/15
07/19/16
08/16/16
09/20/16
10/18/16
11/15/16
12/20/16

COMMITTEE OF THE WHOLE

Third Monday of each month
5:30 p.m. prevailing time – Council Chambers

01/18/16 (Holiday – MLK, Jr. Day)
01/19/16 (Tuesday)
02/15/16
03/21/16
04/18/16
05/16/16
06/20/16
07/18/16
08/15/16
09/19/16
10/17/16
11/21/16
12/19/16

**MEETING DATES AND TIMES OF CITY COUNCIL AND BOARDS AND COMMISSIONS
OF THE CITY OF BLOOMINGTON, ILLINOIS - CALENDAR YEAR 2016**

CULTURAL DISTRICT BOARD

Second Thursday of each month
7:30 a.m. prevailing time – Creativity Center Conference Room (107 E. Chestnut)

01/14/16
02/11/16
03/10/16
04/14/16
05/12/16
06/09/16
07/14/16
08/11/16
09/08/16
10/13/16
11/10/16
12/08/16

06/16/16
07/21/16
08/18/16
09/15/16
10/20/16
11/17/16
12/15/16

FIRE AND POLICE COMMISSION

First Tuesday of each month
4:00 p.m. prevailing time – Conference Room

01/05/16
02/02/16
03/01/16
04/05/16
05/03/16
06/07/16
07/05/16
08/02/16
09/06/16
10/04/16
11/01/16
12/06/16

HUMAN RELATIONS COMMISSION

Second Wednesday of each month
6:00 p.m. prevailing time – Council Chambers

01/13/16
02/10/16
03/09/16
04/13/16
05/11/16
06/08/16
07/13/16
08/10/16
09/14/16
10/12/16
11/09/16
12/14/16

FIRE PENSION BOARD

Quarterly on the third Friday of the month
4:00 p.m. prevailing time – Fire Station Headquarter

01/15/16
04/15/16
07/15/16
10/21/16

JAPAN SISTER CITY COMMITTEE

First Monday of each month
6:30 p.m. prevailing time – CIRA 2nd floor conference room

01/04/16
02/01/16
03/07/16
04/04/16
05/02/16
06/06/16
07/11/16 (moved due to holiday)
08/01/16
09/12/16 (moved due to holiday)
10/03/16
11/07/16
12/05/16

HISTORIC PRESERVATION

Third Thursday of each month
5:00 p.m. prevailing time – Council Chambers

01/21/16
02/18/16
03/17/16
04/21/16
05/19/16

MEETING DATES AND TIMES OF CITY COUNCIL AND BOARDS AND COMMISSIONS
OF THE CITY OF BLOOMINGTON, ILLINOIS - CALENDAR YEAR 2016

LIQUOR COMMISSION

Second Tuesday of each month
4:00 p.m. prevailing time – Council Chambers

01/12/16
02/09/16
03/08/16
04/12/16
05/10/16
06/14/16
07/12/16
08/09/16
09/13/16
10/11/16
11/08/16
12/13/16

08/24/16
09/14/16
09/28/16
10/12/16
10/26/16
11/02/16 (first Wednesday)
12/07/16 (first Wednesday)

POLICE PENSION BOARD

Third Tuesday of each month
3:00 p.m. prevailing time – Police Dept.

01/19/16
02/16/16
03/15/16
04/19/16
05/17/16
06/21/16
07/19/16
08/16/16
09/20/16
10/18/16
11/15/16
12/20/16

PLANNING COMMISSION

Second and Fourth Wednesday of each month
4:00 p.m. prevailing time – Council Chambers

01/13/16
01/27/16
02/10/16
02/24/16
03/09/16
03/23/16
04/13/16
04/27/16
05/11/16
05/25/16
06/08/16
06/22/16
07/13/16
07/27/16
08/10/16

PROPERTY MAINTENANCE BOARD

Fourth Thursday of January, April, July & October
3:00 p.m. prevailing time – Council Chambers

01/28/16
04/28/16
07/28/16
10/27/16

**MEETING DATES AND TIMES OF CITY COUNCIL AND BOARDS AND COMMISSIONS
OF THE CITY OF BLOOMINGTON, ILLINOIS - CALENDAR YEAR 2016**

ZONING BOARD OF APPEALS

Third Wednesday of each month

4:00 p.m. prevailing time – Council Chambers

01/20/16

02/17/16

03/16/16

04/20/16

05/18/16

06/15/16

07/20/16

08/17/16

09/21/16

10/19/16

11/16/16

12/21/16

McLean County Unit District No. 5
BOARD OF EDUCATION
2015-2016 Regular Meeting Schedule

2015

- JULY 8 Board of Education Mtg., 7:00 p.m.
(Only one Board meeting is currently scheduled)
- AUG. 12 Board of Education Mtg., 7:00 p.m.
26 Board of Education Mtg., 7:00 p.m.
- SEPT. 9 Board of Education Mtg., 7:00 p.m.
23 Board of Education Mtg., 7:00 p.m.
- OCT. 14 Board of Education Mtg., 7:00 p.m.
28 Board of Education Mtg., 7:00 p.m.
- NOV. 11 Board of Education Mtg., 7:00 p.m.
* Curriculum Hearing 6:00 p.m.
(Only one Board meeting is currently scheduled)
- DEC. 9 Board of Education Mtg., 7:00 p.m.
(Due to winter break, only one Board meeting is currently scheduled)

2016

- JAN. 13 Board of Education Mtg. 7:00 p.m.
27 Board of Education Mtg. 7:00 p.m.
- FEB. 10 Board of Education Mtg. 7:00 p.m.
24 Board of Education Mtg. 7:00 p.m.
- MAR. 9 Board of Education Mtg., 7:00 p.m.
(Only one Board meeting is currently scheduled)
- APRIL 13 Board of Education Mtg., 7:00 p.m.
27 Board of Education Mtg., 7:00 p.m.
- MAY 11 Board of Education Mtg., 7:00 p.m.
25 Board of Education Mtg., 7:00 p.m.
- JUNE 8 Board of Education Mtg., 7:00 p.m.
(Only one Board meeting is currently scheduled)

All meetings listed will be held in the Unit 5 District Office at 1809 W. Hovey Avenue, Normal unless otherwise indicated.

** Changes will be noted with asterisk.

Special Board Meeting and Board Committee meetings will be scheduled and posted as needed. For additional information regarding Board of Education committees/councils/other meetings, please visit the District website at:

<http://www.unit5.org/domain/40>

District 87 School Board meeting dates for 2015/2016:

REGULAR MEETINGS OF THE BOARD OF EDUCATION

Bloomington Public Schools, Bloomington, Illinois

Regular meetings of the Board of Education of Bloomington School District 87, McLean County, Illinois, normally shall be held on the second and fourth Wednesdays of each month, except as noted below. The Regular Meetings shall be held at the Educational Services Center, 300 East Monroe Street, Bloomington, Illinois unless indicated otherwise. The starting time of the meetings shall be 6:30 p.m., Central Standard Time or Daylight Savings Time, as applicable.

Board of Education Meeting Dates

December 9, 2015

January 13, 2016

January 27, 2016

February 10, 2016

February 24, 2016

March 9, 2016

April 13, 2016 (Stevenson Elementary School, 2106 Arrowhead Drive)

April 27, 2016



CONSENT AGENDA ITEM NO. 7D

FOR COUNCIL: November 23, 2015

SUBJECT: Consideration of approving a Resolution authorizing a Change Order in the amount of \$70,000.00 in the contract between the City of Bloomington and Maurer Stutz., FY 2014 HoJo Pump Station Gravity Sewer Feasibility Study Contract, for the purpose of funding the expansion of scope to include the design of a new gravity sewer to Wittenberg Woods which will eliminate an additional lift station.

RECOMMENDATION/MOTION: That the Resolution authorizing a change order in the amount of \$70,000 in the contract between the City of Bloomington and Maurer-Stutz FY 2014 HoJo Pump Station Gravity Sewer Feasibility Study be approved and authorize the Mayor and City Clerk to sign the necessary documents.

STRATEGIC PLAN LINK: Goal 2. Upgrade City infrastructure and facilities and Goal 5. Great place – livable and sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objective 2c. Functional, well maintained sewer collection system and 5a. Well planned City with necessary services and infrastructure.

BACKGROUND: At the April 22, 2013 meeting, Council approved a contract with Maurer-Stutz to perform a feasibility study regarding the replacement of the HoJo pump station with a gravity sewer. The contract with Maurer-Stutz also includes design and construction plan preparation for the gravity sewer or rehabilitation of the existing station.

Where possible, it is more efficient and cost-effective to use gravity sewers instead of pump stations. Pump stations are used to pump sewage uphill.

Since April 22, 2013, Maurer-Stutz has completed the study and approximately 70% Design and Bidding documents for the project. As part of the design, Maurer-Stutz prepared a Preliminary Estimate of Probable Construction Cost, which totaled approximately \$660,000. The City had budgeted \$1 million for the project FY 16 Capital Budget (account # #20140319).

During the study it was discovered that the Wittenberg Woods lift station could also be eliminated with the construction of approximately 2,000 feet of additional gravity sewer. City staff have reviewed the option of eliminating the Wittenberg Woods lift station with the construction of new gravity sewer extension and believe it may be possible to get a large segment of the additional Wittenberg Woods gravity sewer designed and constructed for what already has been budgeted.

The project is expected to have a bid opening by the end of March 2016. The Notice of Award is expected to take place at the first Council Meeting in April of 2016.

The following table illustrates that \$1,049,136.50 have been allocated under contract or budgeted for FY2016 Capital Improvements for design and construction of the HoJo Gravity Sewer to replace the existing HoJo lift station. For an additional \$70,000.00 which would be transferred from the Capital Improvement budget (\$1,000,000.00), Maurer-Stutz could finalize the construction plans of the HoJo section of the project and complete construction plans for the additional Wittenberg Woods gravity sewer. The original estimate for engineering for the HoJo Gravity Sewer replacement was \$100,000.00. The HoJo original design was for approximately 2,000 feet of new sewer and the additional will add approximately 2,700 feet of sewer design. The total to complete the designs of HoJo and the additional Wittenberg Woods Gravity Sewer would total \$108,130.50.

DESCRIPTION OF WORK	BUDGET	ACTUAL COST	REMAINING
Original Sewer Design(Contract # 79) Maurer-Stutz	\$ 49,136.50	\$ 40,771.50	\$ 8,365.00
Additional Design (Contract # 79) Maurer-Stutz	\$ -	\$ 78,365.00	\$ (78,365.00)
HoJo Gravity Sewer - Final Design & Construction	\$ 1,000,000.00	\$ 70,000.00	\$ 930,000.00

The following are the identified benefits of this project:

- Based on present worth analysis of capital and OMR costs this project is cost competitive to the rehabilitation of the existing lift station.
- It would allow for the City to only have to obtain one IDOT permit.
- No additional easements are necessary
- Long term maintenance will be greatly decreased
- Eliminate safety risks of workers in old facilities
- Reduce working hours to maintain stations numerous times per month
- Eliminate energy costs in the tens of thousands on an annual basis
- Eliminate phone, electricity, alarm, and ADT security
- Reduce potential disruption of service to users
- Reduce risk of workers compensation claims.

Adding the Wittenberg Woods gravity sewer to replace the existing lift station would include similar benefits to the ones listed above. Based on preliminary investigations, City staff recommends proceeding with the design of the Wittenberg Woods gravity sewer as part of the HoJo gravity sewer construction documents.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:

FINANCIAL IMPACT:

- The current contract with Maurer-Stutz is for \$49,136.50 (purchase order 20140319). To date, \$40,442.75 of the contract has been expended for the feasibility study. The remaining \$8,693.75 will be used for finalizing sewer design.
- Additional funding of approximately \$70,000.00 is being requested through the change order to perform the analysis and final gravity sewer design of the HoJo portion and construction plan preparation for the Wittenburg portion of the project along with bidding documents. This additional funding is proposed to be taken from the \$1,000,000 FY2016 Sewer Budget for construction of the HoJo Pump Station Replacement Gravity Sewer (51101100-72550).
- This will leave approximately \$930,000 in FY16 funds that were budgeted for the Hojo Pump Station capital project.
- Rough estimations for the Hojo construction portion are \$660,000 which could potentially leave \$270,000 for the additional work on the Wittenburg construction portion. Wittenburg construction is estimated at \$400,000. The difference of \$130,000 could be paid for by fund balance. Below is the estimated fund balance for FY16 year-end using current projections not including the Wittenburg additional funds.

Fund Number	Description	Unaudited Fund Balance as of 5/1/15	Estimated Year End Revenue	Estimated Year End Expenses	Unaudited Ending Fund Balance 4/30/16
5110	Sewer Fund	\$2,898,896	\$5,513,556	\$5,922,951	\$2,489,501

- The other option would be to complete the bid with added alternates so the City could evaluate the pricing and decide if completing the Wittenburg portion is feasible.
- Stakeholders can locate this in the FY 2016 Budget Book titled “Other Funds & Capital Improvement Program” on pages 140, 252, 336, and 341-342.

Respectfully submitted for Council consideration.

Prepared by: Ward Snarr, CE II

Reviewed by: Jim Karch, PE, CFM, Director of Public Works

Financial & Budgetary review by: Carla A. Murillo, Budget Manager

Legal review by: Jeffery R. Jurgens, Corporation Counsel

Recommended by:



David A. Hales
City Manager,

Attachments:

- Resolution
- Capital Improvement Sheet for Program FY 2016
- Map of Proposed Wittenberg Woods Gravity Sewer
- Purchase Order
- Contract

Motion: That the Resolution authorizing a change order in the amount of \$70,000 in the contract between the City of Bloomington and Maurer-Stutz FY 2014 HoJo Pump Station Gravity Sewer Feasibility Study be approved and authorize the Mayor and City Clerk to sign the necessary documents.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Mwilambwe			
Alderman Buragas				Alderman Painter			
Alderman Fruin				Alderman Sage			
Alderman Hauman				Alderman Schmidt			
Alderman Lower							
				Mayor Renner			

RESOLUTION NO. 2015-

A RESOLUTION AUTHORIZING A CHANGE ORDER IN THE AMOUNT OF \$60,000 ASSOCIATED WITH THE CONTRACT BETWEEN THE CITY OF BLOOMINGTON AND MAURER-STUTZ, INC. (P.O. 20140319).

WHEREAS, the City of Bloomington has previously authorized a contract with Maurer-Stutz Inc. for planning and design of southwest Bloomington sewer work (HoJo Gravity Sewer project).

WHEREAS, the total project, according to Maurer-Stutz estimates, will be significantly lower than \$1 million budgeted in Account # 51101100-72550 for the “HoJo Pump Station Replacement Gravity Sewer” project.

WHEREAS, work in the same vicinity (Wittenberg Woods Sanitary Pump Station project), is very similar and also necessary.

WHEREAS, it is desirous to proceed with Wittenberg sewer design by extending the Maurer-Stutz purchase order (#20140319) through a change order.

WHEREAS, it is the finding of the City Council that the decision to approve the change order is in the best interest of the City of Bloomington.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS:

That a change order in the amount of *\$70,000* in the contract between the City of Bloomington and Maurer-Stutz Inc. is approved and may be executed by the City Manager or his designee.

PASSED this 23rd day of November 2015

APPROVED this __ day of November 2015.

CITY OF BLOOMINGTON

ATTEST

Tari Renner, Mayor

Cherry Lawson, C.M.C., City Clerk

APPROVED AS TO FORM:

Jeffery R. Jurgens, Corporation Counsel

CITY OF BLOOMINGTON
CAPITAL IMPROVEMENTS PROGRAM FY 2015 - FY 2019

<i>FUNDING SOURCE(S)</i>	<i>DEPARTMENT</i>		<i>CITY CONTACT PERSON</i>	<i>WARD</i>		
SANITARY SEWER	Public Works - Engineering Division		Russ Waller	2		
<i>PROJECT TITLE</i>			<i>ACCOUNT NUMBER(S)</i>			
HoJo Pump Station Replacement Gravity Sewer			51101100-70050, 51101100-72550			
<i>PROJECT DESCRIPTION/JUSTIFICATION</i>						
<p>The HoJo Pump Station was constructed in 1969. The facility consists of a wet well which collects effluent and a dry well which houses the pumps, valves and other components. Given the age of the pumps, valves and other compenents, routine maintenance and repair is needed. This work is done in a confined space which is hazardous and requires additional men for safety reasons. Therefore, the station needs to be rehabilitated or removed and replaced with a gravity sewer. A consultant performed a feasibility study regarding the installation of a gravity sewer to replace the pump station and confirmed it is possible and cost effective. This project includes design of the gravity sewer and ultimate construction of the gravity sewer.</p>						
Projected start date:		Projected completion date:		<i>REQUEST TYPE</i>		
DESIGN BID:		DESIGN BID:		<input checked="" type="checkbox"/> CONTINUATION <input type="checkbox"/> REVISION <input type="checkbox"/> NEW		
DESIGN:		DESIGN:				
CONSTRUCTION BID:		CONSTRUCTION BID:				
CONSTRUCTION:		CONSTRUCTION:				
BUDGET BASIS :	0% Design	INITIAL FISCAL YEAR :	2015			
EXPENSES	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	TOTAL
PLANNING / DESIGN	\$100,000	\$0	\$0	\$0	\$0	\$100,000
LAND	\$0	\$0	\$0	\$0	\$0	\$0
CONSTRUCTION	\$0	\$1,000,000	\$0	\$0	\$0	\$1,000,000
EQUIPMENT / FURNISHINGS	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$100,000	\$1,000,000	\$0	\$0	\$0	\$1,100,000
REVENUES	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	TOTAL
GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0
MOTOR FUEL TAX	\$0	\$0	\$0	\$0	\$0	\$0
CAPITAL IMPROVEMENT	\$0	\$0	\$0	\$0	\$0	\$0
WATER	\$0	\$0	\$0	\$0	\$0	\$0
SANITARY SEWER	\$100,000	\$1,000,000	\$0	\$0	\$0	\$1,100,000
STORM WATER	\$0	\$0	\$0	\$0	\$0	\$0
BONDS	\$0	\$0	\$0	\$0	\$0	\$0
GRANTS / OTHER	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$100,000	\$1,000,000	\$0	\$0	\$0	\$1,100,000
OPERATING	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	TOTAL
PERSONNEL	\$0	\$0	\$0	\$0	\$0	\$0
MAINT./OPERATIONS	\$0	\$0	\$0	\$0	\$0	\$0
CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING COST	\$0	\$0	\$0	\$0	\$0	9/10/2012
(OPERATING REVENUES)	\$0	\$0	\$0	\$0	\$0	\$0

CITY OF BLOOMINGTON
 CAPITAL IMPROVEMENTS PROGRAM FY 2015 - FY 2019

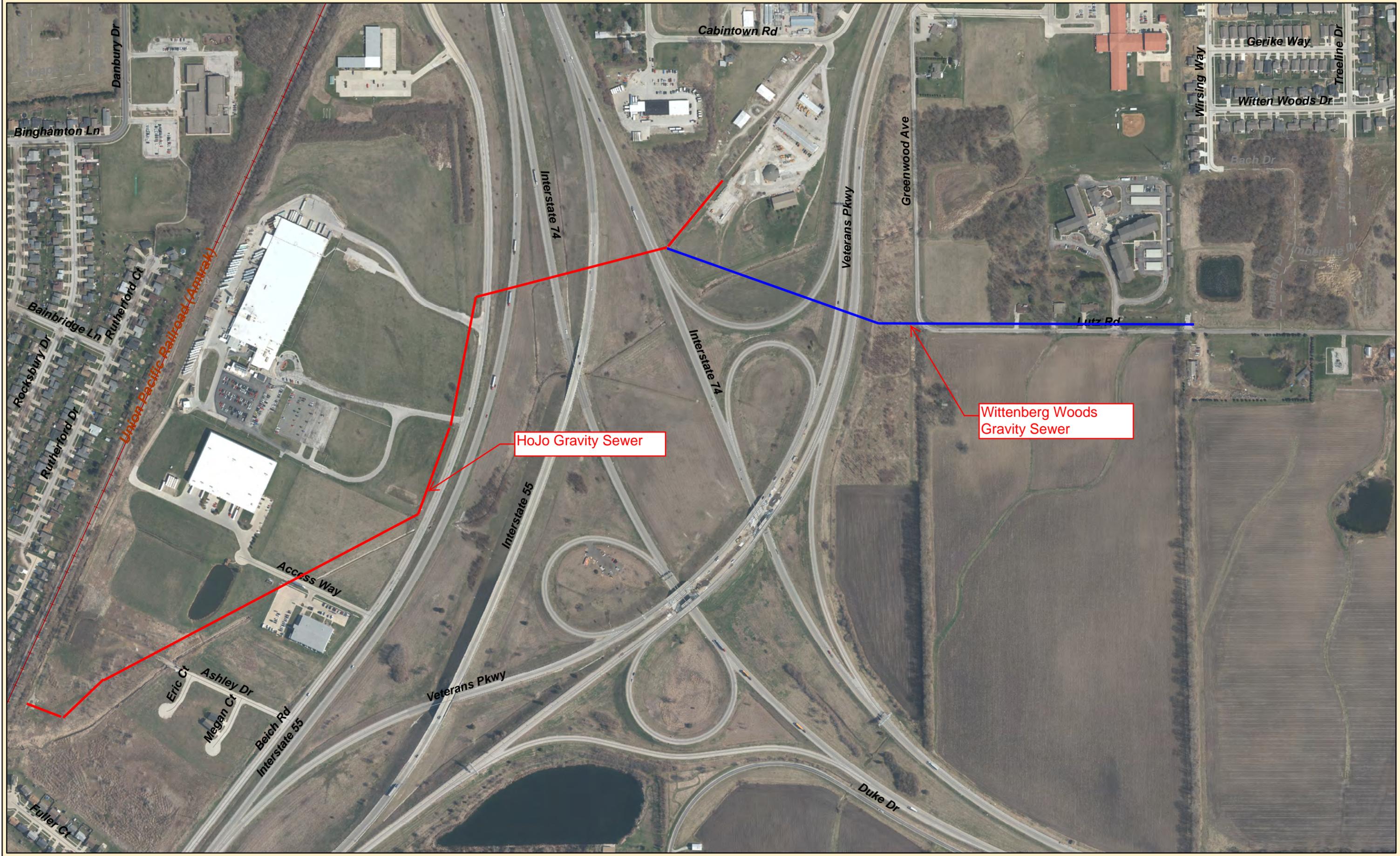
FUNDING SOURCE(S)	DEPARTMENT	CITY CONTACT PERSON	WARD
SANITARY SEWER	Public Works - Engineering Division	Russ Waller	2
PROJECT TITLE		ACCOUNT NUMBER(S)	
HoJo Pump Station Replacement Gravity Sewer		51101100-70050, 51101100-72550	

HOJO PUMP STATION - REPLACEMENT SEWER



Prepared by Engineering
 December 20, 2011

HoJo & Wittenberg Woods Gravity Sewers



THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES AND SHIPPING PAPERS
 Purchase Order # **20140319-00**

Delivery must be made within doors of specified destination.

CITY OF BLOOMINGTON
 ACCOUNTS PAYABLE
 PO BOX 3157
 BLOOMINGTON, IL 61702-3157
 (309) 434-2334

MAURER STUTZ INC
 3116 N DRIES LANE
 SUITE 100
 PEORIA IL 61604

SHIP TO

PUBLIC WORKS DEPARTMENT
 PW ADMINISTRATION 3RD FLOOR
 115 EAST WASHINGTON STREET
 BLOOMINGTON IL 61702-3157

309-434-2220

Vendor Phone Number	Vendor Fax Number	Requisition Number	Delivery Reference
309-693-7615	309-693-7616		

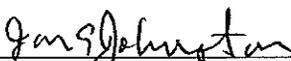
Date Ordered	Vendor Number	Date Required	Freight Method/Terms	Department/Location
04/17/2014	2827			Public Works Contracts Only

Item#	Description/Part No.	Qty	UOM	Unit Price	Extended Price
1	HOJO PUMP STATION GRAVITY SEWER STUDY REFER TO CONTRACT 79 IN MUNIS ***** GL SUMMARY *****	1.0	EA	\$20,276.500	\$20,276.50
	51101100 - 72550				20,276.50

Shipping slip must accompany all shipments. ALL TERMS & CONDITIONS LISTED ON THE CITY OF BLOOMINGTON WEBSITE APPLY (www.cityblm.org/terms). The City reserves the right to cancel this order if delivery is not made by the specified delivery date. Ship F.O.B. Bloomington, IL, or preapproved best value.

The City of Bloomington is exempt by statute from payment of all federal, state, and municipal excise, sales, and other taxes. Federal ID and tax exemption number is 37-6001563. State of Illinois tax exemption number is E9994-9903.

THE CITY OF BLOOMINGTON IS AN EQUAL OPPORTUNITY EMPLOYER.


 Procurement Manager

PO Total	\$20,276.50
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STANDARD SHORT FORM PROPOSAL AND AGREEMENT FOR PROFESSIONAL SERVICES

Client Name and Address: City of Bloomington, Illinois
109 East Olive Street
Bloomington, Illinois 61701

Client Contact Information: Russell Waller, P.E. - Project Engineer
309-434-2422

Project Name and Location: Hojo Pump Station Gravity Sewer Replacement Feasibility Study
Bloomington, Illinois

Effective Agreement Date: 04-22-2013

Client hereby authorizes Maurer-Stutz, Inc. (MSI, Engineer) to provide Professional Services in connection with the above referenced Project. Client's Project, of which Engineer's services under this Agreement are a part, is generally identified as follows:

The preliminary planning phase for the project will be focused on a feasibility analysis of the following three concepts:

- 1. Rehabilitate/replace the existing Hojo Pump Station.
2. Install a new gravity sewer with a horizontal alignment in the vicinity of the existing abandoned force main.
3. Repurpose the existing force main for reuse as a gravity sanitary sewer through rehabilitative efforts to be determined based on a condition assessment of the existing force main.

See attached Scope of Services and Fee Estimate for further information

Maurer-Stutz, Inc. proposes to provide professional services on the Project based on the following Fee Method:

Estimated Fee: Hourly Rate Not to Exceed \$49,136.50

This Proposal is subject to and governed by the General Terms and Conditions that are attached to hereby made a part of this agreement.

Table with 2 columns: Label, Value. Rows: FOR OFFICE USE ONLY, Proposal No. 23013043.00, Project No., Effective April 1, 2011

GENERAL TERMS AND CONDITIONS

SPA 04-10-13 60

TERMS OF PAYMENT: MSI will submit Invoices for work which has been completed and reimbursable expenses incurred. If any invoice is not paid within ~~30~~ days of invoice date, late payment charges of 1.5% per month, or fraction of a month, or the highest lawful interest rate of the state in which the CLIENT's office is located, will be due. Fees are not contingent on CLIENT receipt of funds. If invoices under this Agreement, or any other agreement with CLIENT, are not timely paid, MSI may, after giving seven day's written notice to CLIENT, suspend services under this Agreement.

FEE METHODS: CLIENT shall pay MSI on the basis of one of the following methods. The method to be used is stated on the front page of this Agreement.

- 1. LUMP SUM:** When the Lump Sum method is utilized, the total amount billed shall include all Direct Payroll Expense costs, overhead business costs, profit, Reimbursable Expenses, and Subconsultant Expenses incurred by MSI. The Lump sum shall be a fixed amount unless a change of scope in the Scope of Services occurs. If a change of the Scope of Services occurs, such change shall be considered additional services and billed at MSI's current Hourly Rates. Monthly invoice statements will be submitted based on an estimated percent of completion of the services.
- 2. HOURLY RATE:** When the Hourly Rate method is utilized, the hourly rate shall include all Direct Payroll Expense, overhead business costs, and profit due MSI for the services. Hourly Rates are established for technical classifications of individuals. If Hourly Rates are not listed in the Agreement, they shall be the rates currently in use by MSI for the type of work being done.
- 3. MULTIPLIER:** When the Multiplier method is utilized, the hourly rate billed per individual expending time on the Project shall include that individual's Direct Payroll Expense (DPE) times a multiplier to cover overhead business costs plus profit. Direct Payroll Expense is defined as the total amount of an individual's labor cost, including basic wages and the mandatory and customary employee benefits, such as insurance, sick leave, holidays, vacations and others.

REIMBURSABLES: Reimbursable Expenses and Subconsultant Expenses incurred by MSI for the services shall be billed in addition to the hourly rate charges at an amount equal to actual cost plus 10 per cent. Reimbursable Expense is defined as the actual non-labor expenditure incurred on the project, and may include travel, printing, telephones, mailing, specialized equipment tests or others. Subconsultant Expense is defined as the actual expenditure for other firms in providing specialized studies, sub-surface explorations, or other services required on the Project.

In the event that collection proceedings are required to collect unpaid bills for MSI's services and expenses, CLIENT shall be responsible for all unpaid bills, due interest, and all costs incurred in the collection proceedings, including but not limited to attorney's fees, costs, travel, and employee wages, overhead and expenses at the rate specified in this Agreement, or at MSI's current hourly rate if no rate is specified.

ESTIMATES OF FEES, BASED ON DPE OR AT HOURLY RATE: Engineer's estimate of the amounts that will become payable for specified services are only estimates for planning purposes, are not binding on the parties, and are not the minimum or maximum amounts payable to Engineer under the Agreement. When estimated compensation amounts have been stated herein and it subsequently becomes apparent to Engineer that the total compensation amount thus estimated will be exceeded, Engineer shall give Client written notice thereof, allowing Client to consider its options, including suspension or termination of Engineer's services for Client's convenience. Upon notice, Client and Engineer promptly shall review the matter of services remaining to be performed and compensation for such services. Client shall either exercise its right to suspend or terminate Engineer's services for Client's convenience, agree to such compensation exceeding said estimated amount, or agree to a reduction in the remaining services to be rendered by Engineer, so that total compensation for such services will not exceed said estimated amount when such services are completed. If Client decides not to suspend the Engineer's services during the negotiations and Engineer exceeds the estimated amount before Client and Engineer have agreed to an increase in the compensation due Engineer or a reduction in the remaining services, then Engineer shall be paid for all services rendered hereunder.

CONSTRUCTION PHASE SERVICES: If, as a part of this Agreement, MSI is providing construction observation, MSI shall make visits to the construction site to observe the progress and quality of the contractor's(s) work to determine in general if such work is proceeding in accordance with the construction documents. MSI shall not be required to make exhaustive or continuous on-site inspections to check quality or quantity of such work. MSI shall not be responsible for the means, methods, techniques, sequences or procedures of construction or for the safety precautions and programs incident to the work of the contractor. MSI does not warrant or guarantee contractor's(s) work, and shall not be responsible for the failure of contractors to perform the work in accordance with the construction documents. With respect to the Standard of Care applicable to construction observation services, note the following:

- Engineer shall not at any time supervise, direct, control, or have authority over any contractor work, nor shall Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, for the safety precautions and programs incident thereto, for security or safety at the Site, nor for any failure of a contractor to comply with Laws and Regulations applicable to such contractor's furnishing and performing of its work
- Engineer neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform the Work in accordance with the Contract Documents.
- Engineer shall not provide or have any responsibility for surety bonding or insurance-related advice, recommendations, counseling, or research, or for enforcement of construction insurance or surety bonding requirements.
- Engineer shall not be responsible for the acts or omissions of any Contractor, Subcontractor, or Supplier, or of any of their agents or employees or of any other persons (except Engineer's own employees and its Consultants) at a Site or otherwise furnishing or performing any of a Contractor's work; or for any decision made regarding the Contract Documents, or any application, interpretation, or clarification of the Contract Documents other than those made by Engineer.
- While at a Site, Engineer's employees and representatives shall comply with the specific applicable requirements of Contractor's and Owner's safety programs of which Engineer has been informed in writing.

CHANGES IN THE SCOPE CHARACTER OR CONTENT OF THE PROJECT: Services resulting from significant changes in the scope, extent, or character of the portions of the Project designed or specified by Engineer or its design requirements including, but not limited to, changes in size, complexity, Owner's schedule, character of construction, or method of financing; and revising previously accepted studies, reports, Drawings, Specifications, or Contract Documents when such revisions are required by changes in Laws and Regulations enacted subsequent to the Effective Date or are due to any other causes beyond Engineer's control will require a modification to the Agreement. Any changes, modifications or alterations to the Project's scope impacting cost or schedule will require that Engineer and Client mutually agree in writing to such changes or modifications to the Scope prior to undertaking them. Price modifications due to changes in Scope in this Proposal will be calculated by multiplying the rates given in Engineer's latest hourly rate schedule times the number of hours worked.

OPINIONS OF PROBABLE COST: Engineer's opinions of probable Construction Cost are to be made on the basis of Engineer's experience and qualifications and represent Engineer's best judgment as an experienced and qualified professional generally familiar with the construction industry. However, because Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Engineer cannot and does not guarantee that proposals, bids, or actual Construction Cost will not vary from opinions of probable Construction Cost prepared by Engineer. If Owner requires greater assurance as to probable Construction Cost, Owner must employ an independent cost estimator.

INSPECTIONS: Unless otherwise provided for in this Agreement, any inspections of existing sites, structures, mechanical and electrical systems or other physical features of the Project are visual inspections only. Tests or extensive calculations are not performed unless specifically requested. CLIENT acknowledges that latent defects may be present and agrees to indemnify and hold harmless MSI and its employees against all claims, damages and losses including attorney's fees resulting from such latent defects. Inspections only cover the specific items listed in the Scope of Services of this Agreement. CLIENT acknowledges that the results of the inspection are meant for CLIENT use only. CLIENT agrees to indemnify and hold harmless MSI and its employees against all claims, damages and losses resulting from a third party's use of the results of the inspection.

NOTIFICATIONS: CLIENT represents and warrants that CLIENT has notified MSI of any known or suspected to CLIENT presence of hazardous materials or pollutants at the Site of the Project. Unless the Scope of Services includes investigation for hazardous or pollutant materials, MSI's extent of responsibility shall be to notify CLIENT if the presence of hazardous materials or pollutants on the Site of the Project becomes known by MSI.

ACCESS TO SITE: Unless otherwise stated, MSI will have access to the site for activities necessary for the performance of the Scope of Services. MSI will take reasonable precautions to minimize damage to property during these activities, ~~but has not included the cost of repairing or restoring any resulting damage in the Fee, and will not be responsible for the cost of such.~~ SPA 04-10-13

CERTIFICATIONS, GUARANTEES, OR WARRANTIES: Engineer shall not be required to sign any documents, no matter by whom requested, that would result in the Engineer having to certify, guarantee, or warrant the existence of conditions whose existence the Engineer cannot ascertain. Owner agrees not to make resolution of any dispute with the Engineer or payment of any amount due to the Engineer in any way contingent upon the Engineer signing any such documents.

STANDARD OF CARE: Services performed by MSI under this Agreement will be conducted in a manner of care and skill ordinarily exercised by members of the profession in the same locale practicing under similar circumstances and conditions. No other representation expressed or implied, and no warranty or guarantee is intended or included in this Agreement, or in any report, opinion, document, or otherwise.

DESIGN WITHOUT CONSTRUCTION PHASE SERVICES: Engineer shall be responsible only for those Construction Phase services expressly required of Engineer in the Scope of Work. With the exception of such expressly required services, Engineer shall have no design, Shop Drawing review, or other obligations during construction and Owner assumes all responsibility for the application and interpretation of the Contract Documents, review and response to Contractor claims, contract administration, processing Change Orders, revisions to the Contract Documents during construction, construction surety bonding and insurance requirements, construction observation and review, review of payment applications, and all other necessary Construction Phase engineering and professional services. Owner waives all claims against the Engineer that may be connected in any way to Construction Phase engineering or professional services except for those services that are expressly required of Engineer in the scope of work.

LIMITATION OF LIABILITY: Engineer's Liability Limited to Amount of Engineer's Compensation: To the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of Engineer and Engineer's officers, directors, members, partners, agents, employees, and Consultants, to Owner and anyone claiming by, through, or under Owner for any and all claims, losses, costs, or damages whatsoever arising out of, resulting from, or in any way related to the Project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract, indemnity obligations, or warranty express or implied of Engineer or Engineer's officers, directors, members, partners, agents, employees, or Consultants shall not exceed the total compensation received by Engineer under this Agreement.

MUTUAL INDEMNIFICATION: Subject to the provisions set forth herein, MSI and CLIENT hereby agree to indemnify and hold harmless each other and their respective shareholders, directors, officers, employees, agents (and each of their successors and assigns) from any and all claims, demands, liabilities, suits, causes of action, judgments, costs, and expenses, including reasonable attorneys' fees, arising or allegedly arising from personal injury, death, property damage, including loss of use thereof, due in any manner to the negligence of either of them, their agents, or employees. In the event both of them are at fault, then the liability shall be apportioned between them pursuant to their pro-rata share of negligence or fault. MSI and CLIENT further agree that their liability to any third party shall, to the extent permitted by law, be several and not joint. These indemnities shall not terminate upon termination or expiration of this Agreement.

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~~OWNERSHIP OF DOCUMENTS: All documents produced by MSI under this Agreement shall remain the property of MSI and shall not be used by the CLIENT for any other purpose without the permission of MSI.~~

SPA 04-10-13

REUSE OF DOCUMENTS: All documents, including drawings and specifications, furnished by MSI pursuant to this Agreement are instruments of his services in respect of the project. They are not intended or represented to be suitable for reuse by CLIENT or others on extensions of the project or on any other project. Any reuse without specific written verification or adaptation by MSI will be at CLIENT's sole risk and without liability or legal exposure to MSI. CLIENT shall indemnify and hold harmless MSI from all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom.

TERMINATION OF SERVICES: This Agreement may be terminated by the CLIENT or MSI should the other fail to perform its obligations hereunder. In the event of termination, all reimbursable expenses and all Scope of Services rendered to date shall be paid by the CLIENT to MSI.

DELAY OF SERVICES: If a delay of services beyond the schedule agreed upon occurs for any reason other than for MSI's fault, it is understood and agreed to that such may result in additional fees, which shall be paid by CLIENT to MSI. If additional fees will be necessary, MSI will notify CLIENT prior to continuing the services.

DISPUTE RESOLUTION: Owner and Engineer agree to negotiate each dispute between them in good faith during the 30 days after notice of dispute. If negotiations are unsuccessful in resolving the dispute, then the dispute shall be mediated. If mediation is unsuccessful, then the parties may exercise their rights at law.

APPLICABLE LAWS: Unless otherwise specified, this Agreement shall be governed by the laws of the State of Illinois.

COMPLETE AGREEMENT: This Agreement represents the entire understanding of the parties and may not be modified except in writing.

MISCELLANEOUS: If the CLIENT issues a Purchase Order of which this Agreement becomes part, the terms of this Agreement will take precedence in the event of a conflict of terms. This document shall be governed by the laws of the State of Illinois. In the event that any part of this document is held invalid by any court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect.

Accepted By:

CLIENT: City of Bloomington

Sign: Stephen F. Stockton

Print: Stephen F. Stockton

Title: Mayor

Date: April 13, 2013

Submitted By:

MAURER-STUTZ, INC.

Sign: Steven P. Arahood

Print: Steven P. Arahood, P.E.

Title: President

Date: 04-10-2013

SCOPE OF SERVICES
Further Description of Engineer's Services Including Assumptions
City of Bloomington, Illinois
HoJo Pump Station Gravity Sewer Replacement Feasibility Analysis
MSI Proposal Number 23013043.00

Feasibility Study / Alternatives Analysis

The preliminary planning phase for the project will be focused on the following three concepts:

1. Rehabilitate/replace the existing Hojo Pump Station.
2. Install a new gravity sewer with a horizontal alignment in the vicinity of the existing abandoned force main.
3. Repurpose the existing force main for reuse as a gravity sanitary sewer through rehabilitative efforts to be determined based on a condition assessment of the existing force main.

Item 3 will require a specialty contractor that is capable of the following:

- Performing excavation for the purpose of creating access points to the existing force main to allow for cleaning and televising. The creation of access points will also provide empirical evidence of the condition of the force main at these limited locations.
- Using the televised records to conduct a visual analysis of the interior condition of the force main. The cleaning and televising operation will also allow for locating the horizontal and vertical alignment of the force main at various strategic locations in addition to the access point locations.

The City has indicated that it has access to contractors under existing agreements to provide contract services to the City and desires to utilize one of its contractors for this project. Because the City's contractor will not be under Maurer-Stutz, Inc.'s (MSI's) control or supervision, coordinative and managerial aspects of the project will be affected (primarily related to the Condition Assessment Program). The scope of services and associated fee estimate are predicated on the assumptions presented herein. During the course of the project, if it becomes evident that the coordinative and managerial aspects of working with the City's contractor are not consistent with the assumptions used to arrive at the original fee estimate, the City and MSI agree to negotiate an equitable adjustment to the fee.

The following sections present assumptions and further discussions regarding the scope of work for the Project.

Data Acquisition / Preliminary Analyses

The purpose of this phase of the project is to gather existing data including drawings, calculations, pump data, maps, GIS information, flow data (existing and future projected), design parameters, etc. for use in the various analyses required for the Project. During this phase a preliminary assessment of the hydraulic capacity of the existing force main will be conducted subject to the following assumptions:

1. The Record Drawings ("as-built" drawings) will be relied on for pipe data including horizontal and vertical alignment, material type, and diameter.
2. The City will provide guidance on data for use in determining estimated design flows based on future conditions.

If it is found that the hydraulic capacity of the existing force main is sufficient to accommodate estimated future design flows, then the project scope will proceed as presented herein. Likewise, if it is found that the hydraulic capacity of the existing force main is not sufficient to accommodate future design flows, then the project scope will be adjusted accordingly by eliminating the condition assessment program and its associated work tasks and effort and modifying other aspects of the scope.

Another important part of this task is to engage the Illinois Environmental Protection Agency (IEPA) to solicit comments on the regulatory issues with re-using the existing force main as a gravity sewer (most notably the requirements for manholes at all changes in horizontal and vertical alignment). The scope of work assumes that MSI will take the lead on this coordination in consultation with the City.

Topographic Survey

The purpose of this phase of the project is to create a basemap from the City's existing geographic information system (GIS) in combination with data from a limited scope survey effort. A detailed topographic survey is not envisioned for this phase of the project. The survey effort assumes the following:

1. Pickup of x, y, z data for the existing force main at all access points (see "Condition Assessment Program" for discussions), and at points along the PVC section of force main located under the interstate, primarily at the ends of casing pipes in this area. This effort will be closely coordinated with the City and its contractor prior to and during the cleaning and televising operation to ensure that the data is gathered efficiently.
2. Pickup of manhole data on the existing wastewater collection system at the two ends of the project planning area (i.e. the southwest and northeast ends of the existing force main). Data including manhole type, condition, and invert elevations of all influent and effluent pipes. Standard forms used by MSI on other system characterization efforts will be used to record field data. This information will be pertinent for development of schematic design concepts and opinions of probable cost for the various alternatives.

3. Installation of project control along the general corridor of the existing (and possible future) gravity sewer.

As with the Condition Assessment Program scope of work, the survey scope may change as a result of the preliminary assessment of hydraulic capacity of the existing force main.

Condition Assessment Program

This part of the project is focused on determining the suitability of the existing force main for use as a gravity sewer. The City will retain a contractor to conduct the field investigation of the existing force main. The entire length of the existing force main will be cleaned and televised, proceeding generally from the downstream end at the southwest side of the planning area near Beich Road to the upstream end at the northeast side of the planning area near the Hojo Pump Station. MSI will be on location with the City's contractor to observe and provide input on the process. The data gathered during the field inspection will be reviewed by MSI personnel experienced in condition assessments for sewer.

In order to access the force main to allow for the cleaning and televising procedure, the project scope assumes the following:

1. A minimum of five (5) separate access points will be created by the City's contractor along the length of the force main not located under the interstate. The locations of these access points will be coordinated between MSI, the City and the City's contractor. It is assumed that the City and/or its contractor will secure all necessary permits and make all provisions for traffic control, access to easement(s), and coordination with property owners prior to, during and after the condition assessment program efforts.
2. If deemed necessary two (2) separate access points will be created by the City's contractor along the length of the force main that is located under the interstate and on state ROW. The locations of these access points will be coordinated between MSI, the City and the City's contractor. The City and/or its contractor will make all provisions for traffic control, access to easement(s), and coordination with property owners prior to, during and after the condition assessment program efforts. MSI will assist the City in securing all necessary permits associated with accessing IDOT ROW.
3. The City and/or its contractor shall clean and televise up to 5,150 LF of existing force main and create a video record of the effort on DVD for project documentation and office review by MSI. It is assumed that the existing force main is located in an easement and that MSI can access the easement. The City will contact property owners in advance of accessing the easement for purposes of the condition assessment program.

The scope of work assumes that a qualified representative experienced in condition assessments for sewers is on-site during the condition assessment field operation conducted by the City's contractor. It is unknown how long the condition assessment

may take; therefore, it has been assumed that MSI's field representative will be present for a total of 80 working hours.

Note that the total number of hours referenced above may or may not be used in their entirety. For example, if the cleaning and televised inspection of the entire length of the force main can be accomplished in 32 hours, then that is all that will be charged to the project, etc. Likewise, during the course of the project, if it becomes evident that the coordinative and managerial aspects of working with the City's contractor are not consistent with the assumptions used to arrive at the original fee estimate, the City and MSI agree to negotiate an equitable adjustment to the fee.

The scope of work does not include any condition assessment effort related to the welded steel casing pipes located on IDOT ROW under the various embankments that carry the interstate highway and exit/entrance ramps.

Alternatives Analysis

As indicated previously, this preliminary study phase is focused on the following three concepts:

1. Rehabilitate/replace the existing Hojo Pump Station.
2. Install a new gravity sewer with a horizontal alignment in the vicinity of the existing abandoned force main.
3. Repurpose the existing force main for reuse as a gravity sanitary sewer through rehabilitative efforts to be determined based on a condition assessment of the existing force main. Considerations for rehabilitation / re-use of all or parts of the existing force main (such as CIPP rehabilitation, etc.) shall be considered in the options analysis.

During this phase Opinions of Probable Cost will be developed for the capital cost components. MSI will rely upon the City to provide data related to operation, maintenance and repair (OMR) costs for use in a lifecycle cost analysis of the alternatives.

Soils Investigation

The project scope does not include provisions for a soils investigation. The need for a soils investigation will be determined upon conclusion of the planning phase and will be dependent upon the recommendations of the study effort.

Planning Study Document

The project deliverable will be a planning study document that provides a general background of the project including its purpose and need; a discussion of existing facilities; identification of the alternatives subject to study; documentation of the various analysis efforts; and development of conclusions and recommendations including

opinions of probable cost. The study document is contemplated to be as brief and straightforward as possible and is intended as an internal document for the City's use. The scope of work does not include provisions for a detailed document such as an IEPA Facilities Planning document.

The scope of work assumes that 5 hardcopies of the study will be provided along with a pdf digital copy.

FEE ESTIMATE

City of Bloomington
 Hojo Pump Station Gravity Sewer Replacement Project
 MSI Proposal No.: 23013043.00
 Date: April 15, 2013

Item No.	Work Task Description	Cost	Task Totals
Administration			
1.	Project Management		
a.	Project Kickoff Meeting to gather existing info	\$ 1,425.00	
b.	Intermediate Meetings (2)	\$ 1,965.00	
	1) Conclusion of preliminary analyses (for alternatives other than rehabilitation of existing FM)	\$ -	
	2) Conclusion of Existing FM condition assessment	\$ -	
c.	Final Meeting - Review of draft study document	\$ 1,020.00	
d.	General Project Coordination (5-1-2013 to 11-1-2013)	\$ 1,920.00	\$ 6,330.00
Planning Phase			
1.	Data Acquisition and Review / Preliminary Assessments		
a.	Review existing drawings	\$ 675.00	
b.	Evaluate City flow data	\$ 315.00	
c.	Collect additional flow data	\$ 810.00	
d.	Develop future growth flow projections	\$ 675.00	
e.	Determine design flow	\$ 360.00	
f.	Preliminary hydraulic analysis (does existing FM have adequate capacity)	\$ 1,491.50	
g.	Coordination with IEPA (regulatory interpretations and their impact on re-use of existing force main)	\$ 790.00	\$ 5,116.50
2.	Topographical Survey		
a.	Office Preparation - Coordination and GIS Integration	\$ 490.00	
b.	Limited Field Topographical Survey (includes pickup of x,y,z data for existing FM, MH data at NE and SW ends of FM and project control)	\$ 4,770.00	
c.	Basemap preparation / GIS Integration with limited field survey	\$ 1,080.00	
d.	QC	\$ 220.00	
e.	Preliminary Easement Research	\$ -	\$ 6,560.00
3.	Condition Assessment		
a.	Existing force main location / coordination with City and Contractor	\$ 1,260.00	
b.	Office review of existing force main condition - full video inspection	\$ 1,420.00	
c.	On-site observation and consultation with City's Contractor during CAP (assumes 80 hours)	\$ 11,520.00	
d.	Existing Pump Station Assessment	\$ 1,890.00	
e.	Property Access Coordination	\$ 295.00	\$ 16,385.00
4.	Alternatives Analysis		
a.	Rehabilitate existing pump station	\$ -	
	1) Route analysis / alignment (if need new force main)	\$ 395.00	
	2) Hydraulic analysis	\$ 495.00	
	3) Pump station analysis (type, size and location)	\$ 710.00	
	4) Generator analysis (type and KW)	\$ 450.00	
	5) Ameren coordination	\$ 450.00	
	6) Preliminary Cost Opinions (capital & O/M)	\$ 1,355.00	
b.	Abandon existing pump station and install new gravity sewer	\$ -	
	1) Route analysis / alignment	\$ 630.00	
	2) Hydraulic analysis	\$ 495.00	
	3) Preliminary Cost Opinions (capital & O/M)	\$ 1,025.00	
c.	Abandon existing pump station and convert existing force main into gravity sewer	\$ -	
	1) Route analysis / alignment (evaluate connection points)	\$ 315.00	
	2) Hydraulic analysis	\$ 495.00	
	3) Preliminary Cost Opinions (capital & O/M)	\$ 1,025.00	\$ 7,840.00
5.	Life Cycle Cost Analysis		
a.	Perform life cycle cost analysis	\$ 1,175.00	\$ 1,175.00
6.	Feasibility Report		
a.	Preparation of Draft Report (including internal reviews and QC)	\$ 2,950.00	
b.	Preparation of Draft Exhibits (including internal reviews and QC)	\$ 1,150.00	
c.	Incorporate review comments from City	\$ 795.00	
d.	Final Review and Submittal of Study document to City	\$ 835.00	\$ 5,730.00
		Project Total	\$ 49,136.50



CONSENT AGENDA ITEM NO. 7E

FOR COUNCIL: November 23, 2015

SUBJECT: Consideration of Review and Analysis of Proposals, Waiving of Technicalities and Approval of the FY 2016 CCTV Sewer Inspection Contract, City Bid No. 2016-28 in the amount of \$150,000.00.

RECOMMENDATION/MOTION: That the prices from G.A. Rich & Sons, Inc. for the base bid and additive alternates be accepted, the submission technicality be waived, the contract be awarded in the amount of \$150,000.00 contingent upon receipt of satisfactory reference and software documentation per the specifications within 5 business days, and the City Manager and City Clerk be authorized to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 2. Upgrade City infrastructure and facilities; Goal 5. Great place – livable and sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objectives 2c. Functional, well maintained sewer collection system; 5a. Well-planned City with necessary services and infrastructure.

BACKGROUND: Work proposed within this contract includes CCTV sanitary sewer inspection and heavy and light sewer cleaning in various locations throughout the City. Sewers were selected for televising and cleaning based on information obtained from prior sewer televising work or emergency repairs. Some of the sanitary sewers to be televised are clay pipes installed over 100 years ago. Pipes that may impact next year’s street resurfacing program were also included. The proposal includes pay items for sewer televising, cleaning, and miscellaneous pay items and an alternative technology section. Contractors were not required to provide pricing for the additive alternate technology pay items.

The contract allows 120 calendar days for the work and deliverables to be completed from the issuance of the Contingent Notice to Proceed. The selected contractor will be required to provide a Performance Bond and Certificates of Insurance within ten (10) days after receipt of the Notice of Award.

The Public Works Department’s Engineering Division prepared plans and specifications for the FY 2016 CCTV Sewer Inspection and the project was advertised for proposals beginning on October 26, 2015. Proposals were received until 1:30 PM Monday, November 9, 2015, in the office of the City Clerk. Three proposals were opened in the City Hall Conference Room. The proposal tabulation is attached.

G.A. Rich & Sons, Inc. (Low Proposal)	\$	131,475.00
Tele Scan, Inc.	\$	158,375.00
National Power Rodding Corp.	\$	249,115.00

Engineer's Estimate \$ 148,250.00

BUDGET:

Sanitary Sewer - Sanitary CCTV Evaluations \$ 150,000.00

Amount to be Awarded for FY 2015 CCTV Sewer Inspection - \$ 150,000

The bid documents required contractors to submit references and software documentation with their proposals. G.A. Rich & Sons and National Power Rodding did not submit these items. Staff considers this omission a minor technicality and recommends awarding the contract to the low bidder (G.A. Rich and Sons, Inc.) contingent upon receipt of satisfactory references and software documentation per the specifications. Should the contractor fail to submit these items to the satisfaction of staff within 5 business days, staff will recommend rejection of the low bid at a subsequent council meeting. Staff recommends waiving the technicality because it provided no advantage to any other bidder and the other bids also had similar issues or technicalities.

It is recommended to award the \$150,000 in budgeted funds to this contract. The Public Works Department staff will work with the contractor to limit the contract costs to the awarded and budgeted amount.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: This work was advertised in The Pantagraph on October 26 and November 2, 2015, and a pre-bid meeting was held at 1:30 PM on November 2, 2015, in the Public Works Department Conference Room.

FINANCIAL IMPACT: Sewer Improvement Funds were budgeted in the FY 2016 Adopted Budget for this project in the amount of \$150,000. Stakeholders can locate this item in the FY 2016 Adopted Budget Book titled "Other Funds & Capital Improvement Program" under the Sewer Improvement Fund (51101100-70220) on pages 252, 336-337.

Respectfully submitted for Council consideration.

Prepared by: Ryan L. Otto, PE, Project Engineer

Reviewed by: Jim Karch, PE CFM, Director of Public Works

Procurement Review: Jon C. Johnston, Procurement Manager

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Carla A. Murillo, Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



David A. Hales, City Manager

Attachments:

- Agreement
- Proposal Tabulation
- General Location Map
- Sewer System – Age Map

Motion: That the prices from G.A. Rich & Sons, Inc. for the base bid and additive alternates be accepted, the submission technicality be waived, the contract be awarded in the amount of \$150,000.00 contingent upon receipt of satisfactory reference and software documentation per the specifications within 5 business days, and the Manager and City Clerk be authorized to execute the necessary documents.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Mwilambwe			
Alderman Buragas				Alderman Painter			
Alderman Fruin				Alderman Sage			
Alderman Hauman				Alderman Schmidt			
Alderman Lower							
				Mayor Renner			

AGREEMENT

THIS AGREEMENT, Made and entered into this **November 23, 2015**, by and between, **G.A. Rich & Sons, Inc.**, first party, also hereinafter referred to as "Contractor", and the City of Bloomington, a municipal corporation, second party.

WITNESSETH:

THAT WHEREAS, the City of Bloomington, did on **October 26, 2015**, by advertisement, call for bids for furnishing all labor and material for the construction of **FY 2016 CCTV SEWER INSPECTION** project for said City.

AND WHEREAS, in pursuance of said call for bids said first party, did on **November 9, 2015**, submit this bid to said City of Bloomington for furnishing all of the labor and materials for the construction of said **FY 2016 CCTV SEWER INSPECTION** on file in the office of the City Engineer of said City. A copy of which specifications, plans and profiles of said improvement on file in the City Engineer's Office are hereby referred to and made a part hereof by reference, and said first party being the lowest responsible bidder was awarded the contract for the construction of the said improvement, which bid of said Contractor is hereto attached and made a part hereof.

THEREFORE, it is covenanted and agreed upon the part of said first party that in consideration of the amounts to be paid by said City, he will furnish all labor, tools, machinery and materials for the construction of said improvement complete, in accordance with the said plans, profiles and specifications, call for bids, and said contractor's bid, each herein set out and made a part hereof.

And it is also understood and agreed that the Proposal Package, Specifications, Special Provisions, Contractor's Proposal, Contract Bond and Project Addenda hereto attached, and the Plans for **FY 2016 CCTV SEWER INSPECTION** are all essential documents of this contract and are a part hereof.

IT IS FURTHER AGREED that said Contractor will furnish a bond to the City of Bloomington in the penal sum of **\$150,000.00** executed by said contractor and at least two responsible persons as sureties or by some surety company satisfactory to the said City of Bloomington and the City Council, as a guarantee that said Contractor faithfully will perform the work in accordance with this agreement.

Said bond shall be conditioned to save and keep harmless said City from any and all claims, demands, loss, suits, costs, expenses and damages which may be brought, sustained or recovered against said City by reason of any negligence, default or failure of the said contractor in building, constructing or completing said improvement and its appurtenances, or any part thereof, and that said improvement when constructed shall be free from all defects and remain in good order and condition for one year from its completion and acceptance by the City of Bloomington, ordinary wear and tear, and damage resulting from accident or willful destruction excepted; which bond is attached hereto and made a part hereof.

IT IS FURTHER AGREED that said Contractor shall complete all work within 120 calendar days of issuance of the written CONTINGENT NOTICE TO PROCEED.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that whenever the said City may deem necessary, additional or new bond shall be furnished by said Contractor with such sureties as will be satisfactory to the said City Council, as a guarantee that said Contractor will faithfully perform the work in accordance with the terms of this agreement.

IT IS FURTHER AGREED that should said Contractor fail to complete the work within the time herein specified for doing the same, then he shall pay the expense of the City Inspector or Inspectors from the date specified for completion until said work is completed and shall pay to the City all other expenses created by reason of such failure to complete said work in the specified time or by reason of such time being extended.

This agreement shall not be assigned, nor any part of the work subcontracted without the written consent of the City of Bloomington endorsed hereon, and in no case shall such consent relieve the party of the first part from the obligations herein entered into by said party, or change the terms of this agreement.

IT IS FURTHER STIPULATED AND AGREED by and between the parties hereto that all ordinances now in force in the City of Bloomington respecting and regulating public improvement, not in conflict with the terms of this contract, shall be a part and parcel of this contract.

The number of inspectors to be placed on said work shall be determined by the City of Bloomington, but if at any time on account of a disregard of any of the provisions of this contract by the said first party, or on account of the failure of said first party to faithfully perform the work in accordance with this contract, additional inspectors shall be deemed necessary by said City, the pay of such additional inspectors shall be charged to said Contractor and be deducted from the amount due said Contractor on final settlement under this contract.

The Contractor and all persons employed on the work shall obey the instruction of the City Engineer or the inspector on said work. Any person who shall refuse or neglect to so obey, or who shall be deemed incompetent by said City Engineer or said Inspector shall at once be removed from the work by the Contractor when so required by said Engineer or Inspector.

The City of Bloomington hereby covenants and agrees, in consideration of the faithful performance of the covenants and agreements in this contract specified to be kept and performed by first party, to pay party of the first part, when this contract shall be wholly carried out and completed upon the part of the said Contractor, and when said work shall have been finally accepted by said City of Bloomington, the amounts set forth in first party's bid in manner as herein and in said call for bids provided.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that this contract calls for the construction of a "public work," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130.01 et seq. ("the Act"). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current "prevailing rate of wages" (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at <http://labor.illinois.gov/>. The Department revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the Department's web site for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the Illinois Department of Labor's website. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties.

IT IS FURTHER AGREED AND UNDERSTOOD that the work to be done pursuant to this contract shall be done under the direction and to the satisfaction of the City of Bloomington, and that, except as otherwise provided in the said ordinance or the judgment of the court, said City, except as by law provided, or any officer thereof, shall not be liable for any portion of the expense of said work, nor for any delinquency or persons or property assessed.

This contract and the bond herein provided, shall be signed in triplicate and be subject to the approval of the City of Bloomington.

IN TESTIMONY WHEREOF the said first party has hereunto set his hand and seal, and the City of Bloomington has caused this agreement to be signed by its Mayor, its corporate seal to be attached, and said signing and sealing to be attested by its City Clerk on the day and year first above written.

(Seal)

ATTEST:

Cherry L. Lawson, City Clerk

CITY OF BLOOMINGTON

By: _____
David A. Hales, City Manager

WITNESS:

CONTRACTOR (Seal)

By: _____
G.A. Rich & Sons, Inc.,

CITY OF BLOOMINGTON
FY 2016 CCTV SEWER INSPECTION

PROJECT NO. # 50-18-53007-16-00

CITY BID NO. 2016-28

Proposal Tabulation

Proposal Opening Date: 11/9/2015

Proposal Opening Time: 1:30 PM

Prepared By: RLO 11/9/2015

Attended By: Ryan Otto

Andrew Coffey

Recommended Proposal

ITEM	DESCRIPTION	UNIT	APPROX QTY	Engineer's Estimate		G.A. Rich & Sons, Inc.		Tele Scan, Inc.		National Power Rodding Corp.	
				UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
1	CCTV Sewer Inspection, 6" TO 12" DIA	LF	30000	\$2.25	\$67,500.00	\$1.50	\$45,000.00	\$2.50	\$75,000.00	\$5.35	\$160,500.00
2	CCTV Sewer Inspection, 13" TO 18" DIA	LF	5500	\$3.00	\$16,500.00	\$1.60	\$8,800.00	\$3.00	\$16,500.00	\$5.35	\$29,425.00
3	CCTV Sewer Inspection, 19" TO 24" DIA	LF	2500	\$3.50	\$8,750.00	\$2.00	\$5,000.00	\$3.00	\$7,500.00	\$5.35	\$13,375.00
4	CCTV Sewer Inspection, 25" TO 36" DIA	LF	2000	\$4.00	\$8,000.00	\$2.25	\$4,500.00	\$4.00	\$8,000.00	\$5.35	\$10,700.00
5	CCTV Sewer Inspection, 37" TO 96" DIA	LF	3000	\$5.00	\$15,000.00	\$2.25	\$6,750.00	\$5.00	\$15,000.00	\$5.35	\$16,050.00
6	Heavy Duty Sewer Cleaning, 6" TO 12" DIA	LF	4500	\$2.00	\$9,000.00	\$2.75	\$12,375.00	\$1.75	\$7,875.00	\$0.01	\$45.00
7	Heavy Duty Sewer Cleaning, 13" TO 18" DIA	LF	2000	\$2.50	\$5,000.00	\$3.65	\$7,300.00	\$3.75	\$7,500.00	\$0.01	\$20.00
8	Heavy Duty Sewer Cleaning, 19" TO 24" DIA	LF	1000	\$3.50	\$3,500.00	\$5.50	\$5,500.00	\$4.75	\$4,750.00	\$2.00	\$2,000.00
9	Heavy Duty Sewer Cleaning, 25" TO 36" DIA	LF	1000	\$4.00	\$4,000.00	\$8.25	\$8,250.00	\$8.75	\$8,750.00	\$2.00	\$2,000.00
10	Traffic Control and Protection	LS	1	\$6,000.00	\$6,000.00	\$20,000.00	\$20,000.00	\$2,500.00	\$2,500.00	\$10,000.00	\$10,000.00
11	Mobilization	LS	1	\$5,000.00	\$5,000.00	\$8,000.00	\$8,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
					\$148,250.00		\$131,475.00		\$158,375.00		\$249,115.00

ADDITIVE ALTERNATE SEWER LATERAL INSPECTION PROPOSAL
(Contractors Must Bid on this Alternate)

DESCRIPTION	UNIT	APPROX. QTY	UNIT COST		UNIT COST		UNIT COST		UNIT COST	
Sewer Lateral Inspection with Lateral Launch Camera	EA	30	\$350.00		\$350.00		\$325.00		\$750.00	

ADDITIVE ALTERNATE PROTRUDING TAP REMOVAL PROPOSAL
(Contractors Must Bid on this Alternate)

DESCRIPTION	UNIT	APPROX. QTY	UNIT COST		UNIT COST		UNIT COST		UNIT COST	
Removal of Protruding Lateral Connections	EA	15	\$425.00		\$500.00		\$650.00		\$800.00	

SUBMITTED ADDITIVE ALTERNATE TECHNOLOGY PROPOSALS
(Contractors were not required to submit prices on these items)

National Power Rodding Corp.

DESCRIPTION	UNIT	ADDITIONAL UNIT PRICE PER LINEAR FOOT FOR :			
		SONDE	SONAR	3D LASER	MULTI
6" TO 12" DIA Sewers	LF	\$ 3.50		\$ 7.00	
13" TO 18" DIA Sewers	LF	\$ 3.50		\$ 7.00	
19" TO 24" DIA Sewers	LF	\$ 3.50	\$ 6.00	\$ 7.00	\$ 15.00
37" TO 24" DIA Sewers	LF	\$ 3.50	\$ 6.00	\$ 7.00	\$ 15.00
25" TO 36" DIA Sewers	LF	\$ 3.50	\$ 6.00	\$ 7.00	\$ 15.00

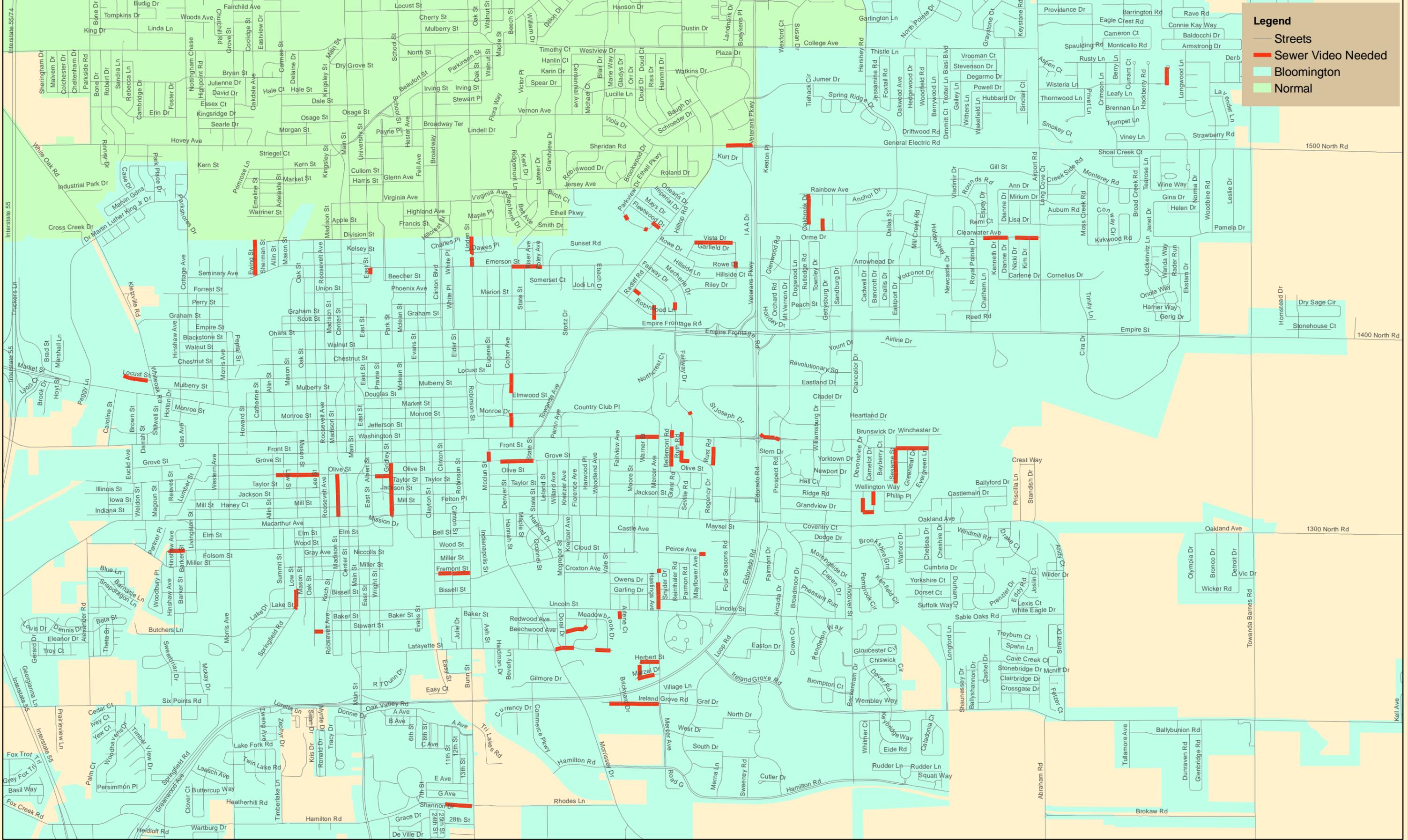
G.A. Rich & Sons, Inc. & Tele Scan, Inc. did not submit prices for the additive alternate technology items.

FY 2016 CCTV Sewer Inspections



Public Works Department

DATE 10/26/2015



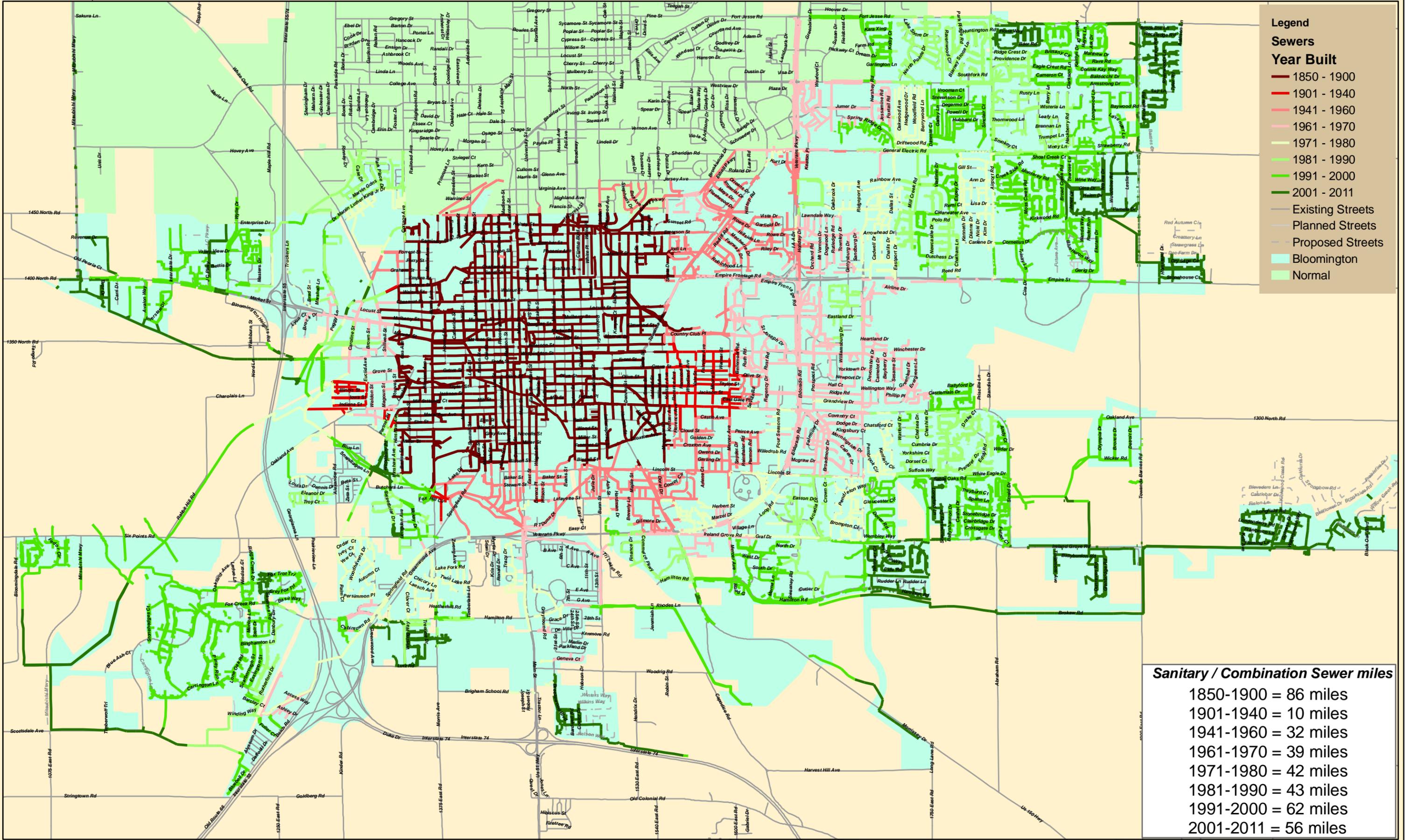
Legend

- Streets
- Sewer Video Needed
- Bloomington
- Normal

Age of Sewer System Map



0 2,500 5,000 10,000 Feet



Legend

Sewers

Year Built

- 1850 - 1900
- 1901 - 1940
- 1941 - 1960
- 1961 - 1970
- 1971 - 1980
- 1981 - 1990
- 1991 - 2000
- 2001 - 2011

Existing Streets
Planned Streets
Proposed Streets

Bloomington
Normal

Sanitary / Combination Sewer miles

1850-1900	= 86 miles
1901-1940	= 10 miles
1941-1960	= 32 miles
1961-1970	= 39 miles
1971-1980	= 42 miles
1981-1990	= 43 miles
1991-2000	= 62 miles
2001-2011	= 56 miles



CONSENT AGENDA ITEM NO. 7F

FOR COUNCIL: November 23, 2015

SUBJECT: Consideration of review and approval of funding a stream stabilization and fish habitat installation of a segment of T2, a tributary stream to Evergreen Lake at Comlara Park, through the City's Intergovernmental Agreement with McLean County, The Town of Normal and the McLean County Soil and Water Conservation District.

RECOMMENDATION/MOTION: Staff recommends that the expenditure of \$51,201 be approved for stabilizing the lower 3,500 feet of Evergreen Lake tributary T2 through the Watershed Conservation intergovernmental agreement and the Procurement Manager be authorized to issue a purchase order.

STRATEGIC PLAN LINK: Goal 2. Upgrade City Infrastructure and Facilities

STRATEGIC PLAN SIGNIFICANCE: Objective 2: Quality Water for the Long Term

BACKGROUND: Staff respectfully requests that Council authorize the funding of a stream stabilization at Comlara Park by Evergreen Lake. While the cost of the project is relatively low, the long term benefits to water quality and to extending water supply's useful lifetime is relatively high. The feeder stream to Evergreen Lake under consideration contributes a disproportionate share of sediment to the reservoir for its size. Approximately 39 percent of the project cost will be reimbursed to the City through a grant to the Friends of EverBloom.

The total cost of the project is \$51,201 with \$20,000 coming from a U.S. Fish and Wildlife Service Reservoir Fisheries Habitat grant to the Friends of EverBloom and \$31,201 coming from the City of Bloomington Water Improvement Fund. Staff requests that the expenditure of the entire project cost be approved, with reimbursement from the Friends of EverBloom grant submitted to the City after the project is completed. Overall project management will be performed by the McLean County Soil and Water Conservation District (MCSWCD) under the Watershed Conservation intergovernmental agreement. The MCSWCD indicated that there were four plan holders, and two bids were received. The lowest bid was from Boyle Excavating, Inc.

The project will utilize a proven mitigation practice (stream stabilization with rock riffles) that is part of our watershed plan's strategy to reduce phosphorus and sediment inputs to the City's drinking water reservoirs. The reduction in sediment and associated nutrients entering our lakes will increase the longevity of our drinking water supply and aid in improving water quality over time. Additionally, the riffles provide aquatic habitat to improve fisheries and macroinvertebrate communities.

The cooperating groups in the project are the Friends of EverBloom, the Illinois Department of Natural Resources Fisheries Division, McLean County Parks, McLean County Soil and Water Conservation District and the City of Bloomington. IDNR Fisheries biologists will monitor the

fish community pre and post installation, Friends of EverBloom volunteers will monitor for changes in macroinvertebrate communities, and the City and MCSWCD will provide for monitoring of the physical changes in the stream. The City's monitoring support and efforts will be incorporated with other ongoing watershed monitoring programs.

Watershed plans for both reservoirs were developed to reduce the nutrient and sediment loadings that impair the water quality and reduce the useful lifetimes of our drinking water reservoirs. As part of that effort, stream inventories were performed for the tributaries feeding the lakes. The April, 2005 report by Wayne Kinney of Stream Technical Resource and Management Service showed that erosion of streambanks and incision of channel bottoms of the inventoried sites were contributing 2,100 tons of sediment to Evergreen Lake per year, with 90 percent of that sediment loading originating in stream stretches within 4 miles of the lake. T2, the tributary stream segment that will be stabilized in this project, is located on City property, operated by McLean County Parks. Using the calculated sediment loss value of 163 tons per mile, the 3,500 foot stretch of T2 for this project will reduce the sediment delivered to Evergreen Lake by 108 tons per year. The phosphorus loading to Evergreen Lake is expected to be reduced proportionately to the sediment reduction.

The project was competitively bid and will be administered by the McLean County Soil and Water Conservation District utilizing the Water Conservationist funded through the Intergovernmental Agreement with assistance from additional MCSWCD staff as needed.

Staff, therefore respectfully requests the Council authorize the expenditure of \$51,201 to accomplish the project. The Friends of EverBloom will reimburse the City \$20,000 with funds from a Reservoir Fisheries Habitat Partnership grant, once the project is completed and they receive the grant funds.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Friends of EverBloom; McLean County Parks; Illinois Department of Natural Resources; McLean County Soil and Water Conservation District. A public bid letting was administered by the McLean County Soil and Water Conservation District.

FINANCIAL IMPACT: The City's commitment to this Agreement in the amount of \$51,201 is budgeted in the FY 2016 Budget under Water Purification-Other Professional Technical Services account (50100130-70220). This amount is available in the budget roll up group for this professional service. Stakeholders can locate this in the FY 2016 Proposed Budget book titled Other Funds & Capital Improvement Program on page 102.

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY

CONSTRUCTION: All future costs will be budgeted in the out years \$2,000 per year annual monitoring/maintenance.

Respectfully submitted for Council consideration.

Prepared by:

Rick Twait, Superintendent of Water Purification

Reviewed by: Robert D. Yehl, Water Director

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Carla A. Murillo, Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



David A. Hales, City Manager

Attachments:

- Project Location Map
- U.S. Fish and Wildlife Service Reservoir Fisheries Habitat Grant Application
- Lake Evergreen T2 Project Costs Summary
- Lake Evergreen T2 Project Notes
- Lake Evergreen T2 Final Map Of Riffle Locations
- Riffle Drawing and Profile Sheet - Lake Evergreen T2 Site
- Lake Evergreen T2 Riffle Project Bid Submission
- Watershed Conservation Intergovernmental Agreement

Motion:

Staff recommends that the expenditure of \$51,201 be approved for stabilizing the lower 3,500 feet of Evergreen Lake tributary T2 through the Watershed Conservation intergovernmental agreement and the Procurement Manager be authorized to issue a purchase order.

Motion: _____ Seconded by: _____

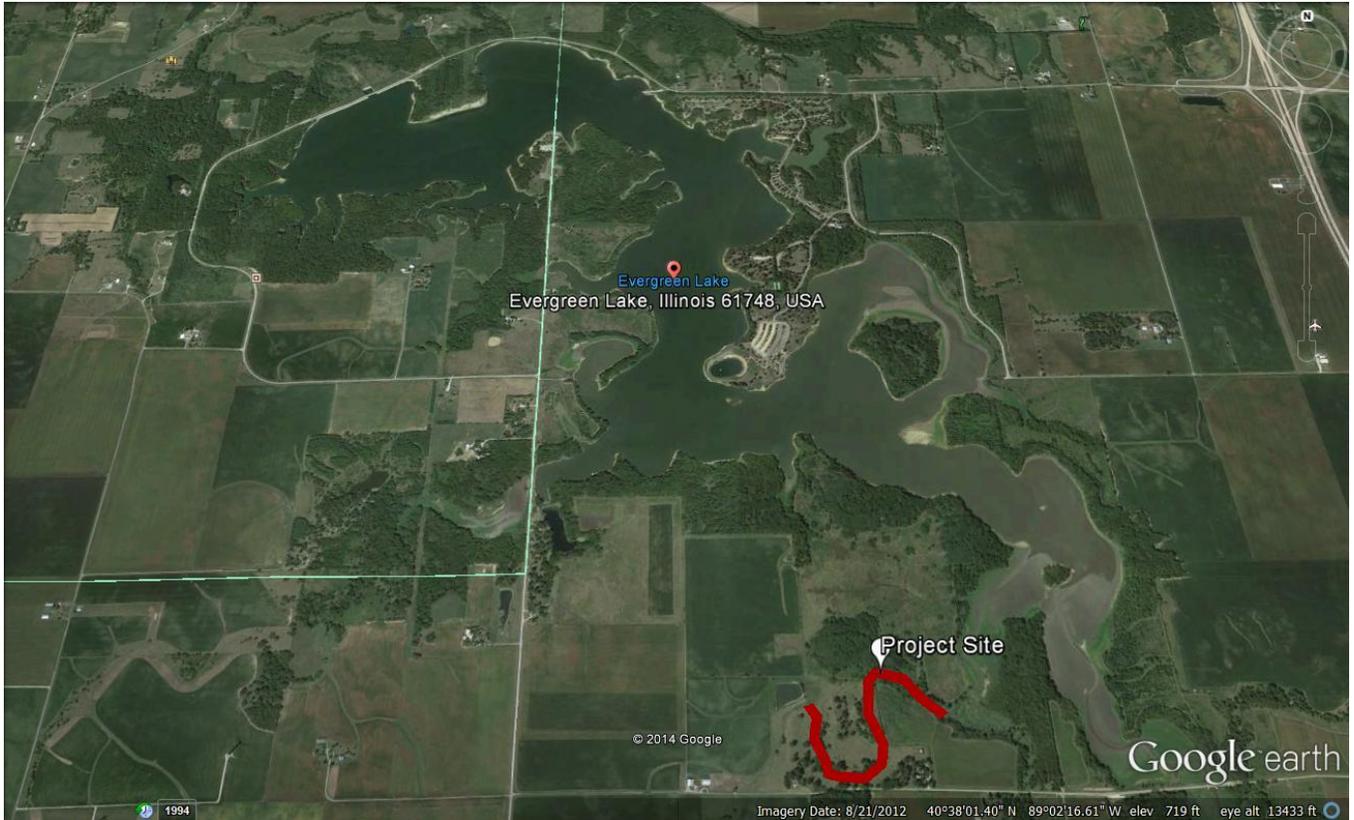
	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Mwilambwe			
Alderman Buragas				Alderman Painter			
Alderman Fruin				Alderman Sage			
Alderman Hauman				Alderman Schmidt			
Alderman Lower							
				Mayor Renner			

Location: Evergreen Lake is located in the **Temperate Plains Region**.

The Evergreen Lake (Water Body Segment ID SDA) watershed encompasses 41.1 square miles (25,730 acres) within McLean County and Woodford County, Illinois. It is within the U.S. Geological Survey Mackinaw River Basin (Hydrologic Unit Code 0713000404010). Six Mile Creek (Water Body Segment ID DKN 01) and two major unnamed tributaries and six minor tributaries drain into Evergreen Lake.

Latitude: 40°38'8.36"N

Longitude: 89° 2'1.96"W



RFHP FY 2015 Reservoir Fisheries Habitat Enhancement Project Proposal

Submitted By

Friends of Everbloom

402 N. Kays Drive
Normal, Illinois 61761

Project Leader:

Rick Twait – Water Treatment Plant Director
City of Bloomington
25515 Waterside Way
Hudson, IL 61748
rtwait@cityblm.org

Friends of Everbloom (<http://friendsofeverbloom.weebly.com>) – A Friends of Reservoirs member organization.

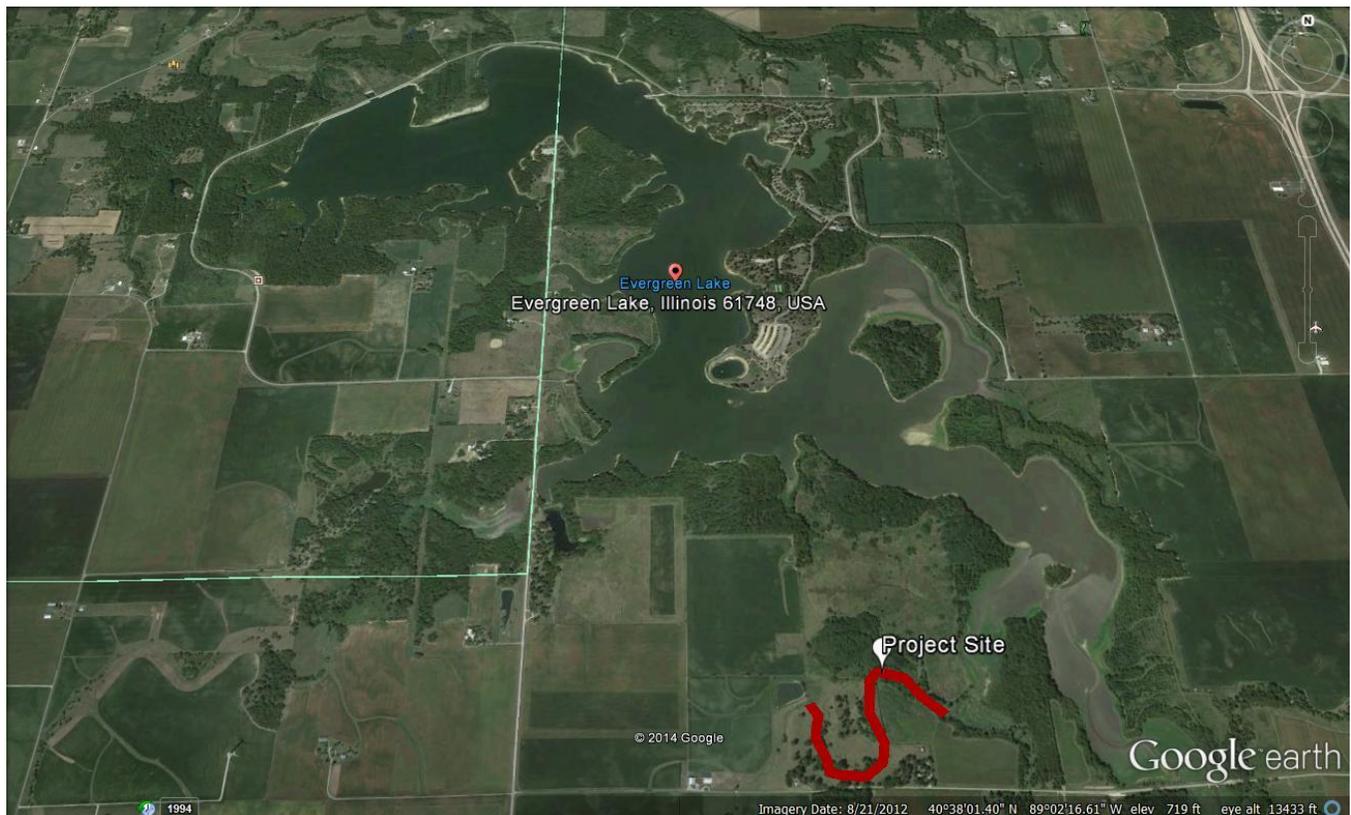
Project Title: Stream Stabilization of Tributary 2 entering Evergreen Lake

Location: Evergreen Lake is located in the **Temperate Plains Region**.

The Evergreen Lake (Water Body Segment ID SDA) watershed encompasses 41.1 square miles (25,730 acres) within McLean County and Woodford County, Illinois. It is within the U.S. Geological Survey Mackinaw River Basin (Hydrologic Unit Code 0713000404010). Six Mile Creek (Water Body Segment ID DKN 01) and two major unnamed tributaries and six minor tributaries drain into Evergreen Lake.

Latitude: 40°38'8.36"N

Longitude: 89° 2'1.96"W



U.S. Congressional District: Illinois District 18

Project Objectives:

A streambank erosion study completed by Midwest Streams, Inc. in 2005 reports a total of 357 tons of sediment delivered annually from this 4.38 sq. mi. tributary. The total annual sediment delivery from streambank erosion was estimated at 2135 tons, therefore Tributary 2 represents about 18% of the total streambank erosion above Lake Evergreen.

In order to reduce the sediment loading and improve aquatic habitat in the lower 3500 ft. under City of Bloomington ownership the proposal is to install a series of Rock Riffle Grade Control Structures.

Estimated Project Dates: September 1, 2015 to December 31, 2016.

Grant request: \$20,000

Total project cost: \$71,900

Project Partners:

City of Bloomington

McLean County Soil and Water Conservation District

Project Partners affiliated with project but not providing match:

Illinois Department of Natural Resources

McLean County Department of Parks and Recreation

Project Overview

Evergreen Lake was constructed in 1971 as a supplemental water reservoir for the City of Bloomington, population 74,975, as well as for recreational use. It was formed by an impoundment of Six Mile Creek upstream of its junction with the Mackinaw River.

In 1995, the city modified the Evergreen Lake dam to increase the normal pool elevation by five feet, resulting in a 36 percent increase in storage capacity. Currently, the lake has a surface area of 900 acres, 22.5 miles of shoreline, a maximum depth of 53 feet, a mean depth of 22 feet, and a storage volume of 15,480 acre-feet.

The population of McLean County is 161,202. The two largest communities in McLean County are the City of Bloomington (pop. 74,975) and the Town of Normal (pop. 50,519). Both of these municipalities are in the southern part of the watershed.

In 1986, the McLean County Department of Parks and Recreation identified improving the fishery of Evergreen Lake as a primary objective in meeting the goal of expanding recreational usage at COMLARA County Park. The Department of Parks and Recreation entered into an intergovernmental agreement with the Illinois Department of Natural Resources for fishery management of Evergreen Lake. This agreement has provided intensive fishery management including regular population surveys, stocking of game species to supplant limited natural reproduction, introduction of fish species to control over populations of certain species and the initiation of an aquatic vegetation program to increase natural reproductions of fish species and water quality overall. The fishery management program is performed jointly by IDNR Biologists, technicians and County Parks staff. Evergreen Lake has produced the last two state record hybrid walleye, has high quality and quantity game fish populations including muskellunge, black bass and crappie.

Phosphorus and total suspended solids are listed as a cause of impairment for Evergreen Lake. In order to address these impairments, a watershed plan was developed (<http://web.extension.illinois.edu/lmw/downloads/22857.pdf>). A watershed committee meets on a regular basis to discuss issues in the watershed and projects that are being completed.

In April 2005, Wayne Kinney of Stream Technical Resource and Management Service (STREAMS) surveyed the extent of erosion in the lower portion of the waterways that feed into Evergreen Lake. Six Mile Creek and seven unnamed tributaries were surveyed for one to four miles outwards from the lake, until the start of the upper, actively managed, drainage systems, for a total of 16.3 miles of streambeds. The survey showed that the inventoried erosion sites contribute approximately 2,100 tons of sediment to Evergreen Lake per year. In addition, more than 90 percent of lake sediment due to streambank erosion originates within 4 miles of the lake.

Tributary 2 to Evergreen Lake enters the lake approximately 1300 ft. west and 900 ft. north of the intersection of County Roads 2300N and 1300E which is 1.5 mi. west and 1 mile north of Hudson, IL in McLean County.

A streambank erosion study completed by Midwest Streams, Inc. in 2005 reports a total of 357 tons of sediment delivered annually from this 4.38 sq. mi. tributary. The total annual sediment delivery from streambank erosion was estimated at 2135 tons, therefore Tributary 2 represents about 18% of the total streambank erosion above Evergreen Lake.

In order to reduce the sediment loading and improve aquatic habitat in the lower 3500 ft. under City of Bloomington ownership the proposal is to install a series of Rock Riffle Grade Control Structures.

By constructing seven (7) Rock Riffles a riffle-pool sequence can be restored in this degraded channel which will accomplish several important goals.

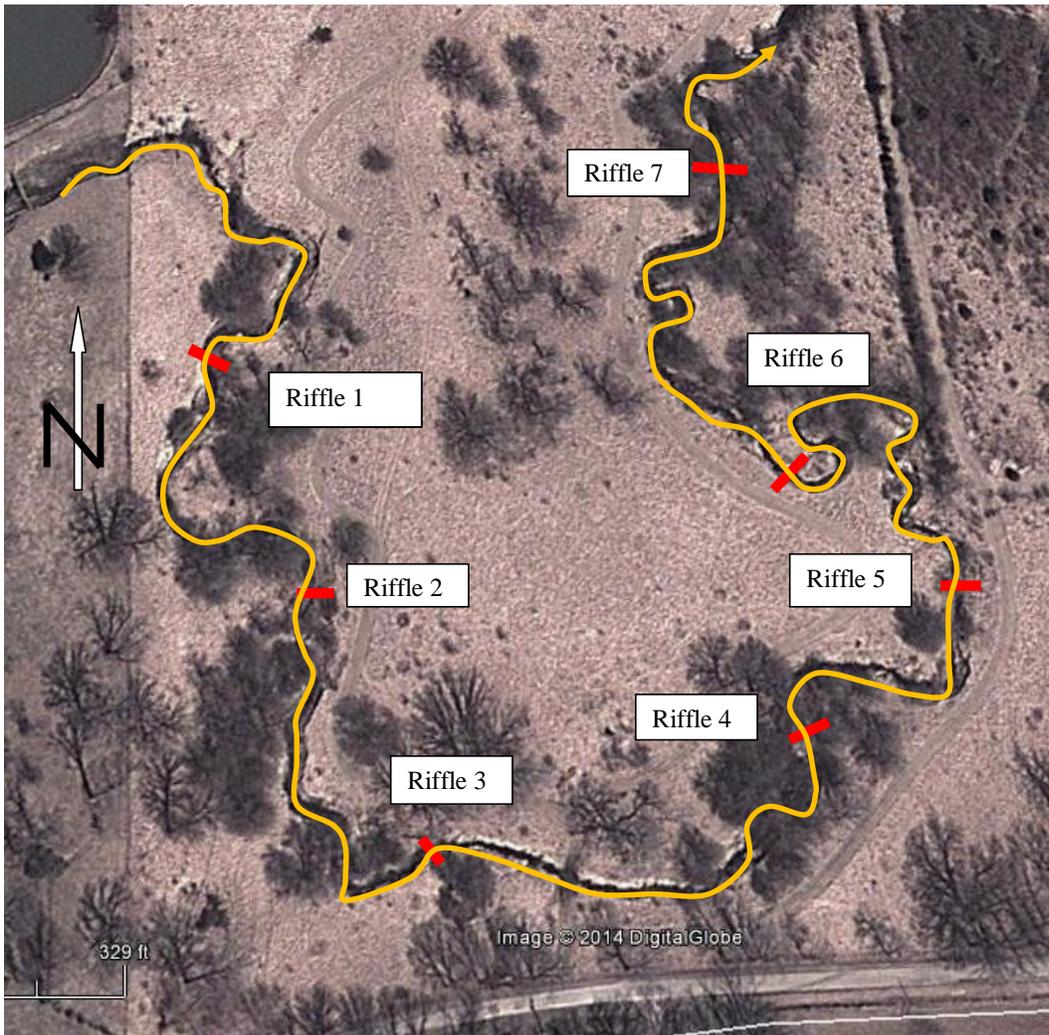
- 1) Stream degradation will be halted.
- 2) Stream will be reconnected with the existing floodplain
- 3) Pool depth will be increased
- 4) Riffles will increase aeration of flow improving dissolved oxygen levels
- 5) Lateral bank erosion will be reduced by slowing velocities in the pool areas
- 6) Effective bank height will be reduced increasing bank stability

SOIL EROSION AND DELIVERY TO EVERGREEN LAKE								
Stream	Length Inventoried (Miles)	Soil Erosion	SDR	STF	Sediment to Lake	Drainage Area Sq. Mi.	Tons per Sq. Mile	Tons per Mile
Six Mile	3.8	1176 tons	1	0.4	470 tons	17.65	27	124
Trib. #1	1.7	257 tons	1	0.75	193 tons	2.52	77	113
Trib. #2	2.3	627 tons	1	0.6	376 tons	4.38	86	163
Trib. #3	4	834 tons	1	0.6	500 tons	4.78	105	125
Trib. #4	1.4	488 tons	1	0.4	195 tons	3.61	54	139
Trib. #5	1.2	640 tons	1	0.4	256 tons	1.46	175	213
Trib. #6	0.9	10 tons	1	0.75	8 tons	2.38	3	11
Trib. #7	0.7	84 tons	1	0.24	20 tons	0.61	33	29
Trib. #8	0.3	165 tons	1	0.24	40 tons	0.29	138	133
All Others		225 tons	1	0.34	77 tons	N/A	N/A	
	16.3 miles			Total	2135	37.68		

Soil Erosion is only from 16.3 miles of inventories of unmanaged streams
SDR is Sediment Delivery Rate (from NRCS guidelines)
STF is Sediment Transport Rate (from NRCS guidelines)

T-2 Tributary –Lake Evergreen Streambank Stabilization

Preliminary Rock Riffle location: Final placement will be determined during survey and design



Monitoring Plan Overview

The rock riffle grade control structures will be monitored by documenting the change in vertical and horizontal changes in the stream. Rebar will be placed in the streambank to act as a marker for current conditions and they will be monitored for erosion. A stream profile will be made using a robotic total station in the fall of 2014 and subsequent profiles will be taken to monitor stream stability. The reduction in stream erosion will have a direct impact on the amount of sediment reaching Evergreen Lake.

The fisheries in the stream will be monitored by electrofishing if locations and conditions are suitable. A pre-construction survey will be made to determine the extent of the fisheries before construction. Periodic fish surveys will be conducted to determine changes to the fisheries within the stream reach.

Macroinvertebrates will be monitored by Friends of Everbloom volunteers that are associated with the Illinois RiverWatch Program (<http://www.ngrrc.org/Riverwatch/>). An improvement in water quality and macroinvertebrates in the stream will contribute to an improvement in the water quality and health of Evergreen Lake.

Outreach Plan Overview

The Friends of Everbloom have meetings to keep members and the public informed of projects on Evergreen Lake. The Friends of Everbloom will utilize their meetings to highlight the project. The Friends of Everbloom will also use social media and their web page <http://friendsofeverbloom.weebly.com/> to publicize the project. The Friends of Everbloom have a fall event at Evergreen Lake to showcase the local natural resources and to highlight projects in and around the lake.

Provisions to protect the restoration project site after project completion

The project site is owned by the City of Bloomington and they have a vested interest to maintain the project. Since Evergreen Lake is a water supply lake, the City is using this project to improve water quality in the lake. The proposed project has an estimated lifespan of at least 50 years.

List of Required Permits

The Evergreen Lake project will be covered under a nationwide 404 permit. The Illinois Department of Natural Resources permit and the Illinois Environmental Protection Agency 401 Clean Water permit will be included. They will all be filed as a joint application in early 2015.

Project Timeline

We are currently working on engineering of the project site. The project is proposed to begin in the summer of 2015 to coincide with low flows in the tributary.

Solicit Bids for Project: August 2015

Start of Project: September 2015

End of Project: December 2015 for construction; December 2016 for monitoring.

Budget

Amount requested from RFHP: \$20,000

Categories	Partner Contribution Amount	Type of Contribution (cash or in-kind)
Reservoir Fisheries Habitat Partnership		
Personnel		
Staff		
Volunteers		
Fringe		
Travel		
Equipment*		
Supplies		
Contractual	\$20,000	Cash
Other		
City of Bloomington		
Personnel		
Staff		
Volunteers		
Fringe		
Travel		

Equipment*		
Supplies		
Contractual	\$47,200	Cash
Other – Permits (estimate)	\$3000	Cash
McLean County Soil and Water Conservation District		
Personnel		
Staff	\$1,200	In-Kind
Volunteers		
Fringe		
Travel		
Equipment*		
Supplies		
Contractual		
Other		
Friends of Everbloom		
Personnel		
Staff		
Volunteers		
Fringe		
Travel		
Equipment*		
Supplies	\$500	Cash
Contractual		
Other		
Total Direct Costs	\$71,900	

*Equipment is any individual item over \$5,000. Even if an item is tangible, nonexpendable, and having a useful life of more than one year, items costing less than \$5,000 should be placed under the Supplies category. Such large purchases should be anticipated in the contract. Volunteer labor should be calculated at \$10/hr for age 16 and under; 18/hr other volunteers; agency staff labor rates @ \$24/hr

The final design survey will determine the exact number, height and location of the riffles, however based on existing data from the 2005 study a total of 7 riffles approximately 3 ft. high will be required. Each riffle is expected to require 160 tons of RR-5 stone at a cost of \$60 per ton delivered and installed. The total cost is therefore estimated at \$67,200. (160 tons x \$60 x 7 riffles).

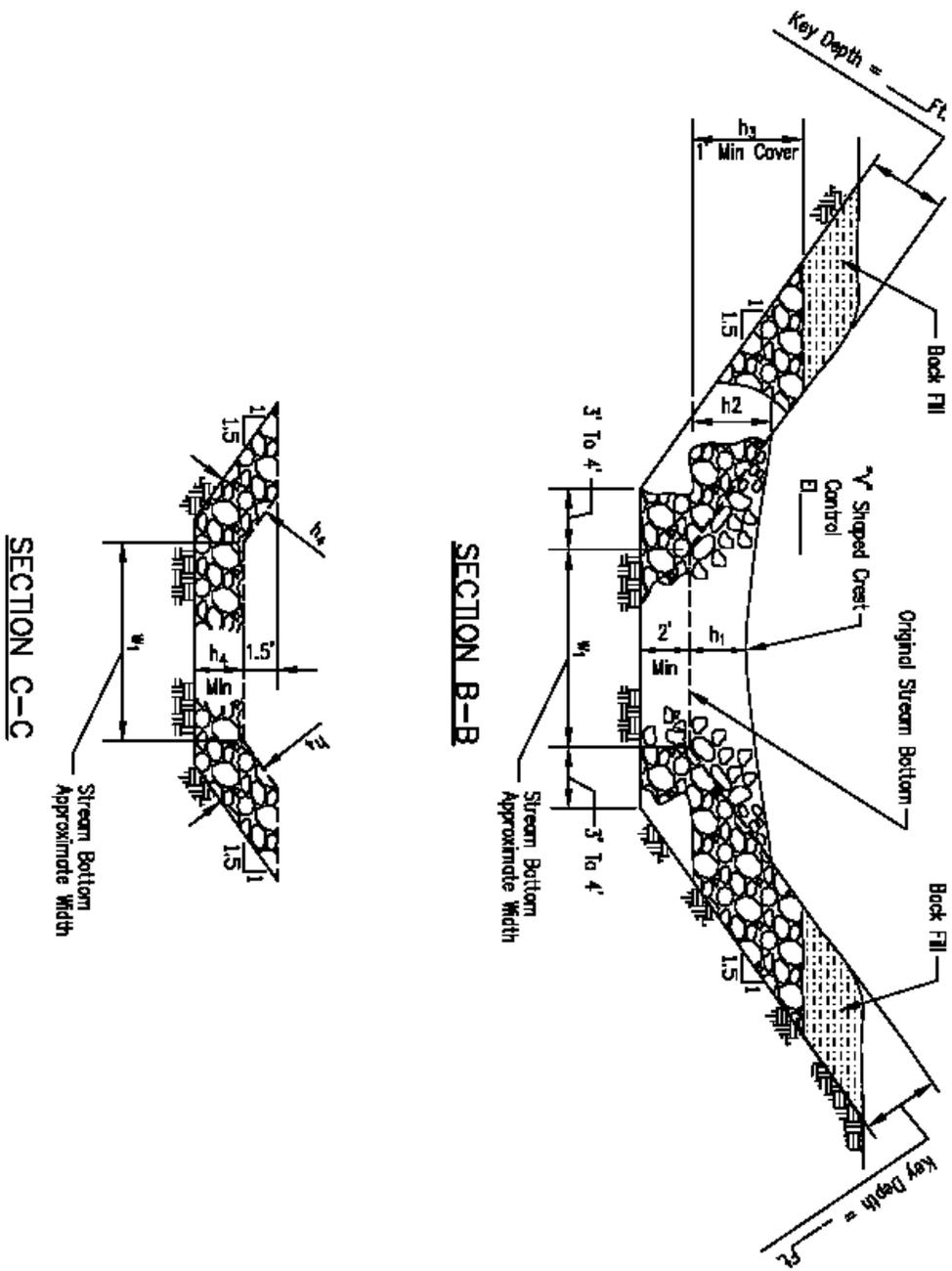
All other project costs associated with the project are being covered by the City of Bloomington and the McLean County Soil and Water Conservation District. Previous and current engineering consultations are not part of the proposed budget, but are being funded by the City of Bloomington.

The requested funds will be used to pay a contractor to complete the project. The contract will be administered by the Soil and Water Conservation District (SWCD). The SWCD will be responsible for bid proposals, site showing, bid openings, invoicing, working with contractor, etc. The SWCD will also assist with outreach, newsletters, and promotion for the project.

The Friends of Everbloom will be placing a sign to highlight the project and sponsors. The Friends of Everbloom will host an event to highlight the completion of the project.

The Illinois Department of Natural Resources is providing resources for the project but is not using their time or resources as a match to minimize any issues with other federal funding.

No funds are included in the budget for monitoring. The City of Bloomington will fund the monitoring of stream stability, the Illinois Department of Natural Resources will monitor the fisheries, and Friends of Everbloom volunteers will monitor macroinvertebrates.





Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

Pat Quinn, Governor
Marc Miller, Director

September 4, 2014

Jeff Boxrucker
Reservoir Fisheries Habitat Partnership
9321 E. State Highway 9
Norman, OK 73026

The Friends of Everbloom (FOE) is submitting a proposal for funding for a reservoir fisheries habitat enhancement project on Lake Bloomington, Illinois. FOE was established in January 2013 to help accomplish the goals of the Reservoir Fisheries Habitat Partnership.

The City of Bloomington is a partner for the proposed project and has provided substantial funds and resources towards water quality and habitat enhancement projects. Evergreen Lake is a water supply lake and the City is committed to improving the watershed and the lake. The City is currently funding projects for sediment/nutrient loading, phytoplankton/zooplankton dynamics, bathymetric mapping, and shoreline erosion control. The City also regularly tests the water and also does water quality monitoring as part of the Illinois Environmental Protection Agencies volunteer water quality monitoring program.

The McLean County Soil and Water Conservation District oversees a Watershed Committee for Lake Bloomington and they have created a working watershed plan. I serve on the committee and feel the group strives to put the watershed plan into action.

The Illinois Department of Natural Resources does annual stockings of saugeye and muskie at Evergreen Lake. We conduct annual surveys for bass, saugeye, and muskie. We also conduct community fish surveys every two years. We started conducting lake-wide vegetation surveys to get a better handle on density and diversity of the submersed aquatic vegetation.

Evergreen Lake has support at many levels and is a perfect example of creating a watershed plan and then implementing the plan. I strongly support the proposal being submitted by the Friends of Everbloom. The project addresses the issues of nutrient loading and siltation. Not only does the project fit perfectly into Evergreen Lake's watershed plan, the project also addresses the major impairments for the Temperate Plains region.

If there are any questions or concerns regarding the proposal or project, please contact me.

Sincerely,

Mike Garthaus
District Fisheries Biologist
Gibson City, IL 60936
217-784-4730
Mike.garthaus@illinois.gov

T-2 @ Evergreen Lake Project Cost
11/6/2015

Construction Supervision (Site investigation, Survey, Staking, Designs, Construction oversight, etc)	\$6975.00
Construction	\$44,226.00
Total Project Cost	\$51,201.00

Note: The Friends of EverBloom applied for and was approved to receive a \$20,000 grant from the U. S. Fish and Wildlife Service, through the Reservoir Habitat Partnership Program, for this project. The FOE will reimburse the City for the \$20,000 grant amount upon receipt of the grant funds after the project is completed.

11/09/2015

T2 Stabilization Project City Council Submission Notes

By: Richard M. Twait, Superintendent of Water Purification

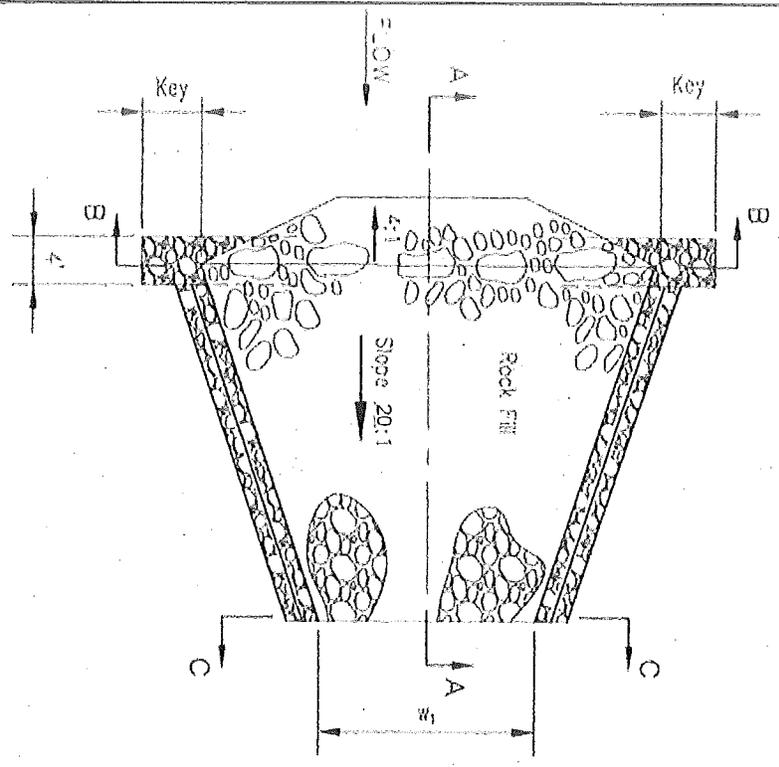
1. The preliminary grant submission to the Reservoir Fisheries Habitat Partnership listed a total of 7 riffle structures, but noted that the final number and locations of structures was subject to change. Subsequent field surveys and hydraulic analysis showed that 6 riffle structures were required to restore hydrologic balance to the segment.
2. The revised map, showing the locations for the 6 riffle structures and the associated hydraulic calculations, are included as separate attachments.
3. The attached bid schedule for T2 lists two reaches. Reach #2 was listed as an alternate for additional stabilization of an adjacent upstream segment on privately owned land. Lack of cost share funding for that segment prevented the City from undertaking of that project.

Lake Evergreen Tributary 2 Rock Riffle Project

T25N, R2E, Sec. 18

McLean County, IL





Benchmark EL 726.74
 Description 4 ft. rebar in ground 150 ft west of Sta. 3+00 w/ lath guard stake

Riffle No	Sta	Control Elev	h_1	h_2	h_3	h_4	W_1	Estimated Rock (Tons)
1	2+00	721.2	1.9	2.4	7.0	1.7	8.0	97
2	7+00	723.1	2.2	2.7	7.0	1.7	8.0	114
3	12+00	725.0	2.9	3.4	7.0	1.7	8.0	160
4	17+00	726.9	1.6	2.1	7.0	1.7	8.0	82
5	21+25	728.5	1.6	2.1	7.0	1.7	8.0	82
6	28+00	731.1	3.0	3.5	7.0	1.7	8.0	168
Total Stone								702 Tons

$(h_2 = h_1 + 0.5)$

GRAD. NO.	h_2 (D ₁₀₀)	D ₅₀
A-4	1.3 ft	7.4 in
A-5	1.7 ft	9.8 in
A-6	2.0 ft	12.1 in
A-7	2.5 ft	14.6 in

NOTE:
 1. Rock gradation shall meet IDOT requirements for GRAD. NO. 5 riprap, quality designated "A", or as designated by engineer.
 2. Use largest available stones from available material as shown for the emergent boulders and crest stone.
 3. Riffle slope shall be 20:1 or flatter where fish passage is required.

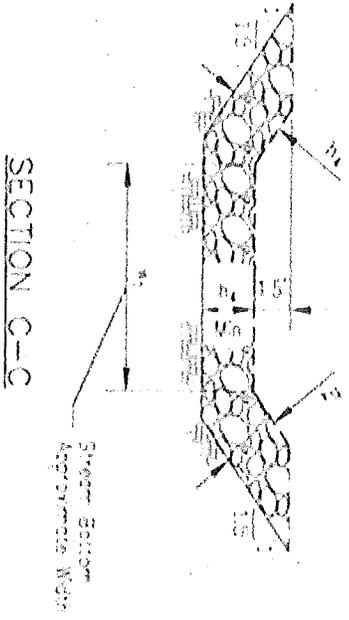
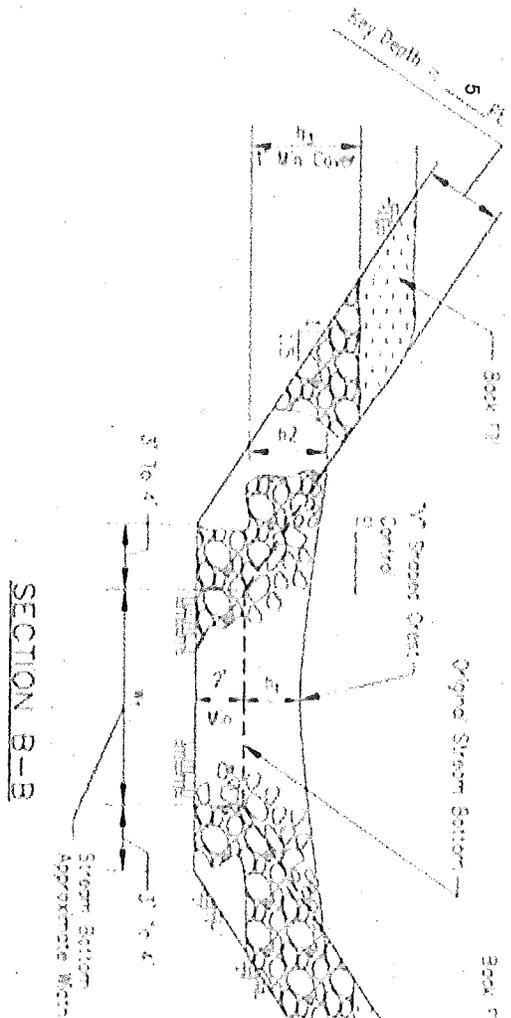
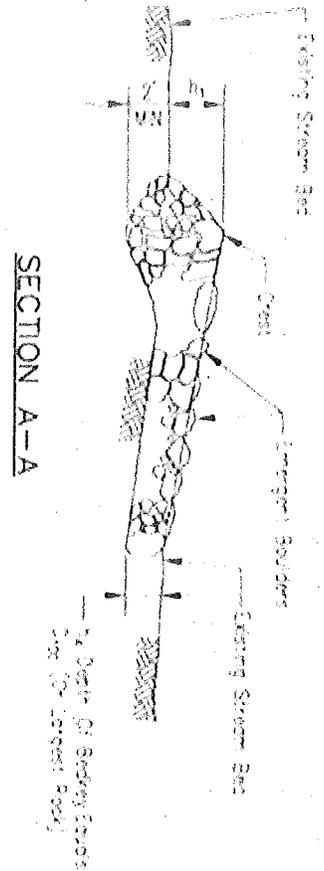
NOT TO SCALE



STREAM BANK STABILIZATION
 ROCK RIFFLE DETAILS

Wayne Aug. 10, 2015
 Kinney
 M. QUINONES
 2/08

Landowner: City of Bloomington | Stream: Trip 2 Lake Evergreen | Location: Sec. 18 T25N R2E | McLean County, IL | Sheet 2 of 2



NOT TO SCALE

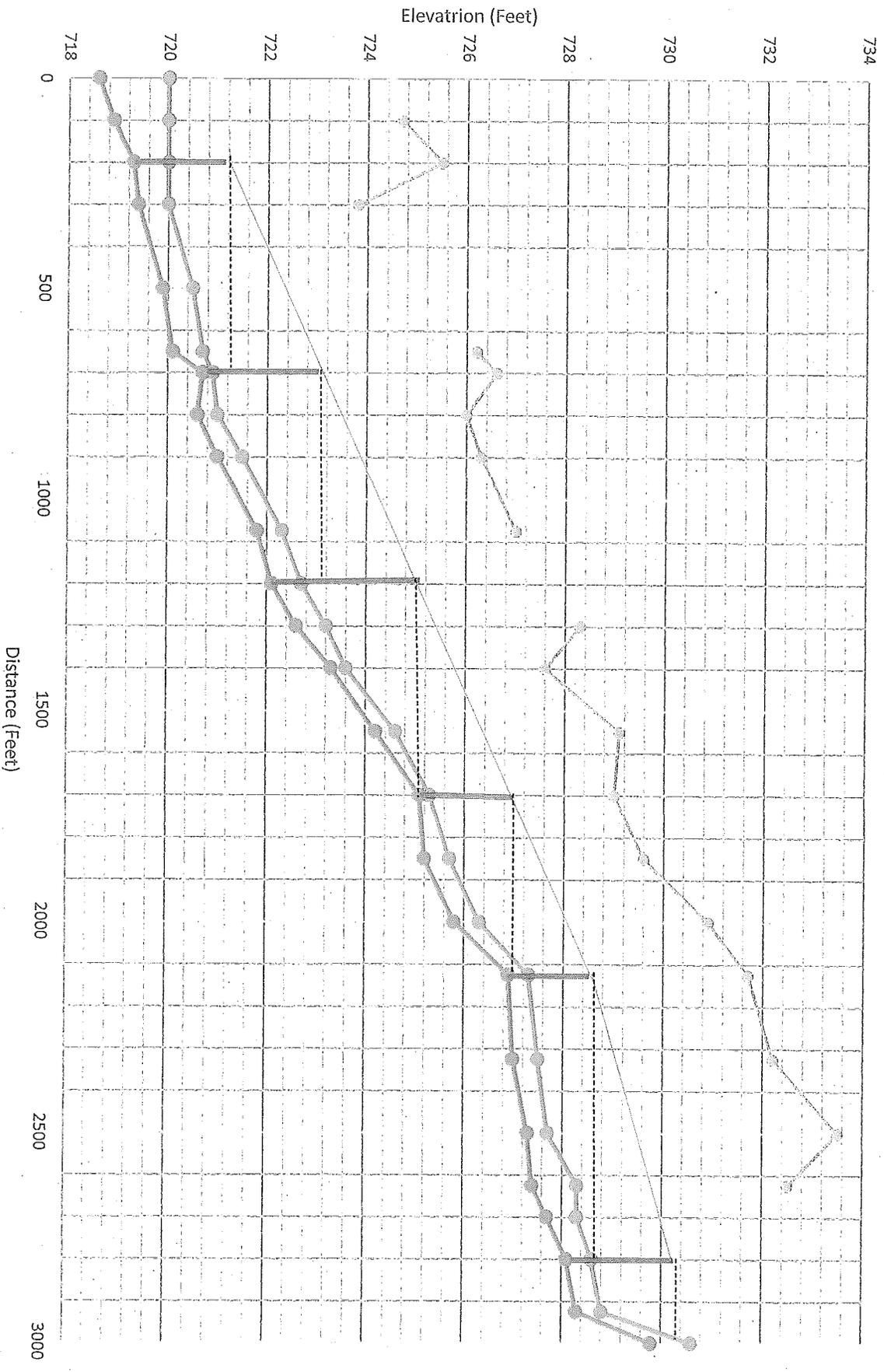


**STREAM BANK STABILIZATION
 ROCK RIFFLE DETAILS**

Date: Aug. 10, 2015
 Designed: Wayne Kinney
 Drawn: M. GUINONES
 Checked: _____
 Approved: _____

PIPENG-168B
 Drawing No.

Profile Trib. 2 Lake Evergreen on City Property



Water Flowline Bank

McLEAN COUNTY SOIL & WATER CONSERVATION DISTRICT
T-2 Evergreen Lake Protection Project

PROJECT BID

Project: A contractor will construct/install rock riffles & stone toe protection at T-2, Evergreen Lake. *Reach #1* includes six (6) riffles with an estimated 702 tons of class A RR-5 rock. *Reach #2* includes three (3) riffles with an estimated 345 tons of class A RR-5 rock and 480 ft of stone toe protection with an estimated 402 tons of class A R4 rock and miscellaneous associated work.

Construction plans and specifications may be picked up at the McLean County SWCD at 402 N. Kays Drive, Normal, IL between 8:00 a.m. and 4:00 p.m. Monday through Friday. Start date is dependent on Bloomington City Council approval after McLean County SWCD selects contractor but is expected to begin no later than December 1, 2015. Project completion date is January 11, 2016. If your bid is accepted, the contractor/vendor must sign a contract, pay prevailing wage and follow the provided job and standard specifications.

Contact Person: Jackie Kraft, administrative questions 309-452-0830 x3
McLean County SWCD

Wayne Kinney, technical issues 618-830-6318
Midwest Streams, Inc.

Contractor Name: Jared Boyle PBA Boyle Excavating, Inc.

Address: 3874 Indian Trail Rd Saybrook, IL 61770

Phone: 309 825 7332

Total Price of Project (attach bid schedule): \$ 92,091.00

Signature: 

Date: 10-27-15

Return completed bids by mail or in person no later than **10:00 a.m., Tuesday, November 3, 2015** to McLean County SWCD, 402 N. Kays Drive, Normal, IL 61761; 309-452-0830 ext 3.

BID SCHEDULE FOR T-2 EVERGREEN LAKE PROTECTION PROJECT

REACH # 1	WORK ITEM	MATERIALS	EQUIPMENT TYPE	UNIT	ESTIMATED QUANTITIES	BID PRICE PER UNIT	TOTAL BID PRICE/ITEM
1	INSTALL 6 RIFFLES CLASS A R-5 STONE	CLASS A R-5 STONE	N/A	TONS	702	\$ 63.00	\$ 44,226.00
TOTAL REACH # 1							\$ 44,226.00

REACH # 2	WORK ITEM	MATERIALS	EQUIPMENT TYPE	UNIT	ESTIMATED QUANTITIES	BID PRICE PER UNIT	TOTAL BID PRICE/ITEM
1	INSTALL 3 RIFFLES CLASS A R-5 STONE	CLASS A R-5 STONE	N/A	TONS	345	\$ 63	\$ 21,735.00
2	STONE TOE PROTECTION 480 FT	CLASS A R-4 STONE	N/A	TONS	402	\$ 65	\$ 26,130.00
TOTAL REACH # 2							\$ 47,865.00

TOTAL BID PRICE \$ 92,091.00

INTERGOVERNMENTAL AGREEMENT 2015-2018

This Intergovernmental Agreement is entered into as of this 1st day of October 2015, by and between the City of Bloomington, Town of Normal and County of McLean (hereinafter referred to as the "City", "Town" and "County") and the McLean County Soil and Water Conservation district (hereinafter referred to as the "District").

A. Purpose of This Agreement:

The purpose of this agreement is to establish a framework for the continuing administration and implementation of the McLean County Watersheds Management Program, hereafter referred to as the "Program" prepared by the District, and include 1) maintenance and improvement of Lake Bloomington and Evergreen Lake water quality through implementation of the watershed management plans; 2) the performance of a watershed conservation education program for the City, Town and County; 3) assistance to the City, Town and County in obtaining grant funding for watershed management projects; and 4) facilitate the review, updates and modifications of the watershed plans.

B. Period of Agreement:

The period of this agreement commences October 1, 2015 and ends October 1, 2018.

C. Payment:

The City, Town and County shall pay the District the following amounts for services:

- a. The first year of the agreement (2015) payments of \$70,000 shall be made by the City, \$10,000 by the Town and \$10,000 by the County, by the first (1st) week of October, pending the receipt of invoices from the District by the 20th day of the preceding month.
- b. The second (2nd) year of the agreement (2016), payments of \$70,000 shall be made by the City, \$10,000 by the Town and \$10,000 by the County by the first (1st) week of October, pending the receipt of invoices from the District by the 20th day of the preceding month.
- c. The third (3rd) year of the agreement (2017), payments of \$70,000 shall be made by the City, \$10,000 by the Town and \$10,000 by the County by the first (1st) week of October, pending the receipt of invoices from the District by the 20th day of the preceding month.

D. Description of Services:

The District shall:

- Promote agricultural practices in the Lake Bloomington and Evergreen Lake watersheds via newsletters, news releases and social media.
- Work with producers in the Lake Bloomington and Evergreen Lake watersheds to continue nutrient management and conservation practices.
- Promote Best Management Practices (BMP) such as waterways, filter strips, nutrient management, conservation tillage, grade stabilization structures, stream bank stabilization, wetlands and cover crops, through available federal and state cost share programs to producers in the Lake Bloomington and Evergreen Lake watersheds.
- Act as a liaison between conservation groups and funding agencies such as, The Nature Conservancy, Association of Illinois Soil & Water Conservation Districts, Illinois Environmental Protection Agency, Natural Resource Conservation Service, U of I Extension, Illinois Department of Natural Resources, Ecology Action Center, Parklands and Friends of EverBloom.
- Provide quarterly status reports and an annual summary of the implementation of the Watershed Plans to Bloomington, Normal and the McLean County. The annual reports are submitted in October. Information is also regularly disseminated in the biannual SWCD newsletter and periodic watershed newsletters. The McLean County SWCD website contains this information, as well <http://mcleancountyswcd.com>.
- Prepare five year updates to the Evergreen Lake and Lake Bloomington Watershed Plans. The Watershed Oversight Committee is currently working on updates to the Evergreen Lake plan. Information gathering to update the urban section of Lake Bloomington's plan is underway with an IEPA section 319 grant.

E. Indemnification and Hold Harmless:

The District shall save and hold the City, Town and County, (including its officials, agents and employees) free and harmless from all liability, public or private penalties, contractual or otherwise, losses, damages, costs, attorney's fees, expenses, causes of action, claims and judgments, resulting from claimed injury, damage, loss or loss of use to for any person, including natural persons and any other legal entity or property of any kind (including, but not limited to choices in action) arising out of or in any way connected with the performance under this agreement, for any costs, expenses, judgments, and attorney's fee paid or incurred or paid for on behalf of the City, Town and/or County, and/or its agents and employees, by insurance provided by the aforementioned government bodies.

F. Additional Agreements:

This agreement may be modified by mutual consent of the parties hereto and agreed to in writing and does not preclude separate agreements between the District and individual units of government for additional services.

City of Bloomington, IL

Attest

Karen Schmidt, Mayor Pro Tem
Karen Schmidt, Mayor

Date 7/14/15

T. Renee Gooderham
T. Renee Gooderham, Deputy Clerk

Town of Normal, IL

Attest

Chris Koos
Chris Koos, Mayor

Date 8/3/15

Wendellyn Briggs
Wendellyn Briggs, Town Clerk

McLean County, IL

Attest

Mark Sorensen
Mark Sorensen County Board Chair

8-18-2015
Date

Kathy Michael
Kathy Michael, County Clerk

McLean County Soil and Water
Conservation District

Attest

Mike Kelly
Mike Kelly, Chairman

8/27/15
Date

D. V. J. C.
Clerk/Secretary



CONSENT AGENDA ITEM NO. 7G

FOR COUNCIL: November 23, 2015

SUBJECT: Consideration of approving administrative services contract with Healthcare Service Corporation/Blue Cross Blue Shield of Illinois and the Catamaran/Optum and the 2016 premium rates for Health Alliance.

RECOMMENDATION/MOTION: Recommend that the administrative services contract with Healthcare Service Corporation/Blue Cross Blue Shield of Illinois and the Catamaran/Optum be approved, the 2016 premium rates for Health Alliance be accepted and the Mayor and the City Clerk execute the necessary documents.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1a. Budget with adequate resources to support defined services and level of services

BACKGROUND: Beginning in 2015, Arthur J. Gallagher & Co. (AJG) has been acting as the City's consultant and insurance broker for employee benefits. Since then, AJG has been meeting regularly with staff and has proceeded to act on the City's behalf in negotiating 2016 insurance rates with the City's employee benefit providers for health, dental, life insurance. AJG negotiated the 2016 rates with Blue Cross/Blue Shield of Illinois (BCBS) for administrative services and individual stop loss for the City's self-insured PPO, (Preferred Provider Organization), health and dental insurance plans, with Health Alliance Medical Plans for the fully-insured HMO, (Health Maintenance Organization), and with MetLife for group life and AD&D coverage. The City has arranged to continue its pharmacy benefit management service for the PPO plan through an arrangement obtained by the employer purchasing coalition, Heartland Healthcare and Catamaran/Optum pharmacy benefit manager, (PBM).

City staff is working with the insurance agency of Holmes Murphy in an attempt to obtain better pricing for its stop loss insurance for the PPO plan through what is known as an online reverse auction in which large insurers bid against one another for business. In this process the City would require that coverage be the same as it currently has and has agreed to accept the coverage if the pricing is at least five percent (5%) less than what has been quoted by Blue Cross. Holmes Murphy will also request bids which include stop loss coverage for pharmacy costs. The PPO costs described in this memo reflect stop loss coverage obtained from Blue Cross as this will be our default in the event that the online reverse auction does not produce lower bids. A stop loss contract will be brought to City Council for signature prior to the end of 2015.

City of Bloomington 2016 Renewal Summary:

PPO health insurance renewal: The PPO fee renewal is an increase of 8.1% over 2015 rates. The majority of this increase comes in the projected increase to medical and prescription claim costs. Fixed costs are projected to increase three percent (3%) for 2016. The fees are cited as per employee per month (PEPM) where noted and using the Blue Cross stop loss quote. Gallagher has calculated projected costs for both the medical and prescription costs as shown below.

	<u>2015</u>	<u>2016</u>	<u>Increase</u>
Access Fee	1.82%	2.51%	37.9%
Administration Fee PEMP	\$ 48.24	\$ 48.24	0.0%
Individual Stop Loss \$155,000 PEMP	\$ 54.92	\$ 60.88	10.9%
Projected Total Fixed Costs	\$527,835	\$ 543,913	3.0%
Projected Total Annual Costs (claims + fixed)	\$ 6,158,758	\$ 6,656,434	8.0%

Prescription Drug Contract for the PPO Plan:

The cost of the prescription drug program were included by Gallagher in the above figures. The City obtains its pharmacy benefit plan management (PBM) with Catamaran/Optum through Heartland Healthcare Coalition/Employer’s Health which are a local and an Ohio employer healthcare purchasing coalitions working together to obtain low cost pricing through the combined purchasing power of their employer memberships. The revised pricing agreement put in place for 2015 has resulted in City of Bloomington drug plan costs significantly below that of the local government benchmark (see “Key Performance Indicators” attachment). The Employer’s Health coalition market review of pharmacy benefit drug pricing analysis indicates that the pricing we are receiving through them is projected to save the City \$153,200 in 2016 over other available arrangements.

HMO health plan renewal: The fully insured HMO renewal with Health Alliance was negotiated by Gallagher from a 12.2% increase to an 11.5% increase for 2015. The City continues to experience high dollar claims and the plan has run loss ratios in excess of 100% for the last few years.

	<u>2015</u>	<u>2016</u>	<u>Increase</u>
Employee Only	\$ 727	\$ 811	11.5%
Employee + One	\$1,429	\$1,593	11.5%
Family	\$1,977	\$2,204	11.5%
Projected Total Cost	\$2,018,066	\$2,250,144	11.5%

Dental: The dental plan administrative fee with BCBS has been negotiated at a zero percent (0%) increase at the current rate of \$4.05 PEPM. Claim experience and projected dental trend were used to project an overall eight percent (8%) increase in costs. The City offers dental insurance to all its full time employees and splits the cost with employees on a 50/50 basis.

	<u>2015</u>	<u>2016</u>	<u>Increase</u>
Administration Fee PEMP	\$4.05	\$4.05	0.0%
Projected Total Annual Costs (claims + fixed)	\$487,605	\$526,833	8.0%

Stop Loss:

Gallagher was able to negotiate a 10% increase in stop loss with Blue Cross. As mentioned above, staff is working with the insurance firm of Holmes Murphy who offered the option of obtaining a stop loss quote through an online reverse auction. Holmes Murphy is also analyzing the cost benefit of obtaining stop loss coverage which would include pharmacy claims. Peoria and Rock Island have recently obtained lower rates for stop loss with this process.

The City has agreed to accept the outcome of this auction only if the pricing on the same value and terms of insurance as that obtainable through Blue Cross is five percent (5%) or lower than the Blue Cross quote. Should Holmes Murphy be unable to be successful in obtaining a 5% lower quote, the City is still able to contract with Blue Cross for its stop loss before the end of this year. A stop loss contract will brought to Council before the end of this year.

Group Life and Accidental Death and Disability (AD&D):

The City offers group life/AD&D coverage to all full time employees in life insurance amounts through MetLife ranging from \$5,000 to \$50,000 determined through policy and collective bargaining agreements. Gallagher negotiated with MetLife and obtained a \$.01/\$1,000 of coverage for life insurance with no increase to AD&D.

	<u>2015</u>	<u>2016</u>	<u>Increase</u>
Monthly Life Insurance/\$1,000	\$0.14	\$0.16	
Monthly AD&D/\$1,000	\$0.027	\$0.027	
Total	\$0.167	\$0.187	12%
Projected Total Annual Cost	\$34,396	\$38,515	12%

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: None.

FINANCIAL IMPACT:

Table 1: Summary of Increases for Plans

	Total 2015 Monthly Premium	Total 2016 Monthly Premium	Monthly Increase for Employee
PPO Health Plan*			
Single	\$609.69	\$ 658.96	\$12.32
Employee + One	\$1,294.16	\$1,398.76	\$26.15
Family	\$2,066.44	\$2,233.44	\$41.75
Health Alliance HMO			
Single	\$736	\$811	\$21.00
Employee + One	\$1,447	\$1,593	\$40.99
Family	\$2,001	\$2,204	\$56.75

	Total 2015 Monthly Premium	Total 2016 Monthly Premium	Monthly Increase for Employee
Dental			
Single	\$30.08	\$31.34	\$0.52
Employee + One	\$61.00	\$63.08	\$1.04
Family	\$92.36	\$95.48	\$1.56
Vision**			
Single	\$8.21	\$8.21	\$0
Employee + One	\$13.06	\$13.06	\$0
Family	\$17.89	\$17.89	\$0
Group Life/AD&D	\$.167/\$1000	\$.187	NA

*PPO Health plan increase includes expected increase to both medical and pharmacy plan costs. The medical claims are administered by Blue Cross/Blue Shield and the pharmacy by Optum under separate contracts.

**Vision coverage is under contract to VSP and renews in 2017.

Table 2: Employees' total monthly increase in calendar 2016 over 2015.

	PPO	HMO
Single Health, Dental, Vision	\$12.84	\$21.52
Family Health, Dental, Vision	\$43.31	\$58.31

Respectfully submitted for Council consideration.

Prepared by: Laurie Wollrab, Compensation and Benefit Manager

Reviewed by: Nicole Albertson, Human Resource Director

Financial & budgetary review by: Carla A. Murillo, Budget Manager

Legal review by: Jeffery R. Jurgens, Corporate Counsel

Recommended by:



David A. Hales
City Manager

Attachments:

- Administrative Services Contract
- EHPC 2016 Client Addendum
- Health Alliance Proposed Rates
- Prescription Plan Indicators

Motion: Recommend that the administrative services contract with Healthcare Service Corporation/Blue Cross Blue Shield of Illinois and the Catamaran/Optum be approve, the 2016 premium rates for Health Alliance be accepted and the Mayor and the City Clerk execute the necessary documents.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Mwilambwe			
Alderman Buragas				Alderman Painter			
Alderman Fruin				Alderman Sage			
Alderman Hauman				Alderman Schmidt			
Alderman Lower							
				Mayor Renner			

Benefit Program Application ("ASO BPA")

Applicable to Administrative Services Only (ASO) Group Accounts

administered by Blue Cross and Blue Shield of Illinois, a Division of Health Care Service Corporation,
a Mutual Legal Reserve Company, hereinafter referred to as "Claim Administrator" or "HCSC"

Group Status: Renewing ASO Account

If former HCSC Insured Group converting to ASO, on what basis? Not applicable

Employer Account Number (6-digits): 993034 Group Number(s): P93042 and 993034 Section Number(s): 0004, 0005, 0006, 0007, 8889

Legal Employer Name: City of Bloomington

(Specify the employer or the employee trust applying for coverage. Names of subsidiary or affiliated companies to be covered must also be included. AN EMPLOYEE BENEFIT PLAN MAY NOT BE NAMED.)

ERISA Regulated Group Health* Plan: Yes No

If Yes, is your ERISA Plan Year a period of 12 months beginning on the Anniversary Date specified below? Yes No
If no, please specify your ERISA Plan Year*: Beginning Date ___/___/___ End Date ___/___/___ (month/day/year)

ERISA Plan Administrator*:

Plan Administrator's Address:

If you maintain that ERISA is not applicable to your group health plan, please give legal reason for exemption:
Select legal reason ; if applicable, specify other: _____

Is your Non-ERISA Plan Year a period of 12 months beginning on the Anniversary Date specified below? Yes No
If no, please specify your Non-ERISA Plan Year: Beginning Date ___/___/___ End Date ___/___/___ (month/day/year)

For more information regarding ERISA, contact your Legal Advisor.

*All as defined by ERISA and/or other applicable law/regulations

Effective Date of Coverage: 01/01/2016

Anniversary Date: Month/Year 01 / 2017

ACCOUNT INFORMATION

NO CHANGES SEE ADDITIONAL PROVISIONS

Standard Industry Code (SIC): 9311

Employer Identification Number (EIN): 37-6001563

Address: 109 East Olive

City: Bloomington

State: IL

Zip: 61701

Administrative Contact: Laurie Wollrab

Title: IL

Email Address: lwollrab@ctyblm.org

Phone Number: 309-434-2504

Fax Number: n/a

Subsidiaries: none

Affiliated Companies: none

(If Affiliated Companies listed above are to be covered, a separate "Addendum to the Benefit Program Application Regarding Affiliated Companies" must be completed, signed by the Employer's authorized representative, and attached to this Benefit Program Application.)

Blue Access for Employers (BAE) Contact: Laurie Wollrab

(The BAE Contact is the Employee of the Account authorized by the Employer to access and maintain its account in BAE.)

Email Address: lwoorab@ctyblm.org

Phone Number: 309-434-2504

Fax Number: n/a

SCHEDULE OF ELIGIBILITY

NO CHANGES SEE ADDITIONAL PROVISIONS

1. Eligible Person means:
 - A full-time employee of the Employer.
 - A full-time employee who is a member of: _____ (*name of union*)
 - Other:
2. Full-Time Employee means:
 - A person who is regularly scheduled to work a minimum of 30 hours per week and who is on the permanent payroll of the Employer.
 - Other:
3. The Effective Date of termination for a person who ceases to meet the definition of Eligible Person:
 - The date such person ceases to meet the definition of Eligible Person.
 - The last day of the calendar month in which such person ceases to meet the definition of an Eligible Person.
 - Other:

4. Civil Union Partners covered:
 - i. Yes. Check "Yes" if Employer is an Illinois county, municipality, the State of Illinois, subject to the Illinois School Code, a church plan or other non-ERISA plan. For such Employers, a Civil Union Partner and his or her dependents are automatically eligible to enroll for coverage and, once enrolled, eligible for continuation of coverage as described in the Employer's Plan. Skip to item 5 below.
 - ii. For all other Employers, Yes No
If yes: A Civil Union Partner and his or her dependents are eligible to enroll for coverage.
If yes, are Civil Union Partners and his or her dependents eligible for continuation of coverage? Yes No

The Employer is responsible for providing notice of possible tax implications to those Covered Employees with coverage for Civil Union Partners.

5. Domestic Partners covered: Yes No (skip to Question 6)
If yes: A Domestic Partner is eligible to enroll for coverage.
If yes, are Domestic Partners eligible for continuation of coverage? Yes No
If yes, are dependents of Domestic Partners eligible to enroll for coverage? Yes No
If yes, are dependents of Domestic Partners eligible for continuation of coverage? Yes No

The Employer is responsible for providing notice of possible tax implications to those Covered Employees with coverage for Domestic Partners.

6. The Limiting Age for covered children is **Twenty-six (26) years**, regardless of presence or absence of a child's financial dependency, residency, student status, employment, marital status or any combination of those factors.

If Employer is an Illinois county, municipality, the State of Illinois, or subject to the Illinois School Code, this Limiting Age is extended to **thirty (30) years**, for unmarried eligible military personnel as described in the Employer's Plan.

To cover dependent children age twenty-six (26) and over other than unmarried eligible military personnel described above, you may select and complete option i. or ii. below:

- i. The Limiting Age for covered children age twenty-six (26) or over,
 - who are unmarried
 - regardless of marital status,
 is _____ years. (Twenty-seven (27) through thirty (30) are the available options.)
- ii. The Limiting Age for covered children **who are full-time students** and age twenty-six (26) or over,
 - who are unmarried
 - regardless of marital status,
 is _____ years (Twenty-seven (27) through thirty (30) are the available options.)

Coverage based on the Limiting Age(s) elected above terminates on:

- The birthday on which the Limiting Age is reached.
- The last day of the calendar month in which the Limiting Age is reached.

However, such coverage shall be extended in accordance with any applicable federal or state law.

7. **Select an effective date rule for a person who becomes an Eligible Person after the Effective Date of the Employer's health care plan** (The effective date must not exceed 91 calendar days from the date that a newly eligible person becomes eligible for coverage, unless otherwise permitted by applicable law.)

- The date of employment.
- The day of employment.
- The day of the month following month(s) of employment.
- The day of the month following days of employment.
- The 1st day of the month following the date of employment.
- Other: Except for Police Unit 21, will become eligible date of employment

8. Enrollment:

Special Enrollment: An Eligible Person may apply for coverage, Family coverage or add dependents within thirty-one (31) days of a qualifying event if he/she did not apply prior to his/her Eligibility Date or when eligible to do so. Such person's Coverage Date, Family Coverage Date, and/or dependent's Coverage Date will be the effective date of the qualifying event or, in the event of Special Enrollment due to termination of previous coverage, the date of application of coverage. In the case of a qualifying event due to loss of coverage under Medicaid or a state children's health insurance program, however, this enrollment opportunity is not available unless the Eligible Person requests enrollment within sixty (60) days after such coverage ends.

Late Enrollment: An Eligible Person may apply for coverage, Family coverage or add dependents if he/she did not apply prior to his/her Eligibility Date or did not apply when eligible to do so. Such person's Coverage Date, Family Coverage Date, and/or dependent's Coverage Date will be a date mutually agreed to by the Claim Administrator and the Employer.

Open Enrollment: Yes No

An Eligible Person may apply for coverage, Family coverage or add dependents if he/she did not apply prior to his/her Eligibility Date or did not apply when eligible to do so, during the Employer's Open Enrollment Period.

- Specify Open Enrollment Period: 11-1 thru 12-31 for a 1-1 effective date

Such person's Coverage Date, Family Coverage Date, and/or dependent's Coverage Date will be a date mutually agreed to by the Claim Administrator and the Employer. Such date shall be subsequent to the Open Enrollment Period.

9. Will extension of benefits due to temporary layoff, disability or leave of absence apply? Yes (specify number of days below) No (skip to question 10)

Temporary Layoff: days Disability: days Leave of Absence: days

However, benefits shall be extended for the duration of an Eligible Person's leave in accordance with any applicable federal or state law.

10. ** Does COBRA Auto Cancel apply? Yes No

Member's COBRA/Continuation of Coverage will be automatically cancelled at the end of the member's eligibility period.

*** Not recommended for accounts with automated eligibility.*

LINES OF BUSINESS
(Check all applicable products)

NO CHANGES *See Additional Comments*

Managed Care Coverage:

Participating Provider Option (PPO)

Point of Service (POS) (BlueChoice)

BlueChoice Select

Comprehensive Major Medical

Base Plus

Consumer Driven Health Plan:

Health Care Account (HCA) Administrative Services
(if purchased, complete separate HCA BPA)

BlueEdge FSA (Vendor: ConnectYourCare)

Outpatient Prescription Drugs:

Outpatient Prescription Drug Program

Covered under the medical benefit

Dental Coverage

Blue Care Connection®

Stop Loss *(if purchased, complete separate Exhibit to the Stop Loss Coverage Policy)*

Dearborn National Life Insurance *(if purchased, complete separate Life application)*

HCSC COBRA Administrative Services *(if purchased, complete separate COBRA Administrative Services Addendum to the BPA)*

Blue Directions (Private Exchange) *(If selected, the Blue Directions Addendum is attached and made a part of the Policy.)*

Additional Comments: _____

FEE SCHEDULE

Payment Specifications			
<input checked="" type="checkbox"/> NO CHANGES <input type="checkbox"/> SEE ADDITIONAL PROVISIONS			
Employer Payment Method: <input type="checkbox"/> Online Bill Pay <input checked="" type="checkbox"/> Electronic <input type="checkbox"/> Auto Debit <input type="checkbox"/> Check			
Employer Payment Period: <input checked="" type="checkbox"/> Weekly (cannot be selected if Check is selected as payment method above) <input type="checkbox"/> Semi Monthly <input type="checkbox"/> Monthly <input type="checkbox"/> Other (please specify) _____			
Claim Settlement Period: <input checked="" type="checkbox"/> Monthly <input type="checkbox"/> Other (please specify) _____			
Run-Off Period: Employer Payments are to be made for <u>12</u> months following end of Fee Schedule Period. <i>Standard is twelve (12) months.</i>			
Final Settlement: Final Settlement is to be made within <u>60</u> days after end of Run-Off Period. <i>Standard is sixty (60) days.</i>			

Fee Schedule Period
To begin on Effective Date of Coverage and continue for: <input checked="" type="checkbox"/> 12 Months <input type="checkbox"/> Other (please specify): _____ Months

Administrative Charge(s)
<input checked="" type="checkbox"/> NO CHANGES <input type="checkbox"/> SEE ADDITIONAL PROVISIONS

Applies to all coverages
 Different percentage(s) or amount(s) for the following types of coverages. Please specify:

Subscriber Share Methodology for Illinois Network Provider Claims Applies: Yes No
 (If no, a letter declining Subscriber Share Methodology for Claims processing must be attached to this Benefit Program Application.)

Administrative Charge Chart:
 Each column can be used to differentiate rates between product types or employee tiers. All columns do not need to be used. All fees listed are per employee per month.

Administrative Per Employee per Month (PEPM) Charges				
Product / Service	P93042	993034		
Administrative Fee	\$ <u>48.24</u>	\$ <u>4.05</u>	\$ _____	\$ _____
Commissions	\$ _____	\$ _____	\$ _____	\$ _____
Dental	\$ _____	\$ _____	\$ _____	\$ _____
Fiduciary	\$ _____	\$ _____	\$ _____	\$ _____
Rx Administrative Fee	\$ _____	\$ _____	\$ _____	\$ _____
*Prescription Drug Rebate Credit	\$ _____	\$ _____	\$ _____	\$ _____
Other: Select Service Category List Service: _____	\$ _____	\$ _____	\$ _____	\$ _____

Other: Select Service Category List Service: _____	\$ _____	\$ _____	\$ _____	\$ _____
Other: Select Service Category List Service: _____	\$ _____	\$ _____	\$ _____	\$ _____
Other: Select Service Category List Service: _____	\$ _____	\$ _____	\$ _____	\$ _____
Miscellaneous: _____	\$ _____	\$ _____	\$ _____	\$ _____
Miscellaneous: _____	\$ _____	\$ _____	\$ _____	\$ _____
Total	\$ _____	\$ _____	\$ _____	\$ _____

*Prescription Drug Rebate Credit per Covered Employee per month is the guaranteed Prescription Drug Rebate savings reflected as a Prescription Drug Rebate credit. Expected rebate amounts to be received by the Claim Administrator are passed back to the Employer with one hundred percent (100%) of the expected amount applied as a credit on the monthly billing statement on a per Covered Employee per month basis. Rebate credits are paid prospectively to the Employer and shall not continue after termination of the Prescription Drug Program. (Further information concerning this credit is included in the governing Administrative Services Agreement ("Agreement") to which this ASO BPA is attached under the section titled "CLAIM ADMINISTRATOR'S SEPARATE FINANCIAL ARRANGEMENTS WITH PHARMACY BENEFIT MANAGERS.")

Administrative Line Item Charges	Frequency	Amount
Other: Select Service Category List Service: _____	Select Billing Frequency If applicable, describe other: _____	\$ _____
Other: Select Service Category List Service: _____	Select Billing Frequency If applicable, describe other: _____	\$ _____
Other: Select Service Category List Service: _____	Select Billing Frequency If applicable, describe other: _____	\$ _____
Other: Select Service Category List Service: _____	Select Billing Frequency If applicable, describe other: _____	\$ _____
Miscellaneous: _____	Select Billing Frequency If applicable, describe other: _____	\$ _____
Miscellaneous: _____	Select Billing Frequency If applicable, describe other: _____	\$ _____
Total:		\$ _____

Note: Additional services and/or fees may be itemized in the "Miscellaneous" fields above or in the Additional Comments section below.

Legacy Carve Out Disease Management: Not applicable

Additional Comments (Provide any additional details regarding the fee structure): _____

Claim Administrator Provider Access Fee(s)	
<input checked="" type="checkbox"/> NO CHANGES <input type="checkbox"/> SEE ADDITIONAL PROVISIONS	
Group Number(s): P93042	
<input checked="" type="checkbox"/> % of ADP Savings: 2.51%	
<input type="checkbox"/> \$ per Covered Employee per month: \$ _____	
Complete for Groups with multiple Provider Access Fees by products (i.e., CMM, PPO and/or POS plans):	
Group Number(s):	
<input type="checkbox"/> % of ADP Savings: _____ %	
<input type="checkbox"/> \$ per Covered Employee per month: \$ _____	
BlueCard Program/Network access fees: Available upon request.	

Other Service and/or Program Fee(s)

NO CHANGES **SEE ADDITIONAL PROVISIONS**

Not applicable to Grandfathered Plans

External Review Coordination:

If selected, Employer acknowledges and agrees: (i) to a fee of \$700 for each external review requested by a Covered Person that the Claim Administrator coordinates for the Employer in relation to the Employer's Plan; (ii) that the Claim Administrator's coordination shall include reviewing external review requests to ensure that they meet eligibility requirements, referring requests to accredited external independent review organizations, and reversing the Plan's determinations if so indicated by external independent review organizations; and (iii) that the external reviews shall be performed by an independent third party entity or organization and not the Claim Administrator. Amounts received by Claim Administrator and external independent review organizations may be revised from time to time and may be paid each time an external review is undertaken. Further, Employer elects for external reviews to be performed under the process selected below (select one):

State of Illinois External Review Process Federal Affordable Care Act Process

Reimbursement Provision: Yes No

If yes: It is understood and agreed that in the event the Claim Administrator makes a recovery on a third-party liability claim, the Claim Administrator will retain 25% of any recovered amounts other than recovered amounts received as a result of or associated with any Workers' Compensation Law.

Conversion Privilege: Yes No *If yes, conversion fee: \$6,000 per conversion.*

Claim Administrator's Third Party Recovery Vendor:

It is understood and agreed that in the event the Claim Administrator's Third Party Recovery Vendor makes a recovery on a claim, the Employer will pay no more than 25% of any recovered amount.

Alternative Compensation Arrangements:

Employer acknowledges and agrees that Claim Administrator has Alternative Compensation Arrangements with contracted Providers, including but not limited to Accountable Care Organizations and other Value Based Programs. Further information concerning Employer's payment for Covered Services under such Arrangements is described in the Administrative Services Agreement.

Termination Administrative Charge

As applies to the Run-Off Period indicated in the Payment Specifications section below:

- i. **For service charges (including, but not limited to, access fees) billed on a per Covered Employee basis at the time of termination**, the Termination Administrative Charge will be the amount equal to ten percent (10%) of the annualized charges based on the service charges in effect as of the termination date and the Plan participation of the two (2) months immediately preceding the termination date. Such aggregate amount will be due the Claim Administrator within ten (10) days of the Claim Administrator's notification to the Employer of the Termination Administrative Charge described herein.
- ii. **For service charges (including, but not limited to, access fees) billed on a basis other than per Covered Employee at the time of termination**, the Termination Administrative Charge will be such service charges in effect at the time of termination to be applied and billed by the Claim Administrator, and paid by the Employer, in the same manner as prior to termination.

Termination Administrative Charges assume the continuation of the Plan benefit program(s) and the administrative services in effect prior to termination. Should such Plan benefit program(s) and/or administrative services change, or in the event the average Plan enrollment during the three (3) months immediately preceding termination varies by ten percent (10%) or more from the enrollment used to determine the service charges in effect at the time of termination, the Claim Administrator reserves the right to adjust the rates for service charges (including, but not limited to, access fees) to be used to compute the Termination Administrative Charge.

Broker/Consultant Compensation

The Employer acknowledges that if any broker/consultant acts on its behalf for purposes of purchasing services in connection with the Employer's Plan under the Administrative Services Agreement to which this ASO BPA is attached, the Claim Administrator may pay the Employer's broker/consultant a commission and/or other compensation in connection with such services under the Agreement. If the Employer desires additional information regarding commissions and/or other compensation paid the broker/consultant by the Claim Administrator in connection with services under the Agreement, the Employer should contact its broker/consultant.

OTHER PROVISIONS

NO CHANGES **SEE ADDITIONAL PROVISIONS**

1. Summary of Benefits & Coverage:

a. Will Claim Administrator create Summary of Benefits & Coverage (SBC)?

Yes. Please answer question b. The SBC Addendum is attached.

No. If No, then the Employer acknowledges and agrees that the Employer is responsible for the creation and distribution of the SBC as required by Section 2715 of the Public Health Service Act (42 USC 300gg-15) and SBC regulations (45 CFR 147.200), as supplemented and amended from time to time, and that in no event will the Claim Administrator have any responsibility or obligation with respect to the SBC. The Claim Administrator is not obligated to respond to or forward misrouted calls, but may, at its option, provide participants and beneficiaries with Employer's contact information. A new clause (e) is added to Subsection C. in the Additional Provisions as follows: "(e) the SBC". (Skip question b.)

b. Will Claim Administrator distribute the Summary of Benefits & Coverage (SBC) to participants and beneficiaries?

No. Claim Administrator will create SBC (only for benefits Claim Administrator administers under the Agreement) and provide SBC to Employer in electronic format. Employer will then distribute SBC to participants and beneficiaries (or hire a third party to distribute) as required by law.

Yes. Claim Administrator will create SBC (only for benefits Claim Administrator administers under the Agreement) and provide SBC to Employer in electronic format. Employer will then distribute to participants and beneficiaries as required by law, except that Claim Administrator will send the SBC in response to the occasional request received directly from individuals.

Yes. Claim Administrator will create SBC (only for benefits Claim Administrator administers under the Agreement) and distribute SBC to participants and beneficiaries via regular hardcopy mail or electronically. Distribution Fee for hardcopy mail is \$1.50 per package. The distribution fee will not apply to SBCs that Claim Administrator sends in response to the occasional request received directly from individuals.

2. **Case Management Program/Medical Services Advisory:** Yes No

If yes: The undersigned representative authorizes provision of alternative benefits for services rendered to Covered Persons in accordance with the provisions of the Administrative Services Agreement to which this ASO BPA is attached and the Employer's plan document.

3. **Employer acknowledges and agrees to utilize Claim Administrator's standard list of services and supplies for which pre-certification is required:** Yes No If no, Employer authorizes Claim Administrator to post Employer's pre-certification requirements on Claim Administrator's Website: Yes No

4. **Does Employer have any Employees that reside in Massachusetts?** Yes No

The Massachusetts Health Care Reform Act requires employers to provide, or contract with another entity to provide, a written statement to individuals residing in Massachusetts who had "creditable coverage" at any time during the prior calendar year through the employer's group health plan and to file a separate electronic report to the Massachusetts Department of Revenue verifying information in the individual written statements.

a. Does the Employer direct Claim Administrator to provide written statements of creditable coverage to its Covered Employees who reside, or have enrolled dependents who reside, in Massachusetts and file electronic reports to the Massachusetts Department of Revenue in a manner consistent with the requirements under the Massachusetts Health Care Reform Act. Such written statements and electronic reporting shall be based on information provided to the Claim Administrator by the Employer and coverage under the Plan during the term of the Administrative Services Agreement. The Employer hereby certifies that, to the best of its knowledge, such coverage under the Plan is "creditable coverage" in accordance with the Massachusetts Health Care Reform Act.

The Employer acknowledges that the Claim Administrator is not responsible for verifying nor ensuring compliance with any tax and/or legal requirements related to this service. The Employer or its Covered Employees should seek advice from their legal or tax advisors as necessary.

Yes No

b. If no: The Employer acknowledges it will provide written statements and electronic reporting to the Massachusetts Department of Revenue as required by the Massachusetts Health Care Reform Act.

5. **EHB Election:**

Employer elects EHBs based on the following:

1. EHBs based on a HCSC state benchmark:

- | | |
|--|-----------------------------------|
| <input checked="" type="checkbox"/> Illinois | <input type="checkbox"/> Oklahoma |
| <input type="checkbox"/> Montana | <input type="checkbox"/> Texas |
| <input type="checkbox"/> New Mexico | |

2. EHBs based on benchmark of a state other than IL, MT, NM, OK and TX
If so, indicate the state's benchmark that Employer elects: ___

3. Other EHB, as determined by Employer

In the absence of an affirmative selection by Employer of its EHBs, then Employer is deemed to have elected the EHBs based on the Illinois benchmark plan.

6. **This ASO Benefit Program Application (ASO BPA) is incorporated into and made a part of the Administrative Services Agreement with both such documents to be referred to collectively as the "Agreement" unless specified otherwise.**

ADDITIONAL PROVISIONS:

- A. **Grandfathered Health Plans:** Employer shall provide Claim Administrator with written notice prior to renewal (and during the plan year, at least 60 days advance written notice) of any changes that would cause any benefit package of its group health plan(s) (each hereafter a "plan") to not qualify as a "grandfathered health plan" under the Affordable Care Act and applicable regulations. Any such changes (or failure to provide timely notice thereof) can result in retroactive and/or prospective changes by Claim Administrator to the terms and conditions of administrative services. In no event shall Claim Administrator be responsible for any legal, tax or other ramifications related to any plan's grandfathered health plan status or any representation regarding any plan's past, present and future grandfathered status. The grandfathered health plan form ("Form"), if any, shall be incorporated by reference and part of the BPA and Agreement, and Employer represents and warrants that such Form is true, complete and accurate.
- B. **Retiree Only Plans, Excepted Benefits and/or Self-Insured Nonfederal Governmental Plans:** If the BPA includes any retiree only plans, excepted benefits and/or self-insured nonfederal governmental plans (with an exemption election), then Employer represents and warrants that one or more such plans is not subject to some or all of the provisions of Part A (Individual and Group Market Reforms) of Title XXVII of the Public Health Service Act (and/or related provisions in the Internal Revenue Code and Employee Retirement Income Security Act) (an "exempt plan status"). Any determination that a plan does not have exempt plan status can result in retroactive and/or prospective changes by Claim Administrator to the terms and conditions of administrative services. In no event shall Claim Administrator be responsible for any legal, tax or other ramifications related to any plan's exempt plan status or any representation regarding any plan's exempt plan status.
- C. Employer shall indemnify and hold harmless Claim Administrator and its directors, officers and employees against any and all loss, liability, damages, fines, penalties, taxes, expenses (including attorneys' fees and costs) or other costs or obligations resulting from or arising out of any claims, lawsuits, demands, governmental inquires or actions, settlements or judgments brought or asserted against Claim Administrator in connection with (a) any plan's grandfathered health plan status, (b) any plan's exempt plan status, (c) any plan's design (including but not limited to any directions, actions and interpretations of the Employer), (d) any provision of inaccurate information, (e) the SBC, and/or (f) selection of employer's EHB benchmark for the purpose of ACA. Changes in state or federal law or regulations or interpretations thereof may change the terms and conditions of administrative services.

The provisions of paragraphs A-C (directly above) shall be in addition to (and do not take the place of) the other terms and conditions of administrative services between the parties.

Sherri Phillips

Sales Representative

848 / 751

217.778.0444

District

Phone & FAX Numbers

Dave Tori

Producer Representative

Arthur J. Gallagher & Co.

Producer Firm

Two Pierce Place, 21st Floor, Itasca, IL 60143

Producer Address

630.285.3950 (P) 630-285-3685 (F)

Producer Phone & FAX Numbers

Dave_Tori@ajg.com

Producer Email Address

36-4291971

Tax I.D. No.

Signature of Authorized Purchaser

Title

Date

PROXY

The undersigned hereby appoints the Board of Directors of Health Care Service Corporation, a Mutual Legal Reserve Company, or any successor thereof ("HCSC"), with full power of substitution, and such persons as the Board of Directors may designate by resolution, as the undersigned's proxy to act on behalf of the undersigned at all meetings of members of HCSC (and at all meetings of members of any successor of HCSC) and any adjournments thereof, with full power to vote on behalf of the undersigned on all matters that may come before any such meeting and any adjournment thereof. The annual meeting of members shall be held each year in the corporate headquarters on the last Tuesday of October at 12:30 p.m. Special meetings of members may be called pursuant to notice mailed to the member not less than thirty (30) nor more than sixty (60) days prior to such meetings. This proxy shall remain in effect until revoked in writing by the undersigned at least twenty (20) days prior to any meeting of members or by attending and voting in person at any annual or special meeting of members.

Group No.: P93042 & 993034 By: _____
Print Signer's Name Here
➔ _____
Signature and Title

Group Name: City of Bloomington
Address: 109 East Olive
City: Bloomington State: IL Zip Code: 6107
Dated this _____ day of _____
Month Year

CLIENT ADDENDUM

("Client"): City of Bloomington, a Illinois corporation
Address: 109 E. Olive Street, Bloomington, IL 61702
Contact: Laurie Wollrab
("Activation Date)": January 1, 2016

THIS ADDENDUM is effective as of the Activation Date above between Catamaran PBM of Illinois, Inc., an OptumRx company and a Delaware corporation, with its principal place of business at 1600 McConnor Parkway, Schaumburg, Illinois 60173 ("**PBM**") and Client so long as this Addendum is signed by Client sixty (60) days prior to the Activation Date, or, if this Agreement is not received in this time frame, pricing will be implemented within sixty (60) days following PBM's receipt of this signed Addendum.

WHEREAS, pursuant to the Coalition Master Services Agreement (the "**Coalition Agreement**") dated January 1, 2016, as amended from time to time, between PBM and Employers Health Purchasing Corporation, an Ohio not-for-profit organization, with its principal place of business at 4143 Fulton Drive NW, Canton, OH 44718 ("**EHPC**"), those parties desire for prescription drug benefit services (the "**Services**") to be provided to Client under this separate Client Addendum to be executed between PBM and Client; and

WHEREAS, Catamaran and Client acknowledge that this Client Addendum, the Coalition Agreement, any Exhibits, attachments, and any documents incorporated by reference constitute the entire agreement of the Parties regarding the subject matter hereof. It supersedes any prior agreements, negotiations or representations, either oral or written, relating to the subject matter of this Agreement including the Client Addendum between Catamaran PBM of Illinois, Inc. and Client dated January 1, 2015.

NOW, THEREFORE, in consideration of the premises and the mutual covenants contained herein, the parties hereto agree as follows:

1. **SERVICES**

Pursuant to this Client Addendum, PBM will provide the Services directly to Client's Covered Individuals as elected by Client. Client agrees to be bound by all of the terms of the Coalition Agreement, including, any extension to the Term of the Coalition Agreement, the chosen pricing option below, and the Business Associate Agreement referenced as Exhibit A thereto. The Coalition Agreement, including the chosen pricing option, and the Business Associate Agreement are hereby incorporated by reference and made a part of this Client Addendum. Client acknowledges that nothing in this Client Addendum shall be deemed to confer upon PBM the status of fiduciary as defined in the Employee Retirement Income Security Act of 1974, as amended, or any responsibility for the terms or validity of the pharmacy benefit plans.

Client's Pricing Options Choice (Choose 1)

- Pass Through Model Pass Through Model - EGWP
 Traditional Model -Tier 1 (\leq \$5,000,000 Annual Drug Spend)
 Traditional Model -Tier 2 (\$5,000,00-\$15,000,000 Annual Drug Spend)
 Traditional Model -Tier 3 (\$15,000,001-\$25,000,000 Annual Drug Spend)
 Traditional Model -Tier 4 (\geq \$25,000,001 Annual Drug Spend)

2. **BILLING**

2.1 **Administrative Payments to PBM.** PBM shall invoice Client for services on the schedule set forth on Attachment 1. Client will pay all valid invoices for such services within thirty (30) days after the date of the invoice. Invoices remaining unpaid over forty-five (45) days following the date of the invoice by Client will be charged a late fee of the lesser of one and one-half percent (1½%) or the highest rate allowed by law, for each thirty (30) days that payment is late.

2.2 **Network Claims Funding.** All payments by Client to PBM for the PBM National Network for Covered Drugs ("**Network Claims Funding**") shall be made via electronic fund transfer or Automated Clearing House (together

“**Electronic Payment**”) debit within ten (10) days after Client receives notification of the amount due from PBM. Late payment shall bear a fee of the lesser of one and one-half percent (1½%) or the highest rate allowed by law, for each thirty (30) days, that payment is late. PBM shall retain cash management responsibilities over the Network Claims Funding to help ensure prompt payment to Participating Pharmacies.

2.3 Non-payment. If Client fails to meet the payment obligations of Section 2.2 within the time specified, Client shall be deemed in breach of the Client Addendum. Notwithstanding Section 2.2 of this Client Addendum, or any other provisions contained in this Client Addendum and/or the Coalition Agreement, if Client fails to cure such breach within three (3) business days, PBM, in its sole discretion, shall have the non-exclusive and cumulative options to: (a) suspend processing of Claims, (b) require Client to pre-fund a pharmacy spend account in the amount of two (2) times the average monthly prescription drug spend of Client, or (c) utilize available deposited or escrowed funds all as set forth in Section 4.4 below.

3. GENERAL

3.1 Term. The Term of this Addendum shall commence on the Activation Date and continue for an initial term of three (3) years unless renewed or terminated in accordance with Section 5 of the Coalition Agreement.

3.2 Compliance with Laws. PBM and Client shall take all actions necessary and appropriate to assure that they comply with the applicable federal, state and local laws and regulations, including, without limitation, the Anti-Kickback Statute, the Public Contracts Anti-Kickback Act, the Stark Law, HIPAA and the laws and regulations relating to disclosure or notification of plan benefits or the terms of Manufacturer Revenue administration under this Client Addendum to Client.

3.3 Notices. Notices shall be provided in accordance with the Coalition Agreement. Notices to Client (including notices related to the BA Agreement) shall be delivered to Client at the Client Address above unless an alternative is provided in writing to PBM as set forth herein.

3.4 Except as specifically modified by this Addendum, all of the terms and conditions of the Coalition Agreement will remain in effect. Capitalized terms used herein and not defined shall have the meaning set forth in the Coalition Agreement.

Accepted By:

CITY OF BLOOMINGTON

Accepted By:

CATAMARAN PBM OF ILLINOIS, INC.

Authorized Signature

Authorized Signature

Printed Name

Printed Name

Title

Title

Date

Date

EXHIBIT E-2

PERFORMANCE GUARANTEES

Upon the Activation Date, PBM will measure its performance guarantees quarterly and report results to Client.

The maximum performance penalty is dependent on Client’s pricing election and will not exceed the following aggregate amounts: Pass Through - \$25,000, Traditional Tier 1 - \$25,000, Traditional Tier 2 - \$50,000, Traditional Tier 3 - \$75,000 and Tier 4 - \$100,000. A maximum of 25% of the total penalty amount may be allocated to any one category of performance guarantee. Client may allocate the penalties based on the areas of most concern. In the event the Client does not allocate payment for each Guideline below, the maximum shall be divided equally and allocated amongst all Guidelines.

Client may allocate the penalties based on the areas of most concern. Client may change the aforementioned allocation once during each Contract Year. Subject to Client’s adherence to payment obligations under this Agreement, penalties, if any, will be based upon annual aggregate results and paid within 120 days of the completion of each Contract Year. Penalties represent Client’s sole and exclusive remedy for any performance guarantee set forth herein. Any such performance failure will not be deemed a material breach that gives Client right to terminate under Section 5(b) of this Agreement. EHPC acknowledges and agrees that PBM will measure the performance guarantees as described herein but shall not provide reports to EHPC or Client for any failure to satisfy a performance guarantee during any time that no executed agreement existed between PBM and EHPC and Client. Reports will be provided and any subsequent penalties will be paid when an executed agreement exists between the parties for the time period being measured.

Performance Guarantee	Target	Measurement	Frequency of Measurement	Penalty Allocation (Determined by Client)	Penalties Assessed	PBM, Client or EHPC Book of Business
Claims						
Accurate loading of plan designs	99.5%	Plan design changes and/or updates loaded within 5 business days of receiving complete documentation when system coding changes are not required.	Quarterly	0% of category fee at risk to be determined by Client	Quarterly	EHPC
Accurate loading of member eligibility	99.5%	Member eligibility changes and/or updates will be loaded within 2 business days of receiving documentation	Quarterly	2.5% of category fee at risk to be determined by Client	Quarterly	EHPC
Accurate Claims Processing (Processed, Paid and Billed)	99.9%	All Claims audited and found to be without error of any form, divided by all Claims audited.	Quarterly	5.0% of category fee at risk to be determined by Client	Quarterly	EHPC
Accurate mail order dispensing	99.9%	Total mail Paid Claims with errors/ total number of mail order Paid Claims	Quarterly	5.0% of category fee at risk to be determined by Client	Quarterly	EHPC
Accurate specialty pharmacy dispensing	99.9%	Total specialty pharmacy Paid Claims with errors/ total specialty pharmacy Paid Claims dispensed	Quarterly	5.0% of category fee at risk to be determined	Quarterly	EHPC

Performance Guarantee	Target	Measurement	Frequency of Measurement	Penalty Allocation (Determined by Client)	Penalties Assessed	PBM, Client or EHPC Book of Business
				by Client		
Mail order dispensing turnaround	95%	Total clean* mail Claims with ≤ 2 day turnaround/total number of clean mail Paid Claims. Turnaround = time Paid Claims received to time Paid Claim leaves pharmacy. * Clean Claims require no intervention	Quarterly	5.0% of category fee at risk to be determined by Client	Quarterly	Client
Paper claim turnaround time	95%	Number of paper Claims processed within 5 business days of receipt of complete documentation/by the total number of paper Claims with complete documentation received	Quarterly	0% of category fee at risk to be determined by Client	Quarterly	Client
System availability	99%	Calculated as the minutes a claim system is unavailable or down in any given year/ number of minutes in the year	Annually	2.5% of category fee at risk to be determined by Client	Quarterly	Client
Total Fee at Risk in the Claims Category				25% of admin fee to be determined by Client		
Customer Service						
Accurate ID Card Mailing	98%	Calculated as total number of new ID cards mailed to correct address within 5 days of receiving an accurate eligibility file from Client/Total number of ID cards required	Annually	2.5% of category fee at risk to be determined by Client	Annually	Client
Accurate ID Card Preparation	99.9%	Calculated as total number of ID cards with no errors based on the information contained in the accurate eligibility file provided by Client/number of ID cards prepared	Annually	2.5% of category fee at risk to be determined by Client	Annually	Client

Performance Guarantee	Target	Measurement	Frequency of Measurement	Penalty Allocation (Determined by Client)	Penalties Assessed	PBM, Client or EHPC Book of Business
Timely Eligibility Maintenance	99.8%	Calculated as total number of eligibility files loaded within 2 days of receipt contingent upon Client sending a clean eligibility file in the agreed upon format and using the agreed upon naming convention/Total number of files received	Annually	2.5_% of category fee at risk to be determined by Client	Annually	Client
Timely Response to Written Inquiries	95%	Number of written inquiries responded to within 5 business days/Total number of written inquiries received	Quarter	2.5_% of category fee at risk to be determined by Client	Quarterly	Client
Efficient Answering Speed	100%	Average time for customer service or an automated device to answer incoming members calls < 30 seconds	Quarter	2.5_% of category fee at risk to be determined by Client	Quarterly	Client
Automated Call System Abandonment Rate	≤ 3%	Number of calls where a caller hangs up if call is not answered after 30 seconds/total number of customer service calls	Quarter	2.5_% of category fee at risk to be determined by Client	Quarterly	Client
Blocked Call Rate	≤ 2%	Number of calls with a busy or no answer signal/total number of calls	Quarter	2.5_% of category fee at risk to be determined by Client	Quarterly	Client
First Call Resolution	95%	Number of calls resolved within one (1) business day of first contact/total number of calls	Quarter	2.5_% of category fee at risk to be determined by Client	Quarterly	Client
Total Fee at Risk in the Customer Service Category				20_% of admin fee to be determined by Client		
Satisfaction						
Account management satisfaction	Overall score of satisfactory or greater	Based on a account management survey. Survey to be developed with Client and administered at a mutually agreed upon time.	Annually	10_% of category fee at risk to be determined by Client	Annually	Client

Performance Guarantee	Target	Measurement	Frequency of Measurement	Penalty Allocation (Determined by Client)	Penalties Assessed	PBM, Client or EHPC Book of Business
Member satisfaction	>90 %	Based on annual member survey. Over 90% will score satisfactory or greater	Annually	_10_ % of category fee at risk to be determined by Client	Annually	Client
Total Fee at Risk in the Satisfaction Category				_20_ % of admin fee to be determined by Client		
Reporting Category						
Delivery of Claims file	100%	Number of files delivered by the 15th of the following month/3 months	Quarterly	2.0% of category fee at risk to be determined by Client	Quarterly	Client
Timeliness of Monthly Reporting	100%	Number of standardized monthly reports originating from the RxTRACK data warehouse delivered to PBM's account management staff by the 15th of the following the close of the calendar month cycle/3 months. The scope of the standardized monthly reports will be based on PBM's current RxTRACK Connect report log.	Quarterly	2.0% of category fee at risk to be determined by Client	Quarterly	Client
Timeliness of Quarterly Reporting	100%	Receipt of quarterly report at least 7 days prior to the scheduled meeting and no more than 45 days after the end of the quarter	Quarterly	2.0% of category fee at risk to be determined by Client	Quarterly	Client
Timeliness of Manufacturer Revenue Payment	100%	Manufacturer Revenues paid 90 days after the end of the calendar quarter,	Quarterly	2.0% of category fee at risk to be determined by Client	Quarterly	EHPC
Manufacturer Revenue payment accuracy	99%	Manufacturer Revenue payment received compared to amount invoiced to manufacturer	Quarterly	2.0% of category fee at risk to be determined by Client	Quarterly	EHPC
Total Fee at Risk in the Reporting Category				10% of admin fee to be		

Performance Guarantee	Target	Measurement	Frequency of Measurement	Penalty Allocation (Determined by Client)	Penalties Assessed	PBM, Client or EHPC Book of Business
				determined by Client		
Retail Generic Dispensing Rates	80%	Number of adjusted Generic Claims/total number of adjusted Claims Adjusted prescriptions (0-44 days supply =1 Rx, 45-74 = 2 Rx, 75-90 = 3 Rx)	Quarterly	5% of category fee at risk to be determined by Client	Quarterly	Client
Mail Generic Dispensing Rates	70%	Number of adjusted Generic Claims/total number of adjusted Claims Adjusted prescriptions (0-44 days supply =1 Rx, 45-74 = 2 Rx, 75-90 = 3 Rx)	Quarterly	5% of category fee at risk to be determined by Client	Quarterly	Client
Prior Authorizations - Non urgent	95%	Number of clean, non-urgent prior authorizations resolved in ≤ 4 days of receipt/by total number of prior authorizations received	Quarterly	7.5% of category fee at risk to be determined by Client	Quarterly	Client
Prior Authorizations - Urgent	99.9%	Number of clean, urgent prior authorizations responded to within 48 hours of receipt/by the total number of clean, urgent prior authorizations received	Quarterly	7.5% of category fee at risk to be determined by Client	Quarterly	Client
Total Fee at Risk in the Clinical Category				25% of admin fee to be determined by Client		



Exhibit C

Proposal Rates for: City Of Bloomington

Health Alliance HMO NS1 Rx28

Effective Period: 01/01/2016 through 12/31/2016

Premium Rates:	
EMPLOYEE:	\$811.00
EMPLOYEE + 1:	\$1,593.00
EMPLOYEE + 2 OR MORE:	\$2,204.00

“Primary Medicare Eligible” Rates:	
SINGLE (with "Primary Medicare Eligibility"):	\$527.00
TWO-PERSON (both with "Primary Medicare Eligibility"):	\$1,025.00
TWO-PERSON (one with "Primary Medicare Eligibility"):	\$1,309.00
FAMILY 3+ (one with "Primary Medicare Eligibility"):	\$1,920.00

Approved by: _____
(Benefits Administrator)

Date Approved: _____

Health Alliance Officer: _____

Date: _____

Please Note: These rates assume that Health Alliance Medical Plans, Inc. is not offered alongside other health insurance options. A minimum of 75% of all eligible employees at City Of Bloomington must enroll in the Health Alliance plan to meet our participation requirements. In the event that membership changes by 20% or more during the contact year OR the conditions listed above are not met, Health Alliance reserves the right to review, revise and/or rescind this offer.

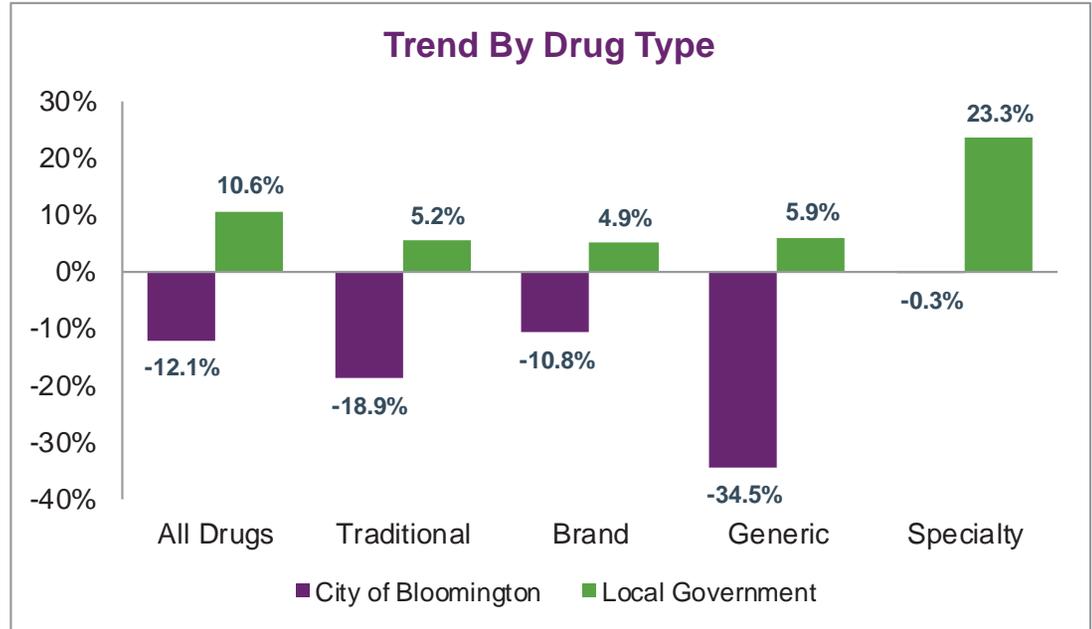
1. Key Performance Indicators - City of Bloomington

Date Submitted: Jan 15 - Jun 15 vs Jan 14 - Jun 14

Client Trend

<p style="font-size: 24pt; font-weight: bold; margin: 0;">-12.1%</p> <p style="margin: 0;">Plan Paid PMPM Trend</p>	<p style="font-size: 24pt; font-weight: bold; margin: 0;">22.7%</p> <p style="margin: 0;">less than Local Government benchmark</p>
---	--

Traditional: Greatest PMPM Change
of **-\$17.39**



Plan Paid PMPM

Specialty/Traditional			
Claim Type	Jan 15 - Jun 15	Jan 14 - Jun 14	Percent Change
Specialty	\$52.91	\$53.08	-0.3%
Traditional	\$74.77	\$92.16	-18.9%
All Drugs	\$127.67	\$145.24	-12.1%

Traditional			
Claim Type	Jan 15 - Jun 15	Jan 14 - Jun 14	Percent Change
Brand	\$54.22	\$60.81	-10.8%
Generic	\$20.55	\$31.35	-34.5%
Traditional	\$74.77	\$92.16	-18.9%





CITY OF
Bloomington ILLINOIS
CONSENT AGENDA ITEM NO. 7H

FOR COUNCIL: November 23, 2015

SUBJECT: Consideration of approving the FY2015 Comprehensive Financial Annual Reports as audited

RECOMMENDATION/MOTION: Accept and approve the Comprehensive Annual Financial Reports as presented.

STRATEGIC PLAN LINK: Goal 1 – Financially Sound City Providing Quality Basic Services.

STRATEGIC PLAN SIGNIFICANCE: Not applicable

BACKGROUND:

The City's Comprehensive Annual Financial Statement (CAFR) for both the City and the Financial and Compliance Report for U.S. Cellular Coliseum were issued on October 30th, 2015 by Sikich, LLP an independent audit firm who provided an unqualified or "clean" opinion on both financials. An unqualified opinion means the financial statements have been audited to gain reasonable assurance that the financial statements present fairly, in all material respects. The annual financial statements and audit procedures should provide a comfort level referred to as "reasonable assurance" to Council members as to the overall status of city financial operations but is not a guarantee. However this assurance is obtained by following rigorous audit standards and financial statement disclosures by and independent licensed audit firm. Sikich conducts its annual audits in accordance with auditing standards generally accepted in the United States of America and standards issued by the Comptroller General of the United States. Both audits were posted on the City's website and have been emailed to City Council. Hard copies will be delivered shortly.

In order to issue the City's financial statements multiple separate audits that must be completed including the Library Foundation, Foreign Fire Insurance Board, and the Police and Fire Pension Funds. These funds conduct their own record keeping and transacting and therefore have separate independent audits conducted under the same auditing standards as the City. The resulting financial statements are incorporated into the City's CAFR as these are funds of the City. Delays in these ancillary audit reports could result in an extension of the City's audit.

Upon transcribing the minutes of the November 9, 2015 Council Meeting, the Clerk noticed that a motion was not rendered on this item. Therefore, as a matter of formality, this item is on the Consent Agenda so that Council may formally approve the CAFR Report.

Both CAFR's were posted on the City's website on Friday, October 30th seen at <http://www.cityblm.org/index.aspx?page=21&parent=36> and emailed to the City Council. Hard copies have been distributed to City Council mailboxes.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: none.

FINANCIAL IMPACT: An unqualified audit opinion is a key factor in maintaining the Cities credit rating which is a solid "AA" and AA + with Fitch Ratings. Maintaining the City's credit rating is paramount in marketing, issuing, and refinancing city debt and economic development.

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION

Respectfully submitted for Council consideration.

Financial & budgetary review by: Patti-Lynn Silva, Finance Director

Legal review by: Jeffery R. Jurgens, Corporate Counsel

Recommended by:



David A. Hales
City Manager

Attachments:

- Comprehensive Annual Financial Report was provided at the November 9, 2015 Meeting.

Motion: Accept and approve the Comprehensive Annual Financial Reports as presented.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Mwilambwe			
Alderman Buragas				Alderman Painter			
Alderman Fruin				Alderman Sage			
Alderman Hauman				Alderman Schmidt			
Alderman Lower							
				Mayor Renner			



CONSENT AGENDA ITEM NO. 7I

FOR COUNCIL: November 23, 2015

SUBJECT: Consideration of approving a Sewer Extension Agreement with Nord Enterprises for Lot 1 of the Cunningham Subdivision.

RECOMMENDATION/MOTION: That the agreement with Nord Enterprises for a Sewer Main Extension be approved and the Mayor and City Clerk be authorized to execute the necessary documents.

STRATEGIC PLAN LINK: 2. Upgrade City Infrastructure and Facilities

STRATEGIC PLAN SIGNIFICANCE: 2c. Functional, well-maintained sewer collection system.

BACKGROUND: Nord Enterprises owns Lot 1 in Cunningham Subdivision, which is unincorporated land east of the Hamilton Road/Bunn Street intersection at 512 East Hamilton Road. This property is currently leased by Alter Trading Corp., a metal recycler with locations in nine states, counting Illinois. Alter is currently served by a septic system and Nord desires to connect to the City sewer. As part of the Agreement, the City may require the property to be annexed once it becomes contiguous.



Part of Alter's septic system needs immediate replacement, and that produces urgency for City approval. The Bloomington-Normal Water Reclamation District already has approved pre-annexation agreements with Nord Enterprises. There are no immediate plans for the undeveloped property, according to Nord. The property is located along the future Hamilton Road (Bunn to Commerce) improvement site, and it is desirable for the city to serve this property and eventually annex it.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not Applicable

FINANCIAL IMPACT: All costs of connection to the City sewer main will be borne by the property owner. The sewer tap-on fee due to the City is \$1043.15.

Respectfully submitted for Council consideration.

Prepared by: Stephen Arney, Public Works Technician

Reviewed by: Jim Karch, P.E., CFM, Director of Public Works

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Carla A. Murillo, Budget Manager

Legal review by:

Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



David A. Hales
City Manager

Attachments:

- Nord Sewer Extension Agreement
- Pre-annexation agreement with BNWRD
- Cunningham Subdivision plat and Council minutes of plat approval

Motion: That the agreement with Nord Enterprises for a Sewer Main Extension be approved and the Mayor and City Clerk be authorized to execute the necessary documents.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Mwilambwe			
Alderman Buragas				Alderman Painter			
Alderman Fruin				Alderman Sage			
Alderman Hauman				Alderman Schmidt			
Alderman Lower							
				Mayor Renner			

**SEWER & PROPOSED SEWER
MAIN EXTENSION AGREEMENT**

THIS AGREEMENT made and entered into this _____ day of November, 2015, by and between the City of Bloomington, a Municipal Corporation, hereinafter called "CITY" and, Nord Enterprises Inc., owners

of the real property hereinafter described and hereinafter called "CUSTOMER", WITNESSETH:

For and in consideration of the mutual covenants and undertakings herein made, CITY and CUSTOMER herein covenant and agree as follows:

1. CITY has permitted construction of a sewer main along the street known as _____ Hamilton Road _____ for use of the CUSTOMER in obtaining sewer service from the Bloomington-Normal Water Reclamation District and the sewer collection system of the CITY to and for the benefit of the property or properties in McLean County owned by CUSTOMER and legally described as:

Lots 1 in Cunningham Subdivision a part of Lot 2 in Owners Subdivision of part of the Northwest 1/4 of Section 15, Township 23 North, Range 2 East of the Third Principal Meridian, according to the Plat recorded January 8, 1993 as Document No. 93-570, in McLean County, Illinois.

PIN# 21-15-152-006 A/K/A 512 East Hamilton Road
(Tax I.D. No.) (Street Address)

and shown by plat of said area attached hereto and made a part hereof, and in accordance with specifications approved by the CITY.

2. CUSTOMER agrees to pay his share of the cost of the sewer main completed as follows: the total cost of the sewer main divided by the acreage served by said main, multiplied by the acreage of the above described property. CUSTOMER's contribution is \$ 1,043.15. payable in advance, or the CUSTOMER agrees that he may pay the amount in three (3) installments. The first installment is payable prior to the customer connecting to the sewer main. The second installment plus interest is due one year from the date of this agreement. The third installment plus interest is due two years from the date of this agreement. Interest on the unpaid

balance shall be 6%. The City may disconnect sewer if any payment is more than 30 days past due. The payment schedule is attached.

3. CUSTOMER agrees that said extended sewer main shall become the property of and subject to the control of the CITY as a part of its sewer collection system and that CUSTOMER and his/her property shall become subject to and shall be obligated to conform to all ordinances and other rules and regulations of the CITY with regard to the construction, use and maintenance of sewer mains and for the payment of charges for sewer services now in effect and as hereinafter enacted and amended from time to time.

4. CUSTOMER certifies that Nord Enterprises, Inc. is the owner of said above-described property and there are no other parties who have any other right, title or interest in said property.

5. As a covenant running with the land, CUSTOMER agrees that in the event any portion of the above-described property hereafter becomes contiguous with the corporate boundaries of the City of Bloomington, CUSTOMER will within one hundred eighty (180) days after the City Council adopts a Resolution requiring him to do so, annex said property to the City of Bloomington by petition or if required by the City, by an annexation agreement. Simultaneously or at the earliest time CUSTOMER could legally petition to do so, CUSTOMER will petition for annexation to the Bloomington-Normal Water Reclamation District. Upon failure of CUSTOMER to do any of the foregoing, the CITY in its sole discretion may discontinue sewer service to said property and may refuse and continue to refuse sewer service to such property until all such annexations have been completed. The CITY may pursue any and all other remedies that may further be available under law in the event of a default of this Agreement or the failure to annex.

6. This Agreement does not affect the operation of City ordinances. At the time of annexation, CUSTOMER will in an Annexation Agreement:

- (1) be required to agree to dedicate street right-of-way abutting his property in such amounts as may be required in the then current street plan;
- (2) be required to agree to dedicate any utility easements requested by the CITY at that time;
- (3) be required to agree to participate financially to the cost of making local improvements affecting customer's property.

7. CUSTOMER covenants and agrees that he/she will not permit or allow any other person, firm or corporation to connect or annex to said sewer main or discharge into the sewer system

therefrom or in any other way benefit from the service provided to CUSTOMER under the terms of this AGREEMENT, except where express written permission has been procured therefore from CITY.

8. CUSTOMER agrees to connect to CITY water within 90 days of notice that a CITY water main is available for connection. CUSTOMER agrees to execute a Water Main Extension Agreement with the CITY if the property is not yet annexed to the City. CUSTOMER agrees to assume all costs for any permits, fees and water service construction costs. CITY agrees that the water tap-on charges were previously paid at the time the Cunningham Subdivision Plat was approved.

9. CUSTOMER and CITY agree that covenants herein contained are the essence of this Agreement.

IN WITNESSETH WHEREOF the parties have hereunto set their hands and seals the day and year above written.

Nord Enterprises, Inc., an Illinois Corporation
John R. Nord, Its President

(Applicant Signature)

STATE OF ILLINOIS)
) ss.
COUNTY OF MCLEAN)

I, _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____ personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that the person or persons named in Paragraph 4 of said instrument is/are the only person or persons who have any right, title or interest of record in and to the property described in said instrument, and that he/she signed, sealed, and delivered said instrument as his/her free and voluntary act for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and notarial seal this ____ day of _____, 2015, A.D.

(Notary Public)
My Commission Expires: _____

ATTEST:

CITY OF BLOOMINGTON

Cherry Lawson, City Clerk

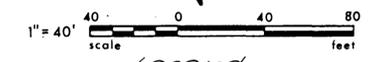
Mayor Tari Renner

PREPARED BY:
Jeff Jurgens, Corporate Attorney

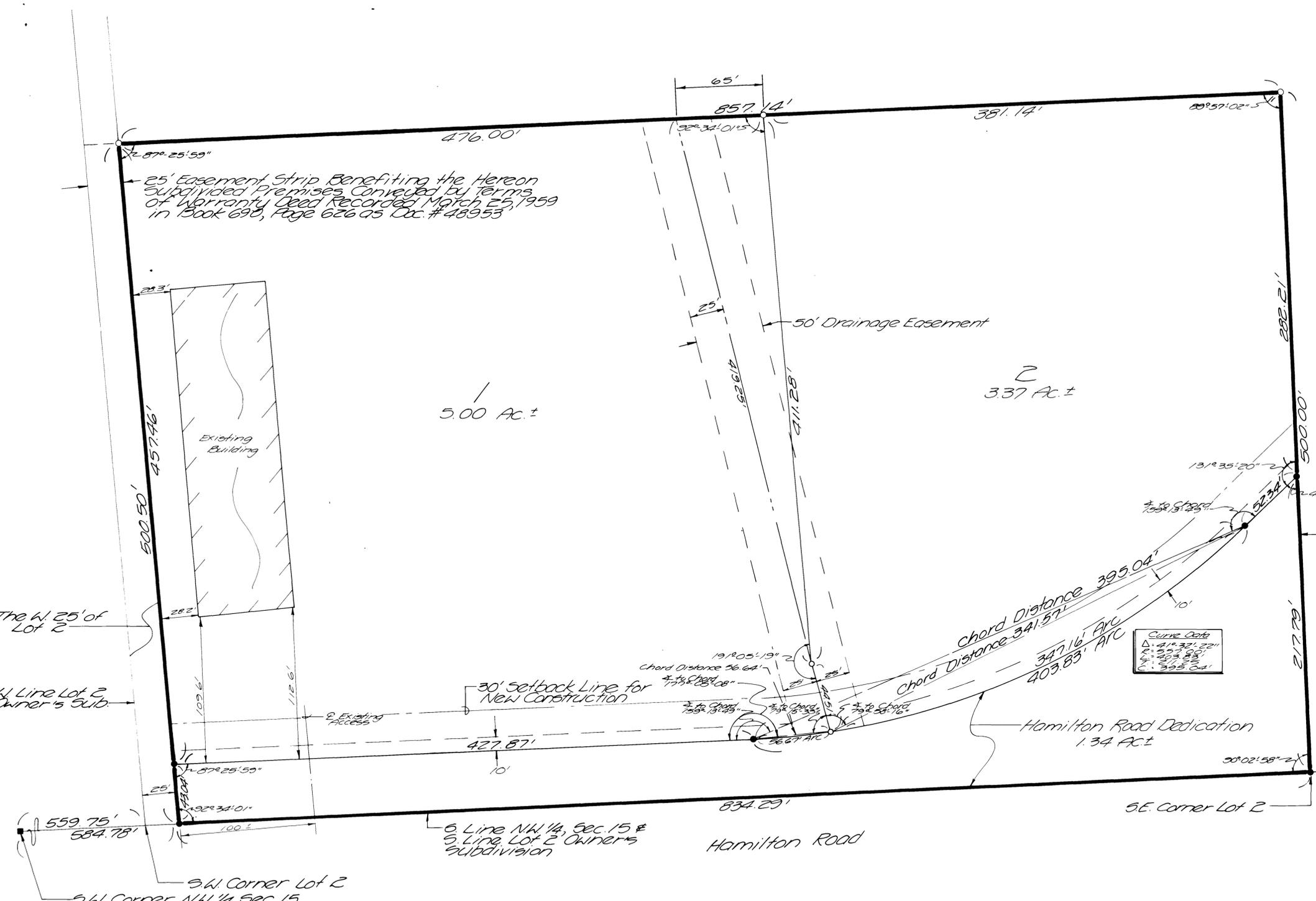
PLEASE RETURN TO:
City Clerk
City of Bloomington
109 East Olive St.
Bloomington, IL 61701

Cunningham Subdivision

A Part of Lot 2 in Owners Subdivision of Part of the N.W. 1/4, Sec. 15, T.23N, R.2E., 3PM,
McLean County, Illinois



- Legend**
- 3/8" Iron Rod Set
 - 1/2" R. Spike Found
 - 3/8" Iron Rod Found
 - Boundary of Subject Premises
 - Utility Easement Limits
 - Easement Centerline



DIRECTOR OF ENGINEERING AND WATER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF MCLEAN)

I, George Drye, Director of Engineering and Water for the City of Bloomington, Illinois hereby certify that the land improvements described in the annexed plat and the plans and specifications therefor meet the minimum requirements of said City outlined in Chapter 24 of the Bloomington City Code.

Dated at Bloomington, Illinois, this 12th day of June, 1992.

George Drye
Director of Engineering & Water

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF MCLEAN)

I, Earlene Nelson, City Clerk of said City, do hereby certify that the foregoing is a true and complete copy of an original final plat of Cunningham Subdivision, presented, passed and approved at a regular meeting of said City Council held on the 14 day of August, 1992, by an affirmative vote of the majority of all members selected to said Council, the vote having been taken by yeas and nays and entered on the record of the proceedings of said Council.

Witness my hand and seal of said City of Bloomington, this 12 day of June, A.D. 1992.

Earlene Nelson
City Clerk

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF MCLEAN)

I, David P. Brown, Illinois Professional Land Surveyor No. 2725, do hereby certify that I have surveyed in accordance with the laws and usages of the State of Illinois, and with the laws of McLean County, Illinois, for Gene L. Cunningham and Georgiana T. Cunningham, the following described property to wit:

The South 500 feet (as measured on the East line thereof) of Lot 2 in Owner's Subdivision of part of the Northwest 1/4 of Section 15 Township 23 North, Range 2 East of the Third Principal Meridian McLean County, Illinois, according to the Plat thereof recorded in Book of Plats 9, Page 82, EXCEPT the West 25 feet thereof.

Said tract contains 9.71 Acres, more or less.

I further certify that I have subdivided the same into 2 lots and streets as shown on the attached plat.

Iron monuments identify all lot corners as shown on said plat and all measurements are given in feet and decimals thereof. All streets and drives and easements designated on said plat are intended for public use.

Said Subdivision is to be known as Cunningham Subdivision, McLean County, Illinois.

I further certify that the foregoing plat accompanying this certificate correctly represents the said premises as subdivided and that no part of the herein described subdivision is located within a special flood hazard area as identified by the Federal Emergency Management Agency on Community Panel No. 170931 0185 dated December 18, 1985.

Lewis, Yockey & Brown, Inc.
505 N. Main Street
Bloomington, IL 61701

Sec 15
NW 1/4
R 2E
T 23N

ORDINANCE NO. 1992-147
APPROVED 12/14/92

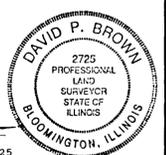
08/22/92
Date
Rev. 12/17/92
David P. Brown
Illinois Professional Land Surveyor No. 2725

Lewis, Yockey & Brown, Inc.
Consulting Engineers & Land Surveyors
505 N. Main Street
Bloomington, Illinois
Ph. (309) 829-2552

Plan	1272	Ek	163
Dist		Dist	
App	275	App	275

FINAL PLAT

Sheet 1 of 1



10:6690

Motion by Alderman Anderson, seconded by Alderman Matejka, that the Petition be approved and Ordinance passed.

The Mayor directed the Clerk to call the roll which resulted as follows:

Ayes: Aldermen Scheets, Matejka, Anderson, Whalen, Markowitz and Bittner.

Nays: None.

Motion carried.

The following was presented:

To: Honorable Mayor and Members of the City Council

From: Staff

Subject: Petition from Gene L. Cunningham & Georgianna T. Cunningham for approval of Final Plats for Cunningham Subdivision.

The Cunningham Subdivision is within 1-1/2 miles of the City Limits and is located in an area south of the City, east of Bunn Street and north of existing Hamilton Road. The subdivision, containing two lots, is in McLean County. Gene L. Cunningham and Georgiana T. Cunningham are the owners of the property. The petitioners have requested waivers of preliminary plan, water main extension and storm water detention obligations. Right of Way for future Hamilton Road between Bunn Street and Commerce Parkway traverses through this property. The needed Right of Way has been determined to be more than required by the City's Land Subdivision Code. Staff negotiated with the owners for the excess Right of Way. The attachment to the petition contains our proposed agreement with the Petitioner.

The Staff has no objection in granting the requested waivers except storm water detention requirements. The staff recommends that petitioner pay a fee of \$1700 per acre towards storm water detention obligations. Also the staff recommends that a 50 feet wide drainage easement be dedicated along the existing ditch across the property. Petitioner has agreed to these requests.

As all items are in order, Staff recommends that Council approve the Petition and adopt an ordinance approving the final plat for Cunningham Subdivision subject to petitioner paying required storm water detention fees and dedicating 50 feet wide drainage easement. Staff also recommends that Council

WHEREFORE, your Petitioner prays that the Final Plat for the Cunningham Subdivision submitted herewith be approved with the exemptions or variations as requested herein.

Respectfully submitted,

By: Merrick Hayes
Attorney for Petitioner

Dear Merrick:

In the matter concerning Mr. Cunningham's property north of Hamilton Road, there is no doubt in my mind that the City has the right to require right-of-way dedication and a contribution toward the construction of the adjacent street and water main in the event that the owner subdivides his property. I believe this to be true regardless of a previous agreement to accept right-of-way dedication in lieu of a street improvement fee before the subdivision of the land was contemplated by the owners.

In accordance with our subdivision regulations Mr. Cunningham would be responsible for dedications of the right-of-way and 1/2 of the cost of a 30 foot residential street along the entire frontage of the property. The cost of his share of the street and water main would be:

1. Street - 884.04 feet x \$60.00 per foot = \$53,042.40; and
2. Water main - 884.04 feet x \$15.00 per foot = \$13,260.60

Mr. Cunningham's total contribution for street construction would be \$66,303.00. This is the only way the City can be reimbursed for these costs when new development takes place which materially enhances the value of the property being subdivided. The required dedication, under usual circumstances, would be 0.87 acres of 884.04 feet x 43 feet, however, we realize that the right-of-way being requested from Mr. Cunningham is in excess of this amount (1.33 acres). Therefore, we are willing to credit Mr. Cunningham for the extra right-of-way to be acquired which is 0.46 acres or 20,037.6 square feet. We propose that he be given credit toward his street cost obligation at the rate of \$1.50 per square foot for a total of \$30,056.40.

Our proposal is that Mr. Cunningham dedicate all right-of-way necessary for the improvement of Hamilton Road and pay the City \$36,246.60 as his share of the street and watermain cost. This will allow Mr. Cunningham to subdivide his property as planned. If this arrangement is satisfactory to your client, please call me at your convenience and I will seek Council approval.

Sincerely,

Herman Dirks
City Manager

ORDINANCE NO. 1992-147

AN ORDINANCE APPROVING THE FINAL PLAT
OF THE CUNNINGHAM SUBDIVISION

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a Petition for Approval of the Final Plat of the Cunningham Subdivision, legally described in Exhibit "A", which is attached hereto and made a part hereof by this reference; and

WHEREAS, said Petition requests certain exemptions or variations from the provisions of Chapter 24 of the Bloomington City Code, 1960, as amended; and

WHEREAS, said Petition is valid and sufficient and conforms to the requirements of the statutes in such cases made and provided and the Final Plat attached to said Petition was prepared and in compliance with the requirements of the Bloomington City Code except for said requested exemptions and/or variations; and

WHEREFORE, the exemptions and/or variations set forth below are reasonable and in keeping with the intent of the Land Subdivision Code, Chapter 24 of the Bloomington City Code, 1960, as amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS:

1. That the Final Plat of the Cunningham Subdivision is approved with the following exemptions or variations:
 - a) Expedited Review without Preliminary Plan;
2. That the following fees are imposed as a condition of approval of the Cunningham Subdivision:
 - a) Adjacent Street Improvements Obligation and Adjacent Water Main Extension Obligation in the amount of \$36,246.60 (thirty-six thousand two hundred forty-six and 60/100 dollars).
 - b) Fee in Lieu of On-Site Stormwater Detention in the amount of \$16,507.00 (sixteen thousand five hundred seven and 00/100 dollars).
3. That all dedications made in the Final Plat of the Cunningham Subdivision are accepted.
4. That the owners of the land described in Exhibit "A" shall execute a covenant binding themselves, their heirs, successors and assigns to annex to the City of Bloomington when the Cunningham Subdivision becomes contiguous with the City of Bloomington.

5. That this Ordinance shall be in full force and effect as of the time of its passage and approval. The City Clerk is authorized to file a duly certified copy of this ordinance with the McLean County Recorder upon receiving confirmation from the City Engineer and the Corporation Counsel that the proper security for the payment of the fees set forth in Section 2 herein has been provided by the owner and the covenant required by Section 4 herein has been executed.

PASSED this 14th day of December, 1992.

APPROVED this 15th day of December, 1992.

JESSE R. SMART
Mayor

ATTEST:

EARLENE M. NELSON
City Clerk

Motion by Alderman Anderson, seconded by Alderman Matejka, that the Petition be approved and Ordinance passed.

The Mayor directed the Clerk to call the roll which resulted as follows:

Ayes: Aldermen Scheets, Matejka, Anderson, Whalen, Markowitz and Bittner.

Nays: None.

Motion carried.

The following was presented:

To: Honorable Mayor and Members of the City Council

From: Staff

Subject: Petition of Illinois Wesleyan University requesting a special use permit for a student residence hall (the Sigma Chi fraternity) at 1308, 1310, and 1312 North East Street, and a triangular-shaped vacant tract of land to the north of 1312 North East Street (SP-5-92).

BACKGROUND INFORMATION:

Illinois Wesleyan University is planning to build a new general sciences building at a site which includes the current tennis courts and the southwest corner of North East Street and Beecher Street - the site currently occupied by the Sigma Chi fraternity house. The University wishes to relocate the



CONSENT AGENDA ITEM NO. 7J

FOR COUNCIL: November 23, 2015

SUBJECT: Consideration of an ordinance authorizing the establishment of Tax Increment Financing “Interested Parties” registries and adopting registration rules for such registries.

RECOMMENDATION/MOTION: That the ordinance authorizing the establishment of Tax Increment Financing “Interested Parties” registries and adopting registration rules for such registries be approved and authorize the Mayor and City Clerk to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 3: Grow the Local Economy; Goal 4: Strong Neighborhoods; Goal 5: Great Place – Livable, Sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objective 3a. Retention and growth of current local businesses; 3b. Attraction of new targeted businesses that are the “right” fit for Bloomington; 3c. Revitalization of older commercial homes; 3d. Expanded retail businesses; 3e. Strong working relationship among the City, businesses, economic development organizations. Objective 4c. Preservation of property/home valuations; 4d. Improved neighborhood infrastructure; Objective 5b. City decisions consistent with plans and policies; 5c. Incorporation of “Green Sustainable” concepts into City’s development and plans; 5e. More attractive city: commercial areas and neighborhoods.

BACKGROUND & OVERVIEW: Tax Increment Finance (TIF) consultant Peckham Guyton Albers & Viets (PGAV) is working to finalize the Feasibility Study and Redevelopment Plan for the proposed Empire Street Corridor TIF District which was authorized by the City Council in Ordinance #57 on August 24, 2015. The TIF Act calls for the establishment of an Interested Parties Registry so that interested residents of Bloomington and organizations that are active in the city can receive legally required notices of future meetings related to the creation of the proposed TIF District and legally required notices related to potential changes or amendments to the Redevelopment Plan.

PGAV is tentatively scheduled to present the Redevelopment Plan to the City Council on December 14, 2015.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The Directors and representatives from Public Works, PACE, Finance, Fire, Water and Police have provided input related to the creation of the proposed TIF District. Informal meetings and communications with the administrative staff of multiple taxing districts have been held to advise them of the creation of the proposed TIF District. The owners of multiple properties within the proposed TIF District have also been contacted regarding the potential creation of a TIF District that would include their property. Multiple commercial real estate brokers have also expressed interest in the

proposed TIF District in relationship to properties that are currently for sale or lease within the proposed TIF District.

FINANCIAL IMPACT: None at this time.

Respectfully submitted for Council consideration.

Prepared by: Austin Grammer, Economic Development Coordinator

Reviewed by: Tom Dabareiner AICP, Community Development Director

Financial & budgetary review by: Carla A. Murillo, Budget Manager

Legal review by: Jeffery R. Jurgens, Corporate Counsel

Recommended by:



David A. Hales
City Manager

Attachments:

- Ordinance Authorizing Interested Parties Registries

Motion: That the ordinance authorizing the establishment of Tax Increment Financing "Interested Parties" registries and adopting registration rules for such registries be approved and authorize the Mayor and City Clerk to execute the necessary documents.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Mwilambwe			
Alderman Buragas				Alderman Painter			
Alderman Fruin				Alderman Sage			
Alderman Hauman				Alderman Schmidt			
Alderman Lower							
				Mayor Renner			

Ordinance No. _____

**AN ORDINANCE OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS,
AUTHORIZING THE ESTABLISHMENT OF TAX INCREMENT FINANCING
“INTERESTED PARTIES” REGISTRIES AND ADOPTING REGISTRATION
RULES FOR SUCH REGISTRIES**

WHEREAS, the City of Bloomington, McLean County, Illinois (the “*City*”) is a home-rule municipal corporation and political subdivision of the State of Illinois, and as such is reviewing the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the “*Act*”) for purposes of designating a “Redevelopment Project Area” as such term is defined in the Act; and,

WHEREAS, pursuant to Section 11-74.4-4.2 of the Act, the City is required to establish an “interested parties registry” in connection with any redevelopment project area and to adopt registration rules for such registries; and,

WHEREAS, the Mayor and City Council of the City desire to adopt this Ordinance in order to comply with such requirements of the Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Bloomington, McLean County, Illinois, as follows:

Section 1: The above recitals are incorporated and made a part of this Ordinance.

Section 2: The City Clerk or her designee is hereby authorized and directed to create an “interested parties” registry in accordance with Section 11-74.4-4.2 of the Act for each redevelopment project area created under the Act and not terminated by the City, whether now existing or created after the date of the adoption of this Ordinance.

Section 3: In accordance with Section 11-74.4-4.2 of the Act, the City hereby adopts the registration rules attached hereto as *Exhibit A*, *Exhibit B* and *Exhibit C* as registration rules for each such “interested parties” registry. The City Clerk, with the consent of the Corporation Counsel as to form and legality, shall have the authority to amend such registration rules from time to time as may be necessary or desirable to comply with and carry out the purposes intended by the Act.

Section 4: If any provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this Ordinance.

Section 5: All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 6: This Ordinance shall be in full force and effect immediately upon its passage, approval and publication in pamphlet form in the manner provided by law.

Attachments:

Exhibit A: TIF Interested Parties Registry Registration Rules

Exhibit B: TIF Interested Parties Registry Registration Form for Individuals

Exhibit C: TIF Interested Parties Registry Registration Form for Organizations

Adopted this ____ day of _____, 2015, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

Approved this ____ day of _____, 2015.

CITY OF BLOOMINGTON

ATTEST

Tari Renner, Mayor

Cherry L. Lawson, City Clerk

APPROVED AS TO FORM

Jeffery R. Jurgens, Corporate Counsel

Published in pamphlet form:

_____, 2015

Exhibit A

TIF INTERESTED PARTIES REGISTRY REGISTRATION RULES

A. **Definitions.** As used in these Registration Rules, the following items shall have the definitions set forth below.

1. “*Act*” shall mean the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended from time to time.
2. “*City*” shall mean the City of Bloomington, a municipal corporation and political subdivision of the State of Illinois.
3. “*City Clerk*” shall mean the City Clerk for the City of Bloomington and the Office of the City Clerk.
4. “*Corporate Authorities*” means the Mayor and City Council then holding office.
5. “*Department*” shall mean any department, division, or administrative subdivision of the City.
6. “*Interested Party(ies)*” shall mean:
 - (a) any organization(s) active within the municipality;
 - (b) any resident(s) of the City; and,
 - (c) any other entity or person otherwise entitled under the Act to register in a specific Registry who has registered in such Registry and whose registration has not been terminated in accordance with these Registration Rules.
7. “*Municipality*” shall mean the City of Bloomington.
8. “*Organization active within the municipality*” shall mean any of the following:
 - (a) any organization which has its headquarters, principal office, or place of business within the limits of the municipality; or,
 - (b) any organization which has its headquarters, principal office, or place of business within five miles of the municipality’s borders.
 - (c) The term “*organization active within the municipality*” shall specifically exclude international, national, statewide, and other

organizations unless such organizations have a local office within the territory of the municipality. The term “*organization active within the municipality*” shall specifically exclude other non-international, non-national, non-statewide, and other organizations not meeting the definition above in subclauses (a) or (b).

(d) The term “*active*” shall mean an organization that has no less than twenty-five percent (25%) of its membership as residents of the municipality. For the purposes of this definition, resident encompasses both individuals and businesses. Thus, an individual not residing within the municipality but who is an owner, shareholder, employer, or employee of a business situated within the borders of the municipality is deemed a resident of the municipality.

(e) An international, national, statewide, or other organization not meeting the requirements of the definition of “Organization active within the municipality” under subsections (a) and (b) of this paragraph 8 may petition the Mayor for an exemption to the definition of the term “Organization active within the municipality.” Upon receipt of such petition, the Mayor shall review the petition and make a determination, within sixty (60) days of receipt, to grant or deny the petition. If the Mayor denies an organization’s petition for exemption, the organization shall then request a hearing before the Corporate Authorities, provided the organization makes a written request within ten (10) calendar days of the date on which the Mayor issued his/her determination to deny the petition. Upon receipt of the request for a hearing, the Corporate Authorities, within a reasonable period of time, shall set a date for the hearing, provided however, that the petitioning organization shall have no less than ten (10) days prior written notice of the time and place of the hearing. Formal rules of evidence shall not apply and the petitioning organization may be represented by an attorney if it so desires. The Corporate Authorities shall conduct the hearing and permit the petitioning organization to present any and all reasons it should be allowed to register as an interested party. The Corporate Authorities shall issue a determination on the organization’s petition within thirty (30) days after conclusion of the hearing. In the event that the Corporate Authorities shall grant the petition for exemption, the organization shall comply with the other requirements of the ordinance and submit the requisite interested party registry form within ten (10) days of the date of the decision granting the exemption. Any decision of the Corporate Authorities shall not affect any rights of the organization under the Freedom of Information Act.

9. “*Redevelopment Project Area*” shall mean a redevelopment project area that is:

(a) intended to qualify (or that has subsequently qualified) as a “redevelopment project area” under the Act; and,

(b) is subject to the “interested parties” registry requirements of the Act.

10. “*Registration Form*” shall mean the form appended to these Registration Rules or such revised form as may be approved by the City Clerk consistent with the requirements of the Act.

11. “*Registry*” or “*Registries*” shall mean each interested parties registry, and all such registries, collectively, established by the City pursuant to Section 11-74.4-4.2 of the Act for a Redevelopment Project Area.

B. ***Establishment of Registry.*** The City shall establish a separate interested parties Registry for each Redevelopment Project Area, whether existing as of the date of the adoption of these Rules or hereafter established.

C. ***Maintenance of Registry.*** The Registries shall be maintained by the City Clerk of the City of Bloomington, which has a principal business office located at 109 East Olive Street, Bloomington, Illinois 61702, or his or her designee. In the event the City determines that a Department other than the City Clerk should maintain the Registries, the City may transfer the responsibility for maintaining the Registries to such other Department, provided that the City (a) gives prior written notice to all Interested Parties not less than thirty (30) days prior to such transfer; and (b) publishes notice of such transfer at least twice, the first publication to be not more than thirty (30) nor less than ten (10) days prior to such transfer, in a newspaper of general circulation in the City.

D. ***Registration by Residents.*** An individual seeking to register as an Interested Person with respect to a Redevelopment Project Area must complete and submit a Registration Form to the City Clerk. Such individual must also submit a copy of a current driver’s license, lease, utility bill, financial statement, or such other evidence as may be acceptable to the City Clerk to establish the individual’s current City residency.

E. ***Registration by Organizations.*** An organization seeking to register as an Interested Person with respect to a Redevelopment Project Area must complete and submit an application to the City Clerk on a form provided by the Clerk’s office. Such organization must also submit a copy of a one-page statement describing the organization’s current operations in the City.

F. ***Determination of Eligibility.*** All individuals and organizations whose Registration Form and supporting documentation complies with these Registration Rules shall be registered in the applicable Registry within ten (10) business days of the City Clerk’s receipt of all such documents. The City Clerk shall provide written notice to the registrant confirming such

registration. Upon registration, Interested Parties shall be entitled to receive all notices and documents required to be delivered under these Rules or as otherwise required under the Act with respect to the applicable Redevelopment Project Area. If the City Clerk determines that a registrant's Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the City Clerk shall give written notice to the registrant specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation.

G. ***Renewal and Termination.*** An Interested Person's registration shall remain effective for a period of three (3) years. At any time after such three year period, the City Clerk may provide written notice by regular mail to the Interested Person stating that such registration shall terminate unless the Interested Person renews such registration within thirty (30) days of the City Clerk's mailing of written notice. To renew such registration, the Interested Person shall, within such thirty (30) day period, complete and submit the same Registration Form and supporting documentation then required of initial registrants in order to permit the City Clerk to confirm such person's residency or such organization's operations in the City. The registration of all individuals and organizations whose Registration Form and supporting documentation is submitted in a timely manner and complies with these Registration Rules shall be renewed for an additional consecutive three (3) year period. If the City Clerk determines that a registrant's renewal Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the City Clerk shall give written notice to the registrant at the address specified in the renewal Registration Form submitted by such registrant, specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation within thirty (30) days of receipt of the City Clerk's notice. If all defects are not corrected within thirty (30) days of the Interested Person's receipt of the City Clerk's notice, the Interested Person's registration shall be terminated. Any Interested Person whose registration is terminated shall be entitled to register again as a first-time registrant.

H. ***Amendment to Registration.*** An Interested Party may amend its registration by giving notice to the City Clerk by certified mail of any of the following:

- (a) a change in address for notice purposes;
- (b) in the case of organizations, a change in name of the contact person; and,
- (c) a termination of registration.

Upon receipt of such notice, the City Clerk shall revise the applicable Registry accordingly. In the absence of notice of an amendment to a registrant's information, the City Clerk shall be entitled to rely on the information on file with respect to any Registrant and shall have no duty to seek corrected information in the event that the Registrant provided erroneous information or if the information of the Registrant becomes inaccurate in any way or for any reason.

I. ***Registries Available for Public Inspection.*** Each Registry shall be available for public inspection during normal City business hours. The Registry shall include the name,

address, and telephone number of each Interested Person and for organizations, the name and phone number of a designated contact person.

J. *Notices to be sent to Interested Parties.* Interested Parties shall be sent the following notices and any other notices required under the Act with respect to the applicable Redevelopment Project Area:

- (a) pursuant to § 74.4-5(a) of the Act, notice of the availability of a proposed redevelopment plan and eligibility report, including how to obtain this information: such notice shall be sent by mail within a reasonable period of time after the adoption of the ordinance fixing the public hearing for the proposed redevelopment plan;
- (b) pursuant to § 74.4-5(a) of the Act, notice of changes to proposed redevelopment plans that do not (1) add additional parcels of property to the proposed redevelopment project area; (2) substantially affect the general land uses proposed in the redevelopment plan; (3) substantially change the nature or extend the life of the redevelopment plan; or, (4) increase the number of low or very low income households to be displaced from the redevelopment project area, provided that measured from the time of creation of the redevelopment project area the total displacement of the households will exceed ten (10); such notice shall be sent by mail not later than ten (10) days following the City's adoption by ordinance of such changes;
- (c) pursuant to § 74.4-5(c) of the Act, notice of amendments to previously approved redevelopment plans that do not (1) add additional parcels of property to the redevelopment project area; (2) substantially affect the general land uses in the redevelopment plan; (3) substantially change the nature of the redevelopment project; (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than five percent (5%) after adjustment for inflation from the date the plan was adopted; (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan; or, (6) increase the number of low or very low income households to be displaced from the redevelopment project area, provided that measured from the time of creation of the redevelopment project area the total displacement of households will exceed ten (10); such notice shall be sent by mail not later than ten (10) days following the City's adoption by ordinance of any such amendment;
- (d) pursuant to § 74.4-5(d)(9) of the Act, for redevelopment plans or projects that would result in the displacement of residents from ten (10) or more inhabited residential units or that contain seventy-five (75) or more inhabited residential units, notice of the availability of the certified audit report described in § 74.4-5(d)(9), including how to obtain the certified audit report: such notice shall be sent by mail within a reasonable period of time after completion of the certified audit report; and,

- (e) pursuant to § 74.4-6(e) of the Act, notice of the preliminary public meeting required under the Act for a proposed Redevelopment Project Area that will result in the displacement of ten (10) or more inhabited residential units or which will contain seventy-five (75) or more inhabited residential units, such notice shall be sent by certified mail not less than fifteen (15) days before the date of such preliminary public meeting.

K. ***Non-Interference.*** These Registration Rules shall not be used to prohibit or otherwise interfere with the ability of eligible organizations and individuals to register for receipt of information to which they are entitled under the Act.

L. ***Amendment of Registration Rules.*** These Registration Rules may be amended by the City Clerk, subject to and consistent with the requirements of the Act.

Exhibit B

City of Bloomington, McLean County, Illinois Interested Parties Registry

Registration Form for Individuals (Non-organizations)

Please read and review the TIF Interested Parties Registry Registration Rules. If you are eligible to register as an individual, complete the following application form. Submit the completed form along with a copy of your current driver's license or state identification card (to confirm proof of address) to the City Clerk of the City of Bloomington, 109 East Olive Street, Bloomington, Illinois 61702. After the City Clerk of the City of Bloomington receives this application, you will be contacted by mail within ten (10) days after the receipt of this application.

PLEASE PRINT WITH A BLUE OR BLACK PEN.

1.) Name: _____

2.) Address: _____
(All notices will be
mailed to this address.)

3.) Home telephone number: _____

4.) TIF District for which I am applying to become an interested party, pursuant to the Tax Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*), and the ordinance of the City of Bloomington, McLean County, Illinois, authorizing the establishment of tax increment financing “interested parties” registries and adopting registration rules for such registries:

TIF District: _____

Signature: _____

Date: _____

If you want to become an interested party for more than one TIF District, you must complete and submit a separate registration form for each and every TIF District.

Exhibit C

City of Bloomington Interested Parties Registry

Registration Form for Organizations (Non-individuals)

Please read and review the TIF Interested Parties Registry Registration Rules. If you are eligible to register as an organization, complete the following application form. In addition, you must complete a one-page statement describing the organization's current operations and activity within the municipality. Submit the completed form and the one-page statement to the City Clerk of the City of Bloomington, 109 East Olive Street, Bloomington, Illinois 61702. After the City Clerk of the City of Bloomington receives this application, you will be contacted by mail within ten (10) days after the receipt of this application.

PLEASE PRINT WITH A BLUE OR BLACK PEN.

1.) Name of organization: _____

2.) Address of organization: _____
*(All notices will be
mailed to this address.)* _____

3.) Telephone number
of organization: _____

4.) Name and position of
individual signing form: _____

5.) TIF District for which I am applying to become an interested party, pursuant to the Tax Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*), and the ordinance of the City of Bloomington, McLean County, Illinois, authorizing the establishment of tax increment financing "interested parties" registries and adopting registration rules for such registries:

TIF District: _____

Signature: _____

Date: _____

If you want to become an interested party for more than one TIF District, you must complete and submit a separate registration form for each and every TIF District.

 **CITY OF**
Bloomington **ILLINOIS**
CONSENT AGENDA ITEM NO. 7K

FOR COUNCIL: November 23, 2015

SUBJECT: Consideration of approving an Ordinance approving a Petition from Reshma Shah and Property Investments LLC., for an Expedited Final Plat for the Nature's Trail Subdivision, located west of Morris Avenue and south of Butchers Lane.

RECOMMENDATION/MOTION: That the Ordinance be approved for the Expedited Final Plat subject to the Petitioner paying the required tap-on fees prior to recording of the final plat.

STRATEGIC PLAN LINK: Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE: b. Upgraded quality of older housing stock

BACKGROUND: This final plat consists of two lots located west of Morris Avenue and south of Butchers Lane. The zoning in this area is R-1B Medium Density Single-Family Residence District. The subject final plat creates two lots from lot 1 in E. Stielows Subdivision in preparation for an additional house. This final plat qualifies for submission under the Expedited Final Plat submission process.

Tap-on fees shall be paid by the petitioner to the City Clerk's office prior to releasing the plat for recording.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Reshma Shah and Property Investments LLC.

FINANCIAL IMPACT: None. All survey and plat costs were paid by Reshma Shah and Property Investments LLC.

Respectfully submitted for Council consideration.

Prepared by: Anthony J. Meizelis P.E., Civil Engineer I

Reviewed by: Jim Karch, PE CFM, Public Works Director

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Carla A. Murillo, Budget Manager

Legal review by: George D. Boyle, Assistant Corporation Counsel

Recommended by:



David A. Hales
City Manager

Attachments:

- Ordinance
- Final Plat Checklist
- Council Map and Final Plat
- Tap On Memo
- Petition
- Exhibit A: Legal Description
- School District Certificate
- County Clerk's Certificate
- Owner's Certificate
- Drainage Acknowledgement

Motion: That the Ordinance be approved for the Expedited Final Plat subject to the Petitioner paying the required tap-on fees prior to recording of the final plat.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Mwilambwe			
Alderman Buragas				Alderman Painter			
Alderman Fruin				Alderman Sage			
Alderman Hauman				Alderman Schmidt			
Alderman Lower							
				Mayor Renner			

ORDINANCE NO. 2015 - _____

**AN ORDINANCE APPROVING THE FINAL PLAT OF NATURES TRAIL
SUBDIVISION**

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a Petition for approval of the Final Plat of Nature's Trail Subdivision, legally described in Exhibit A, attached hereto and made a part hereof by this reference; and

WHEREAS, said Petition requests the following exemptions or variations from the provisions of the Bloomington City Code-1960, as amended: none; and

WHEREAS, said Petition is valid and sufficient and conforms to the requirements of the statutes in such cases made and provided and the Final Plat attached to said Petition was prepared in compliance with requirements of the Bloomington City Code except for said requested exemptions and/or variations; and

WHEREFORE, said exemptions and/or variations are reasonable and in keeping with the intent of the Land Subdivision Code, Chapter 24 of the Bloomington City Code-1960, as amended.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

1. That the Final Plat of Nature's Trail Subdivision and any and all requested exemptions and/or variations be, and the same is hereby approved.
2. That this Ordinance shall be in full force and effective as of the time of its passage this 23rd day of November, 2015.

PASSED THIS 23RD DAY OF NOVEMBER 2015.

APPROVED THIS ___ DAY OF NOVEMBER 2015.

CITY OF BLOOMINGTON

ATTEST

Tari Renner, Mayor

Cherry L. Lawson, City Clerk

APPROVED AS TO FORM

Jeffery R. Jurgens, Corporate Counsel



Natures Trail Sub FINAL PLAT CHECKLIST

Date Prepared: 11/05/2015

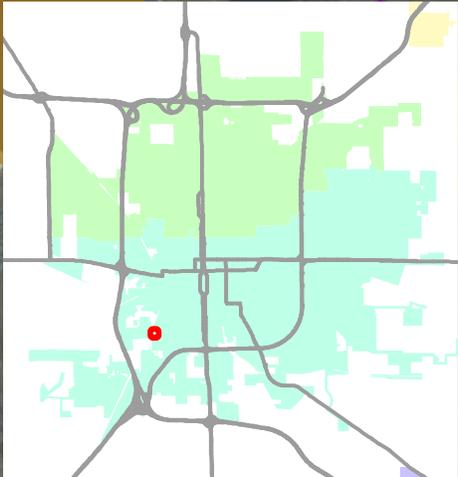
Shown on Final Plat:		Initial
	Easements shown for all public improvements	TJM
	City Engineer's Signature Block	TJM
	Clerk's Signature Block	TJM
	Areas or facilities to be dedicated to the public	N/A
	Railroad Right of Ways	N/A
	Subdivision Boundaries	TJM
	References to nearest street lines, Township, Sections lines, or monuments.	TJM
	Name of Subdivision	TJM
	Legal Description	TJM
	Existing Parcel Id Number (PIN)	
	Surveyor's statement regarding any Special Flood Hazard Areas.	TJM
	Total Acreage	TJM
	Street Names	TJM
	Proposed Lot numbers (consecutively numbered)	TJM
	Front Yard Setbacks	TJM
The following shall be provided:		
	School District Certificate	TJM
	County Clerk's Certificate	TJM
	Owner's Certificate	TJM
	Drainage Statement	TJM
	Owner's Petition	TJM
	Ordinance	
	Utility Company Signoffs	N/A?
	Digital PDF Submittal provided to Public Works	
	Digital CAD format submittal provided to Public Works	
	2 Mylar Copies	
	12 Paper Copies	
The following requirements shall be met:		
	Final plat retains the design characteristics of a valid Preliminary Plan that has not expired	
	Retains the design characteristics of approved public improvement engineering plans and specifications.	TJM
	Final Plat is signed by IL licensed surveyor	TJM
	Plans for all public improvements approved by Public Works	TJM

Nature's Trail Subdivision



Legend

- Existing Streets
- Planned Streets
- Buildings
- Parcels



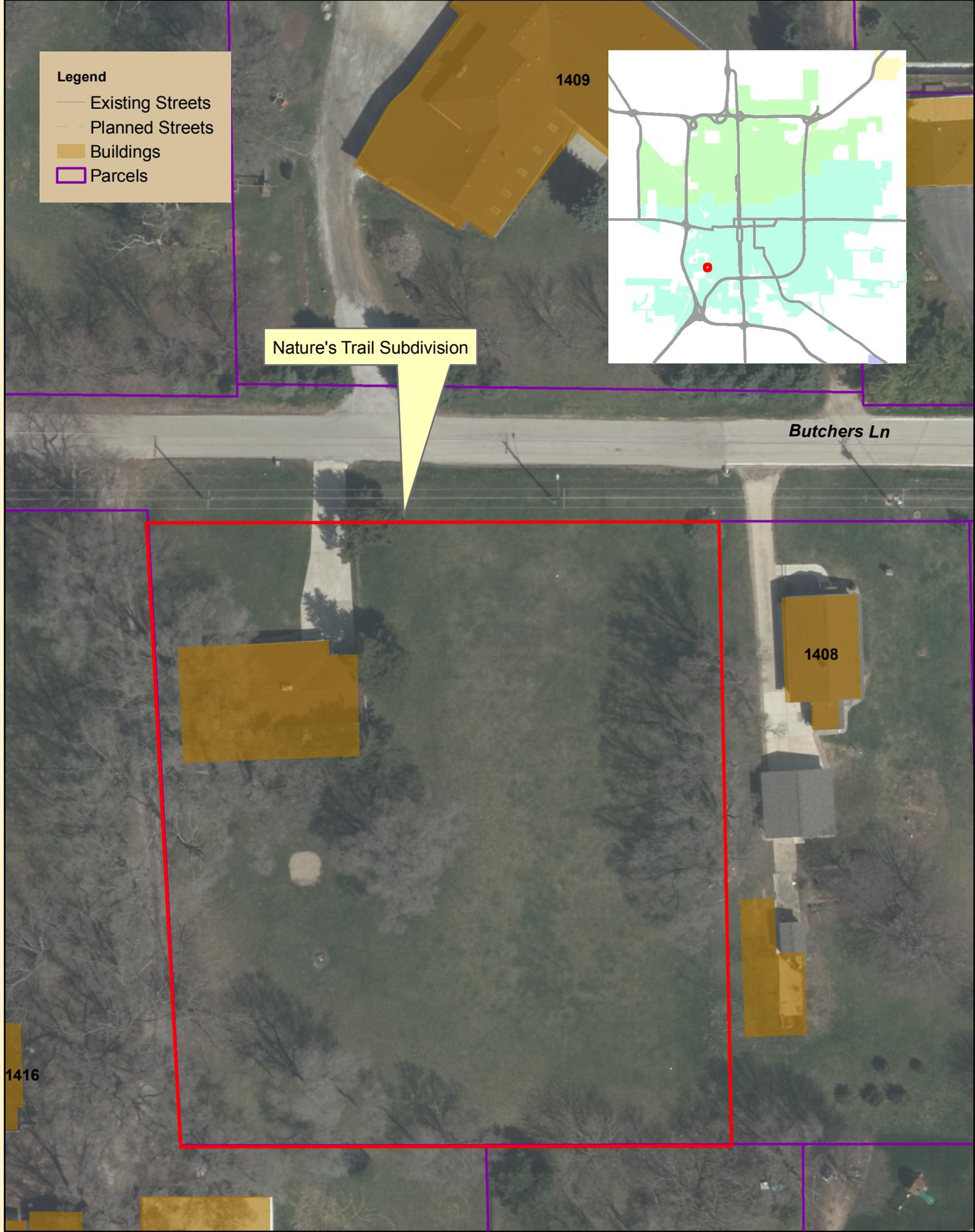
Nature's Trail Subdivision

Butchers Ln

1409

1408

1416



Nature's Trail Subdivision

A Resubdivision of Lot 1 in E. Stielow Subdivision

A part of Southwest Quarter Section 8, Township 23 North, Range 2 East of the Third Principal Meridian
Bloomington, Illinois

SHIVE-HATTERY
ARCHITECTURE · ENGINEERING

2103 Eastland Drive | Bloomington, Illinois 61704
309.662.8992 | fax: 309.662.5608 | shive-hattery.com
Iowa | Illinois | Missouri | Illinois Firm Number: 184-000214

SUBDIVISION PLAT
NATURE'S TRAIL
SUBDIVISION

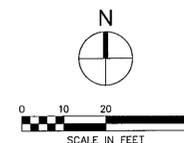
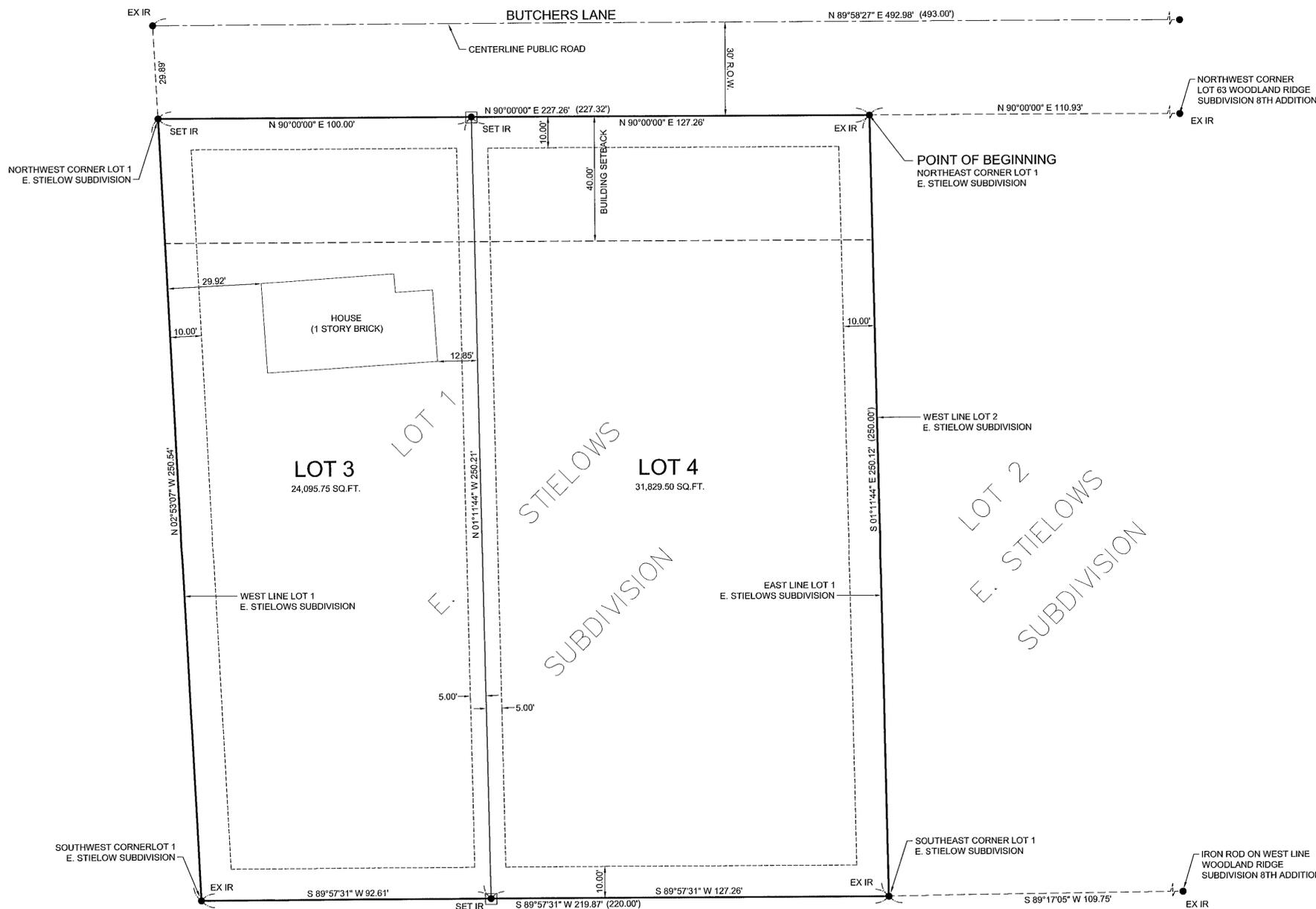
AND PROPERTY INVESTMENTS, LLC
BLOOMINGTON, ILLINOIS

KEY PLAN

DRAWN	JAB
APPROVED	DCD
ISSUED FOR	
DATE	10-14-2015
FIELD BOOK	217
PROJECT NO.:	6131430

SUBDIVISION PLAT

B1



LEGEND

- SET SET IRON ROD
- ⊙ SET SET IRON ROD IN CONCRETE
- EX EXISTING IRON ROD
- (220.00') PLAT DISTANCE
- 40' BUILDING SETBACK LINE (UNLESS OTHERWISE NOTED)
- - - - UTILITY EASEMENT LINE
- CENTERLINE
- BOUNDARY OF SUBDIVISION

Surveyor's Certificate

STATE OF ILLINOIS)
)SS:
COUNTY OF McLEAN)

BOUNDARY DESCRIPTION

A PART OF LOT 1 IN E. STIELOW SUBDIVISION RECORDED AS DOCUMENT NUMBER 1976-4432 IN THE OFFICE OF McLEAN COUNTY RECORDER OF DEEDS A PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 23 NORTH, RANGE 2 EAST, OF THE THIRD PRINCIPAL MERIDIAN McLEAN COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

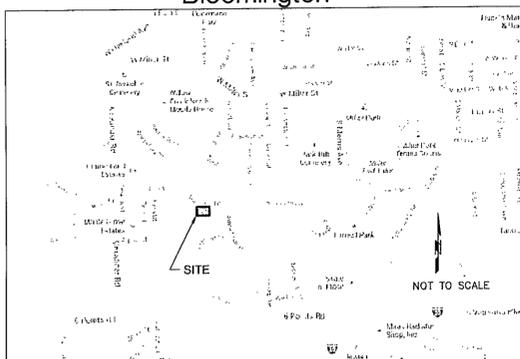
BEGINNING AT AN IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 01 DEGREE 11 MINUTES 44 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 250.12 FEET;
THENCE 89 DEGREES 57 MINUTES 31 SECONDS WEST A DISTANCE OF 219.87 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 02 DEGREES 53 MINUTES 07 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 250.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 227.26 FEET TO THE POINT OF BEGINNING.
SAID DESCRIBED SUBDIVISION CONTAINS 55925.24 SQUARE FEET (1.28 ACRES) MORE OR LESS.
BEARINGS ARE ASSUMED FOR DESCRIPTION PURPOSES ONLY.
THIS PARCEL IS ZONED R-1B (MEDIUM DENSITY SINGLE FAMILY RESIDENCE DISTRICT)

I FURTHER CERTIFY I HAVE SUBDIVIDED SAID PROPERTY INTO 2 LOTS, NUMBERED 3 & 4 INCLUSIVE, AND THE PUBLIC STREETS AND EASEMENTS AS SHOWN. SAID SUBDIVISION IS TO BE KNOWN AS "NATURE'S TRAIL SUBDIVISION" IN THE CITY OF BLOOMINGTON, McLEAN COUNTY ILLINOIS.

I FURTHER CERTIFY THAT THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP FOR McLEAN COUNTY, ILLINOIS, MAP NUMBER 17113C0481E EFFECTIVE DATE JULY 16TH, 2008.

	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS.
	SIGNATURE: <u>Daniel C. Dawson</u>
	NAME: <u>DANIEL C. DAWSON</u>
	DATE: <u>10/14/2015</u>
	LICENSE EXPIRES: <u>11/30/2016</u>
	PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: <u>B1</u>
FIRM REGISTRATION #184-000214 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY	

Project Location Map Bloomington



CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS:
COUNTY OF McLEAN)

I, CHERRY LAWSON, CITY CLERK OF SAID CITY DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND COMPLETE COPY OF AN ORIGINAL FINAL PLAT OF NATURE'S TRAIL SUBDIVISION, PRESENTED, PASSED AND APPROVED AT A REGULAR MEETING OF SAID CITY COUNCIL HELD ON _____ DAY OF _____, 2015, BY AN AFFIRMATIVE VOTE OF THE MAJORITY OF ALL MEMBERS SELECTED TO SAID COUNCIL, THE VOTE HAVING BEEN TAKEN BY YEAS AND NAYS AND ENTERED ON THE RECORD OF THE PROCEEDINGS OF SAID COUNCIL.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2015.

CITY CLERK

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS:
COUNTY OF McLEAN)

I, _____, CITY ENGINEER FOR THE CITY OF BLOOMINGTON, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREFORE MEET THE MINIMUM REQUIREMENTS OF SAID CITY OUTLINED IN CHAPTER 24 OF THE BLOOMINGTON CITY CODE.

DATED AT BLOOMINGTON, ILLINOIS, THIS _____ DAY OF _____, 2015.

CITY ENGINEER
BLOOMINGTON, ILLINOIS

OWNER/DEVELOPER

AND PROPERTY INVESTMENTS, LLC
P.O. BOX #801
BLOOMINGTON, ILLINOIS 61702
(309) 830-5807

ATTORNEY

MR. MICHAEL GROSSO
PO BOX 3275
BLOOMINGTON, ILLINOIS 61702
(309) 828-0083

MEMORANDUM

November 5, 2015

TO: Cherry Lawson, City Clerk
FROM: Anthony Meizelis, Civil Engineer I
RE: Nature's Trail Subdivision
Performance Guarantees and Tap-On Fees

The following are the Performance Guarantee and Tap On fees required from the developer before releasing for recording: **Nature's Trail Subdivision** approved by City Council on November 23, 2015.

A. Performance Guarantee:

A sanitary sewer has been constructed for this subdivision. Since this sanitary sewer is within the one year warranty period, a bond for 10% of the completed public improvement construction cost is required. A performance guarantee as per Chapter 24, Section 4.6.1 of City Code shall be submitted prior to recording of the final plat for the following amount:

110% of incomplete public improvement construction costs as of 11/5/15: \$ 0.00
10% of all completed public improvement construction costs: \$ 1,692.00
Total (Amount of the bond): \$ 1,692.00

B: Tap-On Fees:

The following tap-on fees are due for **Nature's Trail Subdivision**:

		<u>Fund</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
1	Butchers Lane Water Main	50100120-57320	\$954.45	\$2,476.80	\$3,431.25
2	Fee in Lieu of Detention	20300300-57320	\$7,680.00	\$0.00	\$7,680.00
3	Fee in lieu of Park Land Dedication.	24104100-57320	\$1,593.00	\$0.00	\$ 1,593.00
	TOTAL :		\$ 10,227.45	\$2,476.80	\$12,704.25

Area of Sub. = 1.28 acres

Water Main Frontage on Butchers Lane = 127.26 (Total frontage 227.26; Fee paid for 100 feet of frontage by Water main Extension Agreement dated 1999.

Parkland: 0.0486 acre required @ \$32,793 per acre

(2013 Tax Assessor's Parcel Land Value \$13992 * 3 / 1.28 Acres)

- 1) Butchers Lane Water Main @ \$7.50/lf +6% SI from Aug. 1972.
- 3) Fee in Lieu of Detention: \$6000/acre @ 1.28 acres
- 7) Park Land Dedication fee = \$1,593

C: Substandard Adjacent Roadway Improvement Payment:



Public Works Department
ENGINEERING DIVISION
115 E. Washington St., PO BOX 3157
Bloomington, IL 61702-3157
Phone: 309-434-2225
Fax: 309-434-2201

No substandard roadway improvement fees are due.

cc: Jim Karch, Director of Public Works
Kevin Kothe, City Engineer
Patti-Lynn Silva, Finance Dept.
Jeff Jurgens, Legal Dept.
File

PETITION FOR APPROVAL OF FINAL PLAT

STATE OF ILLINOIS)
) ss.
COUNTY OF MC LEAN)

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF BLOOMINGTON, MC LEAN COUNTY, ILLINOIS

Now comes Reshma Shah, AND Property Investments, LLC, P.O. Box 801 Bloomington, IL 61702,

hereinafter referred to as your Petitioner(s), respectfully representing and requesting as follows:

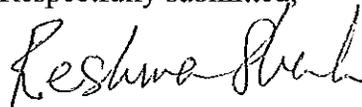
1. That your Petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter described in Exhibit(s) A attached hereto and made a part hereof by this reference;
2. That your Petitioner(s) seek(s) approval of the Final Plat Nature's Trail subdivision to be known and described as Final Plat of Nature's Trail which Final Plat is attached hereto and made a part hereof;
3. That your Petitioner(s) also seek(s) approval of the following exemptions or variations from the provisions of Chapter 24 of the Bloomington City Code - 1960, as amended:

Preliminary Plan

4. That the Final Plat substantially conforms to the Chapter 24 of City Code
5. That your Petitioner(s) hereby dedicate(s) to the public, all public right-of-way and easements shown on said Final Plat.

WHEREFORE, your Petitioner prays that the Final Plat for Nature's Trail Subdivision submitted herewith be approved with the exemptions or variations as requested herein.

Respectfully submitted,

By: 

Reshma Shah
14 Derby Way
Bloomington, IL 61704

Exhibit A

BOUNDARY DESCRIPTION

A PART OF LOT 1 IN E. STIELOW SUBDIVISION RECORDED AS DOCUMENT NUMBER 1976-4432 IN THE OFFICE OF MCLEAN COUNTY RECORDER OF DEEDS A PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 23 NORTH, RANGE 2 EAST, OF THE THIRD PRINCIPAL MERIDIAN MCLEAN COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 01 DEGREE 11 MINUTES 44 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 250.12 FEET;

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THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 227.26 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED SUBDIVISION CONTAINS 55925.24 SQUARE FEET (1.28 ACRES) MORE OR LESS.

BEARINGS ARE ASSUMED FOR DESCRIPTION PURPOSES ONLY.

THIS PARCEL IS ZONED R-1B (MEDIUM DENSITY SINGLE FAMILY RESIDENCE DISTRICT)

I FURTHER CERTIFY I HAVE SUBDIVIDED SAID PROPERTY INTO 2 LOTS, NUMBERED 3 & 4 INCLUSIVE, AND THE PUBLIC STREETS AND EASEMENTS AS SHOWN. SAID SUBDIVISION IS TO BE KNOWN AS "NATURE'S TRAIL SUBDIVISION" IN THE CITY OF BLOOMINGTON, MCLEAN COUNTY ILLINOIS.

I FURTHER CERTIFY THAT THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP FOR MCLEAN COUNTY, ILLINOIS. MAP NUMBER 17113C0481E EFFECTIVE DATE JULY 16TH, 2008.

School District Certificate

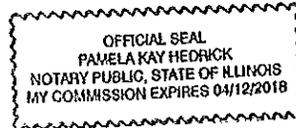
This is to certify that I, Reshma Shah as Manager of AND Property Investments, LLC, P.O. Box 801 Bloomington, IL 61702 and Developer of the property herein described in the Surveyor's Certificate, which will be known as Nature's Trail Subdivision, to the best of my knowledge, is located within the boundaries of Community Unit School District # 5 in McLean County, Illinois.

Dated this 2nd day of November 2015.

Reshma Shah

Owner / Developer

State of Illinois)
)
) LIVINGSTON) SS.
County of McLean)



I, PAMELA KAY HEDRICK, a Notary Public in and for the county and State aforesaid, do hereby certify that Reshma Shah, personally known to be the same person whose name is subscribed for the foregoing owner's statement, appeared before me, this day, in person and acknowledge the execution of this statement as her free and volunteer act.

Given under my hand and notarial seal this 2nd day of November 2015.

Pamela Kay Hedrick
Notary Public

My commission expires 4/12/2018

COUNTY CLERK'S CERTIFICATE

State of Illinois)
)ss.
County of McLean)

I, Kathy Michael, County Clerk of McLean County, State of Illinois, do hereby certify that on the 3 day of NOV, 2015, there were no delinquent general or special assessments unpaid, special assessments or delinquent special assessments unpaid against the tract of land shown on the plat attached to this certificate and described in the certificate of the Surveyor attached hereto and to said Plat.

21-08-331-006

Kathy Michael
County Clerk, McLean County, Illinois

OWNER'S CERTIFICATE

State of Illinois)
)ss.
County of McLean)

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned, hereby certify that we are the owners of all the premises embodied in the attached Plat of Nature's Trail Subdivision to the City of Bloomington, McLean County, Illinois, and that we have caused said Plat to be made and that it is a true and correct plat of "Nature's Trail" Subdivision to the City of Bloomington, McLean County, Illinois as laid off in lots and streets by Butchers Lane Registered Illinois Land Surveyor Number 035003722; and we, the undersigned, hereby dedicate and set apart to the City of Bloomington for general utility purposes, (and further dedicated the public use areas as shown on said Plat)*

IN WITNESS WHEREOF, we have hereunto set our hands and affixed our seals this 27th day of November, 2015.

(Seal) Reshmas Shah

*where dedication is required under Section 3.5.

State of Illinois)
)ss.
County of McLean)

I, Tereasa Renee Gooderham a Notary Public in and for the county and State aforesaid, do hereby certify that Reshmas Shah personally known to be the same person whose name is subscribed to the foregoing owner's statement, appeared before me, this day, in person and acknowledged the execution of this statement as his free and voluntary act.

Given under my hand and notarial seal this 2nd day of November, 2015.

Tereasa Renee Gooderham
Notary Public

My commission expires 12/4/18.



DRAINAGE ACKNOWLEDGMENT

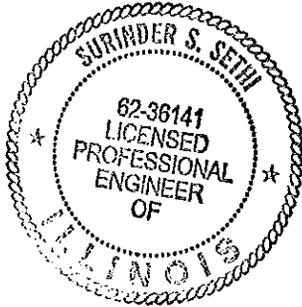
I, **Surinder Sethi, P.E.**, Registered Professional Engineer, and **Reshma Shah**, 14 Derby Way, Bloomington, IL 61704 being the owner of the premises heretofore platted by **Shive Hattery.**, Registered Illinois Land Surveyor License No. 035003722, to be and become Nature's Trail Subdivision to the City of Bloomington, McLean County, Illinois, do hereby acknowledge that to the best of their knowledge and belief, the drainage of surface waters will not be changed by the construction of said Subdivision or Planned Unit Development or any part thereof; or that if such surface water drainage will be changed, reasonable provisions have been made for collection and diversion of such surface waters into public areas or drains which the owner has a right to use and that such surface waters into public areas or drains which the owner has a right to use and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the Subdivision or Planned Unit Development.

I further acknowledge that all or portions of **R.O.W.** are **not** within the Special Flood Hazard Area, as defined by the Federal Emergency Management Agency.



Registered Professional Engineer

11/02/2015





CITY OF
Bloomington ILLINOIS
CONSENT AGENDA ITEM NO 7L

FOR COUNCIL: November 23, 2015

SUBJECT: Consideration of approving an Ordinance for a Petition from Cedar Ridge of Bloomington, LLC requesting approval of an Ordinance approving a Final Plat for the Second Addition to Cedar Ridge Subdivision, located east of Main Street and South of Woodrig Road

RECOMMENDATION/MOTION: That the Final Plat be approved and the Ordinance passed subject to the Petitioner providing the necessary surety and paying the required tap-on fees prior to recording of the final plat.

STRATEGIC PLAN LINK: Goal 6 – Great Place – Livable and Sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objectives 6.a. and 6.d. - The subdivisions improve quality of life adding single family residential lots to the market.

BACKGROUND: The Second Addition to Cedar Ridge Subdivision includes twenty-three residential lots. This subdivision is immediately east of Cedar Ridge Elementary. Public improvements in the Second Addition include streets, storm sewers, sanitary sewers, water mains, sump pump drain lines and related components. The developer will be required to provide a surety instrument for the public improvements and also a tap-on fee for sanitary sewer connections.

Staff asks that Council accept the Petition and pass an ordinance approving the Final Plat for the Second Addition to Cedar Ridge Subdivision subject to the Petitioner supplying necessary surety for public improvements and paying the required tap-on fees prior to recording of the plats.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Cedar Ridge of Bloomington, LLC

FINANCIAL IMPACT: None. All survey and plat costs were paid by Cedar Ridge of Bloomington, LLC.

Respectfully submitted for Council consideration.

Prepared by: Ryan L. Otto, PE, Project Engineer

Reviewed by: Jim Karch, PE CFM, Director of Public Works

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Carla A. Murillo, Budget Manager

Legal review by:

George D. Boyle, Assistant Corporation Counsel

Recommended by:



David A. Hales
City Manager

Attachments:

- Petition
- Ordinance
- Owner’s Certificate
- County Clerk’s Certificate
- School District Certificate
- Drainage Statement
- Tap On Memo
- Final Plat Checklist
- Final Plat

Motion: That the Final Plat be approved and the Ordinance passed subject to the Petitioner providing the necessary surety and paying the required tap-on fees prior to recording of the final plat.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Mwilambwe			
Alderman Buragas				Alderman Painter			
Alderman Fruin				Alderman Sage			
Alderman Hauman				Alderman Schmidt			
Alderman Lower							
				Mayor Renner			

PETITION FOR APPROVAL OF FINAL PLAT

State of Illinois)
)ss.
County of McLean)

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS

Now come(s) Cedar Ridge of Bloomington, LLC

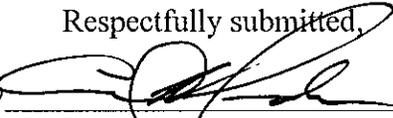
hereinafter referred to as your petitioner, respectfully representing and requesting as follows:

1. That your petitioner is the owner of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A which is attached hereto and made a part hereof by this reference, is a mortgagee or vendee in possession, assignee of rents, receiver, executor (executrix), trustee, lessee or other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That your petitioner seeks approval of the Final Plat for the subdivision of said premises to be known and described as Second Addition to Cedar Ridge Subdivision.
3. That your petitioner also seeks approval of the following exemptions or variations from the provisions of Chapter 24 of the Bloomington City Code, 1960: None

WHEREFORE, your petitioner respectfully prays that said Final Plat for the Second Addition to Cedar Ridge subdivision submitted herewith be approved with the exemptions or variations as requested herein.

Respectfully submitted,

By



David W. Feddt

ORDINANCE NO. _____

**AN ORDINANCE APPROVING THE FINAL PLAT OF THE
SECOND ADDITION TO CEDAR RIDGE SUBDIVISION**

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a Petition for approval of the Final Plat of the Second Addition to Cedar Ridge Subdivision, legally described in Exhibit A attached hereto and made a part hereof by this reference; and

WHEREAS, said Petition requests the following exemptions or variations from the provisions of the Bloomington City Code-1960, as amended: None;

and

WHEREAS, said Petition is valid and sufficient and conforms to the requirements of the statutes in such cases made and provided and the Final Plat attached to said Petition was prepared in compliance with requirements of the Bloomington City Code except for said requested exemptions and/or variations; and

WHEREFORE, said exemptions and/or variations are reasonable and in keeping with the intent of the Land Subdivision Code, Chapter 24 of the Bloomington City Code-1960, as amended.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

1. That the Final Plat of the Second Addition to Cedar Ridge Subdivision and any and all requested exemptions and/or variations be, and the same is hereby approved.
2. That this Ordinance shall be in full force and effective as of the time of its passage this _____ day of _____, 2015.

APPROVED:

Mayor

ATTEST:

City Clerk

OWNER'S CERTIFICATE

State of Illinois)
)ss.
County of McLean)

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned, hereby certify that we are the owners of all the premises embodied in the attached Plat of Second Addition to Cedar Ridge Subdivision to the City of Bloomington, McLean County, Illinois, and that we have caused said Plat to be made and that it is a true and correct plat of "Second Addition to Cedar Ridge" Subdivision to the City of Bloomington, McLean County, Illinois as laid off in lots and streets by Brent A. Bazan Registered Illinois Land Surveyor Number 3715; and we, the undersigned, hereby dedicate and set apart to the City of Bloomington for general utility purposes, (and further dedicated the public use areas as shown on said Plat)*

IN WITNESS WHEREOF, we have hereunto set our hands and affixed our seals this 26th day of October, 2015.

Cedar Ridge of Bloomington, LLC



David W. Fedor
Its Authorized Representative

*where dedication is required under Section 3.5.

COUNTY CLERK'S CERTIFICATE

State of Illinois)
)ss.
County of McLean)

I, Kathy Michael County Clerk of McLean County, State of Illinois, do hereby certify that on the 27 day of October, 2015, there were no delinquent general or special assessments unpaid, special assessments or delinquent special assessments unpaid against the tract of land shown on the plat attached to this certificate and described in the certificate of the Surveyor attached hereto and to said Plat.

21-21-255-001
21-21-276-002

Kathy Michael
County Clerk, McLean County, Illinois

SCHOOL DISTRICT CERTIFICATE

This is to certify that I, David W. Fedor, as active Agent for Cedar Ridge of Bloomington, LLC as Owner/Developer of the property herein described in the Surveyor's Certificate, which will be known as Second Addition to Cedar Ridge Subdivision, to the best of my knowledge, is located within the boundaries of Community Unit School District #5 in McLean County, Illinois.

Dated this 26th day of October, 2015.

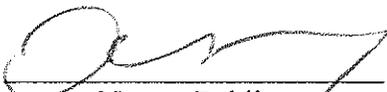


Owner/Developer

State of Illinois)
)ss.
County of McLean)

I, A. Clay Cox, a Notary Public in and for the county and State aforesaid, do hereby certify that David W. Fedor personally known to be the same person whose name is subscribed to the foregoing owner's statement, appeared before me, this day, in person and acknowledged the execution of this statement as his free and voluntary act.

Given under my hand and notarial seal this 26th day of October, 2015.



Notary Public

My commission expires 3-19-18.

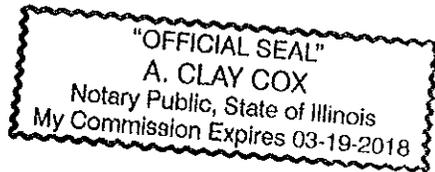


Exhibit A

Description of Property

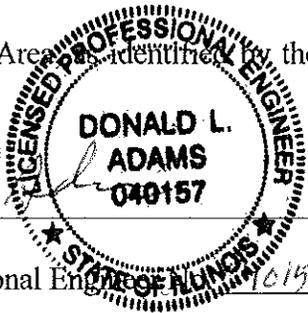
A part of the Northeast Quarter of Section 21, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Northwest Corner of Lot 44 in the First Addition to Cedar Ridge Subdivision in the City of Bloomington, Illinois, according to the plat recorded as Document No. 2008-25575 in the McLean County Recorder's Office. From said Point of Beginning, thence east 115.00 feet along the North Line of said Lot 44 to the Northeast Corner thereof, being on the West Line of Conlor Drive in said First Addition; thence north 26.00 feet along said West Line which forms an angle to the right of $90^{\circ}-00'-00''$ with the last described course to the Northwest Corner of said Conlor Drive; thence east 472.50 feet along the North Line of said Conlor Drive and the North Line of Lot 45 and the easterly extension thereof in said First Addition which forms an angle to the right of $270^{\circ}-00'-00''$ with the last described course; thence north 280.00 feet along a line which forms an angle to the right of $90^{\circ}-00'-00''$ with the last described course; thence west 325.50 feet along a line which forms an angle to the right of $90^{\circ}-00'-00''$ with the last described course; thence north 110.00 feet along a line which forms an angle to the right of $270^{\circ}-00'-00''$ with the last described course; thence east 23.00 feet along a line which forms an angle to the right of $270^{\circ}-00'-00''$ with the last described course; thence north 175.00 feet along a line which forms an angle to the right of $90^{\circ}-00'-00''$ with the last described course to a point on the East Line of Lot 2 in Resubdivision Outlot 35 Cedar Ridge Subdivision in the City of Bloomington, Illinois, according to the plat recorded as Document No. 2009-12864 in said Recorder's Office; thence west 75.00 feet along said East Line which forms an angle to the right of $90^{\circ}-00'-00''$ with the last described course to a Point of Curvature; thence southwesterly 329.87 feet along said East Line being the arc of a curve concave to the southeast with a radius of 210.00 feet and the 296.99 foot chord of said arc forms an angle to the right of $135^{\circ}-00'-00''$ with the last described course to a Point of Tangency; thence south 381.00 feet along said East Line and the East Line of Lot 43 in said First Addition which forms an angle to the right of $135^{\circ}-00'-00''$ with the last described chord to the Point of Beginning, containing 5.434 acres, more or less.

Part of P.I.N. 21-21-255-011 and 21-21-276-002

DRAINAGE STATEMENT

I, Donald L. Adams, Registered Professional Engineer, and Cedar Ridge of Bloomington, LLC, being the owner of the premises heretofore platted by Brent A. Bazan, Illinois Professional Land Surveyor No. 3715, to be and become the "Second Addition to Cedar Ridge Subdivision", in the City of Bloomington, McLean County, Illinois, do hereby state that to the best of their knowledge and belief, the drainage of surface waters will not be changed by the construction of said Subdivision or any part thereof; or that if such surface waters drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas or drains which the Subdivider has a right to use and that such waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the Subdivision.

I further state that no lots are within the Special Flood Hazard Area identified by the Federal Emergency Management Agency.


Donald L. Adams
Registered Professional Engineer

OWNER(S):

BY: 

MEMORANDUM

November 9, 2015

TO: Cherry Lawson, City Clerk
FROM: Ryan L. Otto, PE, Project Engineer
RE: Second Addition to Cedar Ridge Subdivision
Performance Guarantees and Tap-On Fees

The following are the Performance Guarantee and Tap On fees required from the developer before releasing for recording: **Second Addition to Cedar Ridge Subdivision** to be considered for approval by the City Council on November 23, 2015.

A. Performance Guarantee:

Per Cedar Ridge Annexation Agreement dated 6/12/2006 - \$200,000 revolving commercial surety bond to be posted if not already in place.

B: Tap-On Fees:

The following tap-on fees are due per the June 12, 2006 Annexation Agreement with Cedar Ridge, LLC:

		<u>Code</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
1	Cedar Ridge Outfall Sewer	51101100-54120	\$6,667.52	\$701.18	\$7,368.70
2	Woodrig Road Watermain	50100120-57320	\$0.00	\$0.00	\$0.00
3	Stormwater Detention	24104100-57320	\$0.00	\$0.00	\$0.00
4	Park Land Dedication	24104100-57320	\$0.00	\$0.00	\$0.00
TOTAL TAP-ON FEES:					\$7,368.70

of residential lots: 23
Area: 5.434 acres

- 1) Cedar Ridge Outfall Sewer: \$1,227 /ac. + 6% interest from Jan 2008 **(Used CPI Interest).
- 2) Woodrig Road Water Main: none, no frontage on Woodrig Road for this addition.
- 3) Stormwater Detention: none, provided onsite.
- 4) Parkland Dedication Fee: none, land dedicated for park south of Cedar Ridge Elementary

** Interest calculated based on the lower of 6% simple interest or the CPI calculated on the principal using the BLS inflation calculator at (http://www.bls.gov/data/inflation_calculator.htm)



Public Works Department
ENGINEERING DIVISION
115 E. Washington St., PO BOX 3157
Bloomington, IL 61702-3157
Phone: 309-434-2225
Fax: 309-434-2201

C: Guarantee Substandard Street Improvement (10 years Bond):

none

C: Substandard Adjacent Roadway Improvement Payment:

No substandard roadway improvement fees are due.

cc: Jim Karch, Director of Public Works
Kevin Kothe, City Engineer
Patti-Lynn Silva, Finance Dept.
Jeff Jurgens, Legal Dept.
file



Second Addition to Cedar Ridge Subdivision - FINAL PLAT CHECKLIST

Date Prepared: 11/09/2015

Shown on Final Plat:		Initial
	Easements shown for all public improvements	RLO
	City Engineer's Signature Block	RLO
	Clerk's Signature Block	RLO
	Areas or facilities to be dedicated to the public	RLO
	Railroad Right of Ways	N/A
	Subdivision Boundaries	RLO
	References to nearest street lines, Township, Sections lines, or monuments.	RLO
	Name of Subdivision	RLO
	Legal Description	RLO
	Existing Parcel Id Number (PIN)	RLO
	Surveyor's statement regarding any Special Flood Hazard Areas.	RLO
	Total Acreage	RLO
	Street Names	RLO
	Proposed Lot numbers (consecutively numbered)	RLO
	Front Yard Setbacks	RLO
The following shall be provided:		
	School District Certificate	RLO
	County Clerk's Certificate	RLO
	Owner's Certificate	RLO
	Drainage Statement	RLO
	Owner's Petition	RLO
	Ordinance	
	Utility Company Signoffs	N/A
	Digital PDF Submittal provided to Public Works	
	Digital CAD format submittal provided to Public Works	
	2 Mylar Copies	
	12 Paper Copies	
The following requirements shall be met:		
	Final plat retains the design characteristics of a valid Preliminary Plan that has not expired	RLO
	Retains the design characteristics of approved public improvement engineering plans and specifications.	RLO
	Final Plat is signed by IL licensed surveyor	RLO
	Plans for all public improvements approved by Public Works	RLO

SECOND ADDITION TO CEDAR RIDGE SUBDIVISION

PART OF NE 1/4 SECTION 21, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN
CITY OF BLOOMINGTON, McLEAN COUNTY, ILLINOIS



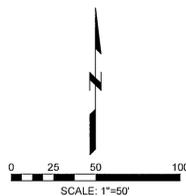
Farnsworth
GROUP

2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	Date	Description
1	09-10-15	REVISED PEDESTRIAN ACCESS EASEMENT



LEGEND

- IRON ROD
- R= RADIUS
- L= ARC LENGTH
- C= CHORD LENGTH
- *135°00'00" ANGLE MEASURED TO CHORD
- N-R NON-RADIAL
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.B. POINT OF BEGINNING
- - - - - EASEMENT LIMITS LINE WHICH EXTENDS 15' FROM LOT LINE UNLESS NOTED OTHERWISE
- - - - - 25' BUILDING SETBACK LINE

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McLEAN)

I, _____, City Clerk of the City of Bloomington, Illinois, do hereby certify that the foregoing is a true and complete copy of an original "Second Addition to Cedar Ridge Subdivision", presented, passed and approved at a regular meeting of said City Council, held on the _____ Day of _____, 2015, by an affirmative vote of the majority of all members of said council, the vote having been taken by yeas and nays and entered on the record of the proceedings of said council.

Witness my hand and seal of said city of Bloomington, this _____ day of _____, 2015.

City Clerk

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McLEAN)

I, _____, City Engineer for the City of Bloomington, hereby certify that the land improvements described in the annexed plat and the plans and specification therefor meet the minimum requirements for said City of Bloomington outlined in Chapter 24 of the Bloomington City code.

Dated at Bloomington, Illinois, this _____ day of _____, 2015.

City Engineer
Bloomington, Illinois

Surveyor's Declaration

A part of the Northeast Quarter of Section 21, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Northwest Corner of Lot 44 in the First Addition to Cedar Ridge Subdivision in the City of Bloomington, Illinois, according to the plat recorded as Document No. 2008-25575 in the McLean County Recorder's Office. From said Point of Beginning, thence east 115.00 feet along the North Line of said Lot 44 to the Northeast Corner thereof, being on the West Line of Conlor Drive in said First Addition; thence north 26.00 feet along said West Line which forms an angle to the right of 90°-00'-00" with the last described course to the Northwest Corner of said Conlor Drive, thence east 472.50 feet along the North Line of said Conlor Drive, the North Line of Lot 45 and the easterly extension thereof in said First Addition which forms an angle to the right of 270°-00'-00" with the last described course; thence north 280.00 feet along a line which forms an angle to the right of 90°-00'-00" with the last described course; thence west 325.50 feet along a line which forms an angle to the right of 90°-00'-00" with the last described course; thence north 110.00 feet along a line which forms an angle to the right of 270°-00'-00" with the last described course; thence east 23.00 feet along a line which forms an angle to the right of 270°-00'-00" with the last described course; thence north 175.00 feet along a line which forms an angle to the right of 90°-00'-00" with the last described course to a point on the East Line of Lot 2 in Resubdivision Outlot 35 Cedar Ridge Subdivision in the City of Bloomington, Illinois, according to the plat recorded as Document No. 2009-12854 in said Recorder's Office; thence west 75.00 feet along said East Line which forms an angle to the right of 90°-00'-00" with the last described course to a Point of Curvature; thence southwesterly 329.87 feet along said East Line being the arc of a curve concave to the southeast with a radius of 210.00 feet and the 296.99 foot chord of said arc forms an angle to the right of 135°-00'-00" with the last described course to a Point of Tangency; thence south 381.00 feet along said East Line and the East Line of Lot 43 in said First Addition which forms an angle to the right of 135°-00'-00" with the last described chord to the Point of Beginning, containing 5.434 acres, more or less.

This property has been subdivided into 23 lots numbered 78 through 100, inclusive and the streets and easements as shown. This subdivision is to be known as "Second Addition to Cedar Ridge Subdivision" in the City of Bloomington, McLean County, Illinois.

This subdivision lies within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to the Federal Emergency Management Agency's Flood Insurance Rate Map for McLean County, Illinois, Map No. 17113C0503E, Community No. 170490, revised July 16, 2008.

Witness my hand and seal this 10th day of September, 2015.

FARNSWORTH GROUP, INC.
2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704

By: *Brent A. Bazan*
Brent A. Bazan
Professional Land Surveyor No. 3715



DATE: 9-10-15
EXP. DATE: 11-30-2016
DESIGN FIRM REGISTRATION NO. 184-001856

This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

NOTES:

- Dimensions shown along curved lot lines are chord distances.
- Lot lines extending from curved street lines are radial unless noted otherwise.
- Part of P.I.N. 21-21-255-011 and 21-21-276-002

Owner/Developer:

Cedar Ridge, LLC
1 Brickyard Drive
Bloomington, IL 61701
(309) 664-1880



Location Map
Not to Scale

PROJECT:

SECOND ADDITION TO CEDAR RIDGE SUBDIVISION

BLOOMINGTON, ILLINOIS

Date: 9-10-15

Design/Drawn: SJB

Reviewed:

Book No.: Field:

Project No.: 0131260.00

SHEET TITLE:

FINAL PLAT

SHEET NUMBER:

1



CITY OF
Bloomington ILLINOIS
REGULAR AGENDA ITEM NO. 8A

FOR COUNCIL: November 23, 2015

SUBJECT: Consideration of approving a Resolution adopting the City of Bloomington Facilities Master Plan.

RECOMMENDATION/MOTION: That the Resolution approving the City of Bloomington Facilities Master Plan be adopted.

STRATEGIC PLAN LINK: Goal 2. Upgrade City Infrastructure & Facilities.

STRATEGIC PLAN SIGNIFICANCE: Objective 2d. Well-designed, well maintained City facilities emphasizing productivity and customer service.

BACKGROUND: At the April 22, 2013 meeting, City Council approved a contract with Faithful & Gould, Inc. to perform a Property Condition Assessment of 40 city facilities and prepare condition assessment reports for each. The facilities were evaluated and twenty-three Condition Assessment Reports which contain more than 1,500 pages of narrative, illustration, charts and data were prepared and are referred to as the Facilities Master Plan. The maintenance and repair projects identified in the plan are based on demonstrated need and backed by professional engineering and analysis.

Many of the maintenance and repair projects, such as routine equipment replacements, have already been incorporated into City budgets and implemented by City staff, but at funding levels lower than recommended. Although the plan consists of twenty-three individual Condition Assessment Reports, the following key issues were included in all.

Key Components of the Facilities Master Plan

1. Address Life Safety and Code Compliance Issues
2. Replace Outdated Fire Alarm and Security Systems
3. Improve Emergency Operation Systems
4. Perform Regular Routine Maintenance to Increase Facility Life

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: City staff were involved in the assessment process. The Faithful & Gould team performed surveys of staff regarding maintenance and repair issues at facilities where they work.

FINANCIAL IMPACT: This council memo does not include approving the funding for the Master plan at this time. This will be reviewed during the FY 2017 Budget Process. Funding for facility maintenance and repairs should be a priority. Although there is no immediate financial impact by adopting the Facilities Master Plan, the necessity to adequately fund the ongoing facility maintenance and repairs is recognized.

Respectfully submitted for Council consideration.

Prepared by: Russel Waller, PE, Facilities Manager

Reviewed by: Steve Rasmussen, Assistant City Manager

Financial & Budgetary review by: Chris Tomerlin, Budget Analyst
Carla A. Murillo, Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



David A. Hales
City Manager

Attachments:

- Resolution
- Facilities Master Plan (Available upon request at the Clerk’s Office)
- Facilities Master Plan Presentation

Motion: That the Resolution approving the City of Bloomington Facilities Master Plan be adopted.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Mwilambwe			
Alderman Buragas				Alderman Painter			
Alderman Fruin				Alderman Sage			
Alderman Hauman				Alderman Schmidt			
Alderman Lower							
				Mayor Renner			

RESOLUTION NO. 2015 -

**A RESOLUTION APPROVING THE CITY OF BLOOMINGTON
FACILITIES MASTER PLAN**

WHEREAS, properly maintained public buildings, equipment and other facilities are vital to the public health, public safety, and economic vitality of the community; and

WHEREAS, in 2013 the Bloomington City Council authorized an agreement with Faithful & Gould, Inc. to perform a Property Condition Assessment of 40 city facilities and prepare condition assessment reports, hereinafter referred to the Facilities Master Plan; and

WHEREAS, twenty-three Condition Assessment Reports which contain more than 1500 pages of narrative, illustration, charts and data were prepared; and

WHEREAS, the maintenance and repair projects are based on demonstrated need and backed by professional engineering and analysis, and

WHEREAS, the City Council finds it to be in the best interest of the City to adopt the City of Bloomington Facilities Master Plan.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS:

That the Facilities Master Plan for the City of Bloomington dated January 17, 2014 is hereby approved.

ADOPTED this 23rd day of November, 2015.

APPROVED this _____ day of November, 2015.

CITY OF BLOOMINGTON

ATTEST

Tari Renner, Mayor

Cherry L. Lawson, City Clerk

APPROVED AS TO FORM

Jeffery R. Jurgens, Corporate Counsel



FACILITIES MASTER PLAN



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FACILITIES MASTER PLAN EXECUTIVE SUMMARY

At the April 22, 2013 meeting, City Council approved a contract with Faithful & Gould, Inc. to perform a Property Condition Assessment of 40 city facilities and prepare condition assessment reports for each. The facilities were evaluated and twenty-three Condition Assessment Reports which contain more than 1500 pages of narrative, illustration, charts and data were prepared and are referred to as the Facilities Master Plan. The maintenance and repair projects identified in the plan are based on demonstrated need and backed by professional engineering and analysis.

Many of the maintenance and repair projects, such as routine equipment replacements, have already been incorporated into City budgets and implemented by City staff, but at funding levels lower than recommended. Although the plan consists of twenty-three individual Condition Assessment Reports, the following key issues were included in all.

Key Components of the Facilities Master Plan

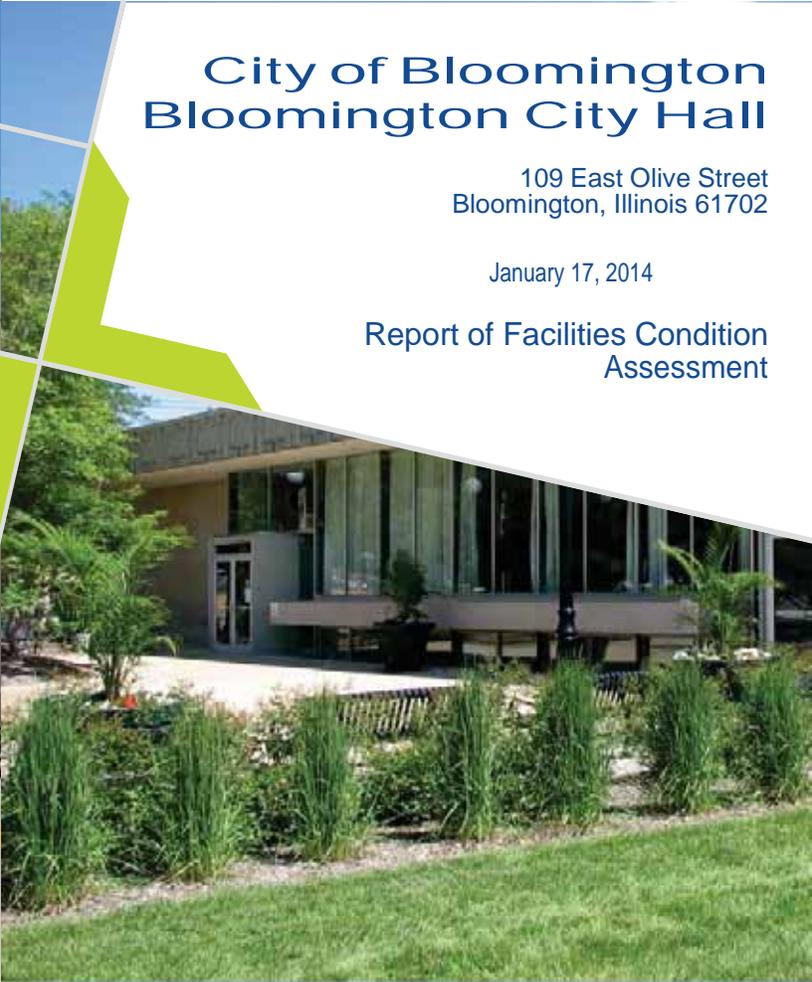
1. Address Life Safety and Code Compliance Issues
2. Replace Outdated Fire Alarm and Security Systems
3. Improve Emergency Operation Systems
4. Perform Regular Routine Maintenance to Increase Facility Life

City of Bloomington Bloomington City Hall

109 East Olive Street
Bloomington, Illinois 61702

January 17, 2014

Report of Facilities Condition
Assessment



1.1 SUMMARY OF FINANCIAL REQUIREMENTS & CONDITIONS

1.2 Introduction

The Bloomington City Hall (“the Property”) located at 109 East Olive Street in Bloomington, Illinois consists of a two story (plus partial mechanical basement) Class B/C steel-framed municipal office building. Designed by A. Richard Williams Design Architects in September 1961 and opened in late 1962, the building contains a reported gross floor area of 23,400 square feet. Table 1-1 provides a summary of the Property.

Table 1-1 – Subject Buildings

Levels	Construction Date	Approx. Gross Square Footage
Partial Mechanical Basement, 1 st Floor, 2 nd Floor	1962	23,400

Architecturally the building contains concrete paved parking areas and an asphalt paved connecting roadway, a concrete encased structural steel superstructure, a low-slope roof covered with a built-up roofing system, and an exterior consisting a combination of stone and precast concrete cladding panels, and double glazed anodized aluminum framed windows. Services consist of water source heat pumps, closed-circuit cooling tower, 120/208-volt electrical service, domestic water service with a natural gas fired water heater, and a two-stop hydraulic passenger elevator.

1.3 Scope of Services

On June 3, 2013, Mr. Benjamin Dutton, MRICS, MCIQB and Mr. D. Jonathan Bailey, CCM, CEM from Faithful+Gould, Inc. visited the Property to complete a comprehensive facilities condition assessment of the building and site systems. The objectives of the assessment were to:

1. Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years
2. Determine failure probability of the various systems and components
3. Determine criticality of system and component failure

In order to meet the above objectives, we evaluated the current condition of the building, site systems and utilities and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

1.4 Financial Requirements

The following section provides a summary of capital expenditures for the building and site systems over the study period. All numbers are shown in 2014 dollar values. Refer to the complete report and capital expenditure forecast for further details.

Table 1-2 – Summary of Expenditures over 10 year Study Period

Year	Expenditures
Immediate	\$0
1	\$30,935
2	\$48,185
3	\$0
4	\$201,960
5	\$329,496
6	\$18,000
7	\$0
8	\$35,000
9	\$13,750
10	\$0
TOTAL	\$677,326

Table 1-3 – Expenditures by Named Priority over 10 year Study Period

Priority Grouping	Expenditures
Priority I – Life safety and code compliance	\$24,250
Priority II – Currently critical	\$30,935
Priority III – Necessary / not critical	\$222,020
Priority IV – Recommended	\$245,625
Priority V – Appearance	\$154,496
TOTAL	\$677,326

1.5 Risk

To allow the City of Bloomington to balance containment of capital investment with probability and consequence of failure, we have assigned each project with a risk number. A complete risk assignment for

each recommended project is included within Appendix C of this report. Items of high risk from both a criticality, condition and failure probability standpoint are summarized in Table 1-4 below.

Table 1-4 – Near-Term Risk Items

Item	Cost
Replace Main Electrical Service	\$72,000
Replace Emergency Generator	\$80,000
Correct Site Concrete Issues	\$20,135
TOTAL	\$172,135

1.6 Facility Condition Index

The Facility Condition Index (FCI or FCNI) provides a relative measure for comparing one building (or group of buildings) to another. This index is a calculation, derived by dividing the total accumulated project cost for the 10-year window covered by this report by the total Component Replacement Value (CRV) of the building. The index is intended to show the current and future conditions of the building if no capital investment is made. Tables 1-5 provide a summary of the FCI / FCNI condition ranges for the Property.

Table 1-5 – Facility Condition Index

Accumulated Capital Expenditures	Current Replacement Value (CRV)	Facility Condition Index (FCI)
\$677,326	\$6,250,000	0.11 / Good

1.7 Comparison to Other Municipalities

Each year, Faithful+Gould completes condition assessment of hundreds of municipal buildings. This subsection aims to benchmark the subject buildings with comparable facilities assessed by Faithful+Gould for other municipalities. Furthermore, to provide an additional benchmark of condition, we have compared the capital investment requirements of the building with a commonly held industry standard as published by the International Facility Management Association (IFMA). This standard states that capital investment in facilities should total between 2 and 4% of their replacement value. Refer to Chart 1-1 on the following page for details.

Chart 1-1 – Capital Requirements Vs. Comparable & Industry Standard



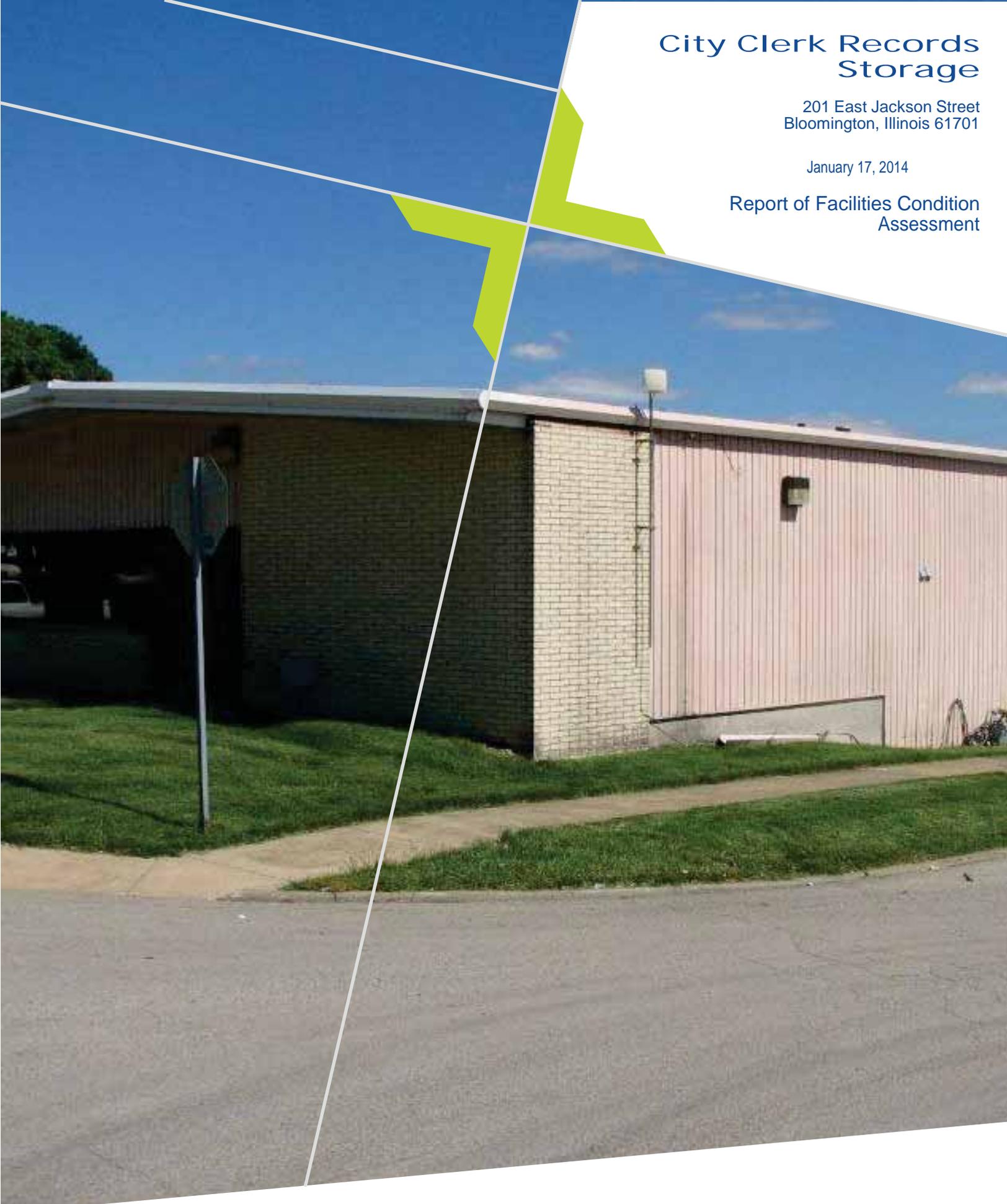
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City Clerk Records Storage

201 East Jackson Street
Bloomington, Illinois 61701

January 17, 2014

Report of Facilities Condition
Assessment



1.1 SUMMARY OF FINANCIAL REQUIREMENTS & CONDITIONS

1.2 Introduction

The City Clerk Records Storage Building (“the Property”) located at 201 East Jackson Street in Bloomington, Illinois provides storages space for the City of Bloomington City Clerk’s Department and the Police Department. Table 1-1 below provides a summary of the building.

Table 1-1 – Subject Building

Building	Approx. Gross Square Footage	Levels	Construction Date
City Clerk Records Storage	6,250	1 + partial mezzanine	1980

The City Clerk Records Storage Building utilizes portal frame construction consisting of a rigid steel frame supporting metal panel roof and exterior façade, and split system air conditioning units. The building contains no site systems. The building is used for records storage and temporary storage of vehicles. Capital expenditures over the study period are limited to condensing unit replacement.

1.3 Scope of Services

On June 3, 2013, Mr. Benjamin Dutton, MRICS, MCIQB and Mr. Jonathan Bailey, CEM from Faithful+Gould, Inc. visited the Property to complete a comprehensive facilities condition assessment. The objectives of the assessment were to:

1. Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years
2. Determine failure probability of the various systems and components
3. Determine criticality of system and component failure

In order to meet the above objectives, we evaluated the current condition of the building and utilities and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

1.4 Financial Requirements

The following section provides a summary of capital expenditures for the building over the study period. Tables 1-2 and 1-3 provide a tabular listing of expenditures for the Property over the 10 year period. All numbers are shown in 2014 dollar values.

Table 1-2 – Summary of Total Expenditures over 10-year Study Period

Year	Expenditures
Immediate	\$0
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$8,000
9	\$0
10	\$0
TOTAL	\$8,000

Table 1-3 – Expenditures by Named Priority over 10-year Study Period

Priority Grouping	Expenditures
Priority I – Life safety and code compliance	\$0
Priority II – Currently critical	\$0
Priority III – Necessary / not critical	\$0
Priority IV – Recommended	\$8,000
Priority V – Appearance	\$0
TOTAL	\$8,000

1.5 Risk

To allow the City of Bloomington to balance containment of capital investment with probability and consequence of failure, we have assigned each project with a risk number. A complete risk assignment for each recommended project is included within Appendix C of this report. Items of high risk from both a criticality, condition and failure probability standpoint are summarized in Table 1-4 on the following page.

Table 1-4 – Near-Term Risk Items

Item	Cost
None	

1.6 Facility Condition Index

The Facility Condition Index (FCI or FCNI) provides a relative measure for comparing one building (or group of buildings) to another. This index is a calculation, derived by dividing the total accumulated project cost for the 10-year window covered by this report by the total Component Replacement Value (CRV) of the building. The index is intended to show the current and future conditions of the buildings if no capital investment is made. Tables 1-5 provide a summary of the FCI / FCNI condition ranges for the Property.

Table 1-5 – Facility Condition Index

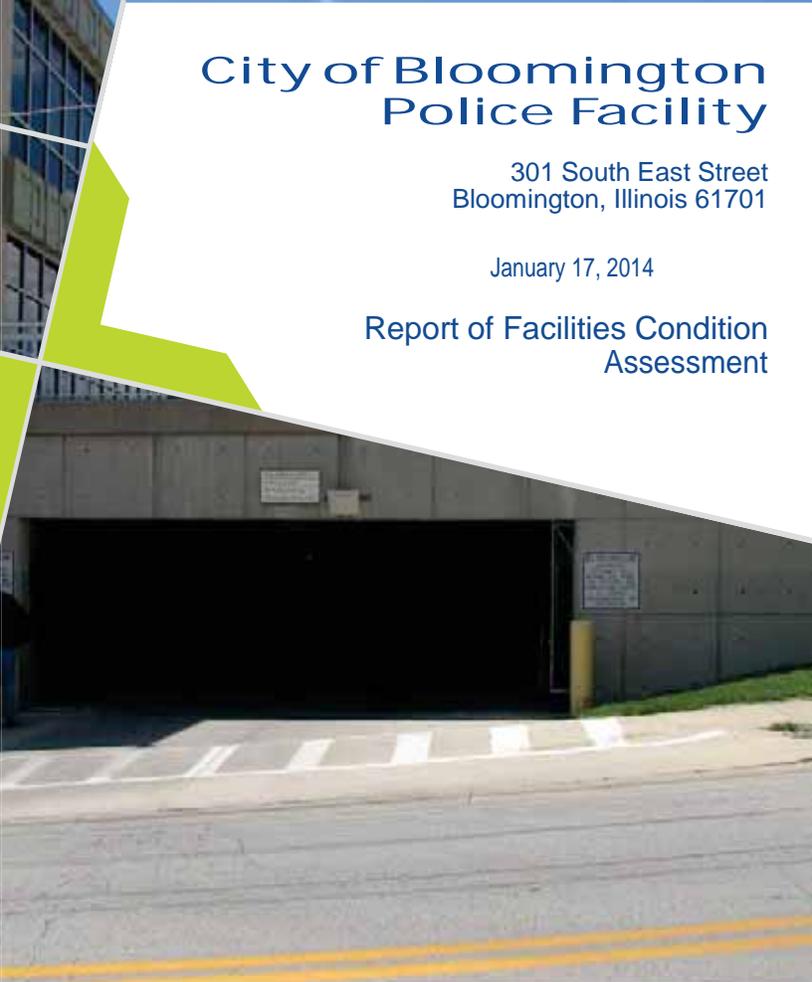
Accumulated Deferred Maintenance	Current Replacement Value (CRV)	Facility Condition Index (FCI)
\$8,000	\$210,000	0.04 / Excellent

City of Bloomington Police Facility

301 South East Street
Bloomington, Illinois 61701

January 17, 2014

Report of Facilities Condition
Assessment



1.1 SUMMARY OF FINANCIAL REQUIREMENTS & CONDITIONS

1.2 Introduction

The Bloomington Police Facility (“the Property”) located at 301 South East Street in Bloomington, Illinois consists of a four story steel-framed administration building. The Property also contains a three level attached and interconnected concrete-framed parking garage located at the north elevation. Designed by Shive-Hattery Engineers and Architects from January 1996 and opened in late 1997, the building and garage contain a combined approximate gross floor area of 101,860 square feet. Tables 1-1 and 1-2, and Plans 1-1 and 1-2 provide a summary of the Property.

Table 1-1 – Office Building

Levels	Construction Date	Approx. Gross Square Footage
Lower Level 2 (100% Parking) Lower Level 1 (Parking / Office) Main (Office) Upper (Office)	1997	42,840

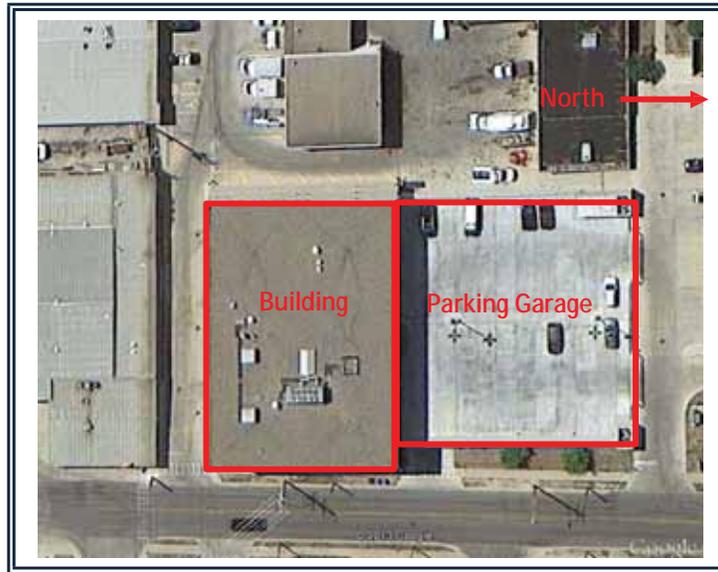
Table 1-2 – Parking Garage

Levels	Construction Date	Approx. Gross Square Footage
Lower Level 2 (Enclosed) Lower Level 1 (Enclosed) Upper Deck (Exposed)	1997	59,020

Plan 1-1 – Sectional View (east-west)



Plan 1-2 – Plan View



Architecturally the building contains a structural steel superstructure; a low-slope roof covered with a ballasted EPDM roofing system, and an exterior consisting of brick masonry with areas of precast concrete spandrels, and double glazed anodized aluminum framed windows. The parking garage consists of precast double tee decking panels supported on precast concrete columns and beams.

1.3 Scope of Services

On June 3, 2013 Mr. Benjamin Dutton, MRICS, MCIOB and Mr. D. Jonathan Bailey, CCM, CEM from Faithful+Gould, Inc. visited the Property to complete a comprehensive facilities condition assessment of the building and site systems. The objectives of the assessment were to:

1. Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years
2. Determine failure probability of the various systems and components
3. Determine criticality of system and component failure

In order to meet the above objectives, we evaluated the current condition of the building (inc. parking garage), site systems and utilities and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

1.4 Financial Requirements

Tables 1-3 and 1-4 on the following page provide a summary of capital expenditures for the building and site systems over the study period. All numbers are shown in 2014 dollar values. Refer to the complete report and capital expenditure forecast for further details.

Table 1-3 – Summary of Expenditures over 10 year Study Period

Year	Expenditures
Immediate	\$0
1	\$101,050
2	\$111,375
3	\$158,563
4	\$399,250
5	\$132,160
6	\$14,500
7	\$2,500
8	\$465,185
9	\$232,500
10	\$252,500
TOTAL	\$1,869,583

Table 1-4 – Expenditures by Named Priority over 10 year Study Period

Priority Grouping	Expenditures
Priority I – Life safety and code compliance	\$0
Priority II – Currently critical	\$5,000
Priority III – Necessary / not critical	\$632,375
Priority IV – Recommended	\$846,195
Priority V – Appearance	\$386,013
TOTAL	\$1,869,583

1.5 Risk

To allow the City of Bloomington to balance containment of capital investment with probability and consequence of failure, we have assigned each project with a risk number. A complete risk assignment for

each recommended project is included within Appendix C of this report. Items of high risk from both a criticality, condition and failure probability standpoint are summarized in Table 1-5 below.

Table 1-5 – Near-Term Risk Items

Item	Cost
Replace Roof System	\$140,600
Replace Air Cooled Chiller	\$156,250
Replace Heating Hot Water Pumps	\$9,500
Replace Air Handling Unit VFDs	\$10,400
Upgrade Fire Alarm Control Panel	\$22,000
TOTAL	\$338,750

1.6 Facility Condition Index

The Facility Condition Index (FCI or FCNI) provides a relative measure for comparing one building (or group of buildings) to another. This index is a calculation, derived by dividing the total accumulated project cost for the 10-year window covered by this report by the total Component Replacement Value (CRV) of the building. The index is intended to show the current and future conditions of the building if no capital investment is made. Tables 1-6 provide a summary of the FCI / FCNI condition ranges for the Property.

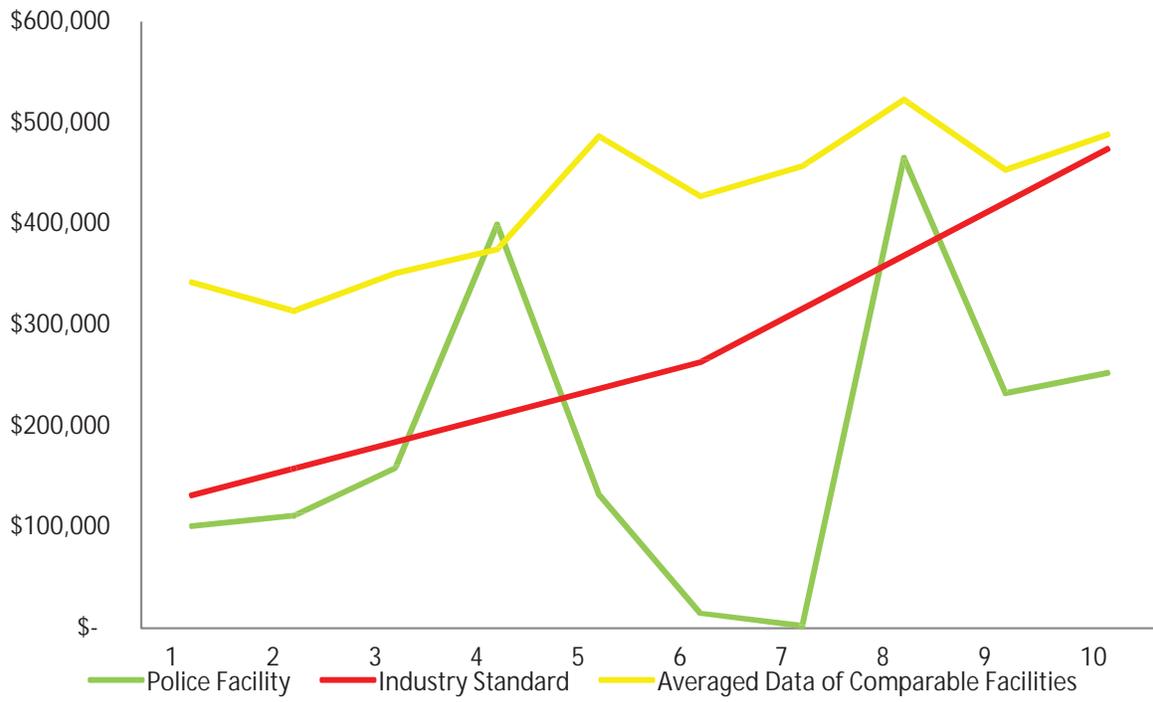
Table 1-6 – Facility Condition Index

Accumulated Capital Expenditures	Current Replacement Value (CRV)	Facility Condition Index (FCI)
\$1,869,583	\$13,163,400	0.14 / Good

1.7 Comparison to Other Municipalities

Each year, Faithful+Gould completes condition assessment of hundreds of municipal buildings. This subsection aims to benchmark the subject buildings with comparable facilities assessed by Faithful+Gould for other municipalities. Furthermore, to provide an additional benchmark of condition, we have compared the capital investment requirements of the building with a commonly held industry standard as published by the International Facility Management Association (IFMA). This standard states that capital investment in facilities should total between 2 and 4% of their replacement value. Refer to Chart 1-1 on the following page for details.

Chart 1-1 – Capital Requirements Vs. Comparable & Industry Standard



City of Bloomington Firing Range

14047 North 3000 East Road
Colfax, Illinois 61728

January 17, 2014

Report of Facilities Condition
Assessment



1.1 SUMMARY OF FINANCIAL REQUIREMENTS & CONDITIONS

1.2 Introduction

The Firing Range and the Lodge (“the Property”) consist of two detached buildings located at 14047 North 3000 East Road in Colfax, Illinois. The Firing Range serves as an indoor firing range for the Bloomington Police Department. The Firing Range Lodge is also utilized by the Bloomington Police Department and is primarily utilized for special events and recreational activities. Table 1-1 below provides a summary of the buildings contained at the Property and considered by this report. This report excludes site features contained at the remaining portions of the site, such as the maintenance facilities and outdoor firing ranges.

Table 1-1 – Subject Buildings

Buildings	Approx. Gross Square Footage	Levels	Construction Date
Firing Range Facility	4,950	1	1995
Firing Range Lodge	5,250	1	1993

1.3 Scope of Services

On June 4, 2013, Mr. Jonathan Bailey, CCM, CEM from Faithful+Gould, Inc. visited the Properties to complete a comprehensive facilities condition assessment of the included buildings and site systems. The objectives of the assessment are listed on the following page.

1. Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years
2. Determine failure probability of the various systems and components
3. Determine criticality of system and component failure

In order to meet the above objectives, we evaluated the current condition of the included buildings, site system and utilities and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

1.4 Financial Requirements

The following section provides a summary of capital expenditures for the included buildings and site systems over the study period. Tables 1-2 and 1-3 on the following page provide a tabular listing of expenditures for the 10 year period. All numbers are shown in 2014 dollar values.

Table 1-2 – Summary of Total Expenditures per Building over 10 year Study Period

Year	Firing Range	Firing Range Lodge
Immediate	\$0	\$0
1	\$61,855	\$265,535
2	\$24,503	\$21,900
3	\$0	\$0
4	\$0	\$0
5	\$0	\$0
6	\$0	\$0
7	\$0	\$0
8	\$0	\$0
9	\$0	\$0
10	\$10,125	\$0
TOTAL	\$96,483	\$287,435

Table 1-3 – Expenditures by Named Priority over 10 year Study Period

Priority Grouping	Expenditures (All Buildings)
Priority I – Life safety and code compliance	\$0
Priority II – Currently critical	\$284,655
Priority III – Necessary / not critical	\$99,263
Priority IV – Recommended	\$0
Priority V – Appearance	\$0
TOTAL	\$383,918

1.5 Risk

To allow the City of Bloomington to balance containment of capital investment with probability and consequence of failure, we have assigned each project with a risk number. A complete risk assignment for

each recommended project is included within Appendix C of this report. Items of high risk from both a criticality, condition and failure probability standpoint are summarized in Table 1-4 below.

Table 1-4 – Near-Term Risk Items

Item	Cost
Firing Range Roof Replacement	\$28,875
Lodge Roof Replacement	\$39,000
TOTAL	\$67,875

1.6 Facility Condition Index

The Facility Condition Index (FCI or FCNI) provides a relative measure for comparing one building (or group of buildings) to another. This index is a calculation, derived by dividing the total accumulated project cost for the 10-year window covered by this report by the total Component Replacement Value (CRV) of the building. The index is intended to show the current and future conditions of the buildings if no capital investment is made. Table 1-5 on the following page provides a summary of the FCI / FCNI condition ranges for the buildings.

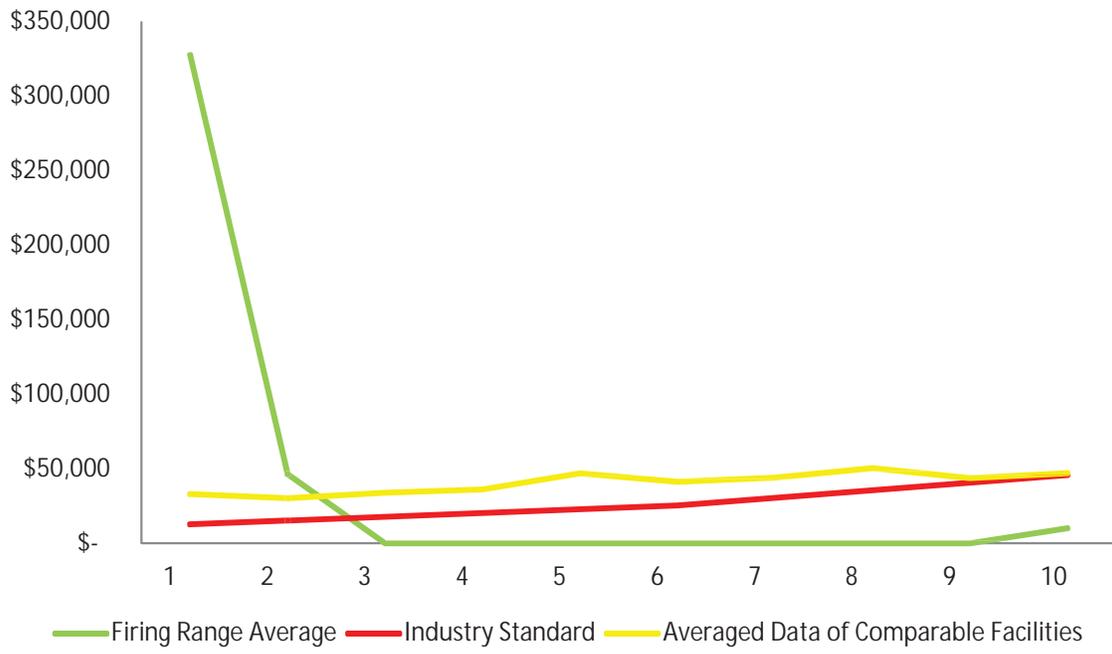
Table 1-5 – Facility Condition Index

Buildings	Accumulated Expenditures	Current Replacement Value (CRV)	Facility Condition Index (FCI)
Firing Range	\$96,483	\$544,500	0.18 / Good
Firing Range Lodge	\$287,435	\$725,000	0.40 / Fair - Poor
TOTAL	\$383,918	\$1,269,500	

1.7 Comparison to Other Municipalities

Each year, Faithful+Gould completes condition assessment of hundreds of municipal buildings. This subsection aims to benchmark the subject buildings with comparable facilities assessed by Faithful+Gould for other municipalities. Furthermore, to provide an additional benchmark of condition, we have compared the capital investment requirements of the buildings with a commonly held industry standard as published by the International Facility Management Association (IFMA). This standard states that capital investment in facilities should total between 2 and 4% of their replacement value. Refer to Chart 1-1 on the following page for details.

Chart 1-1 – Capital Requirements Vs. Comparable & Industry Standard



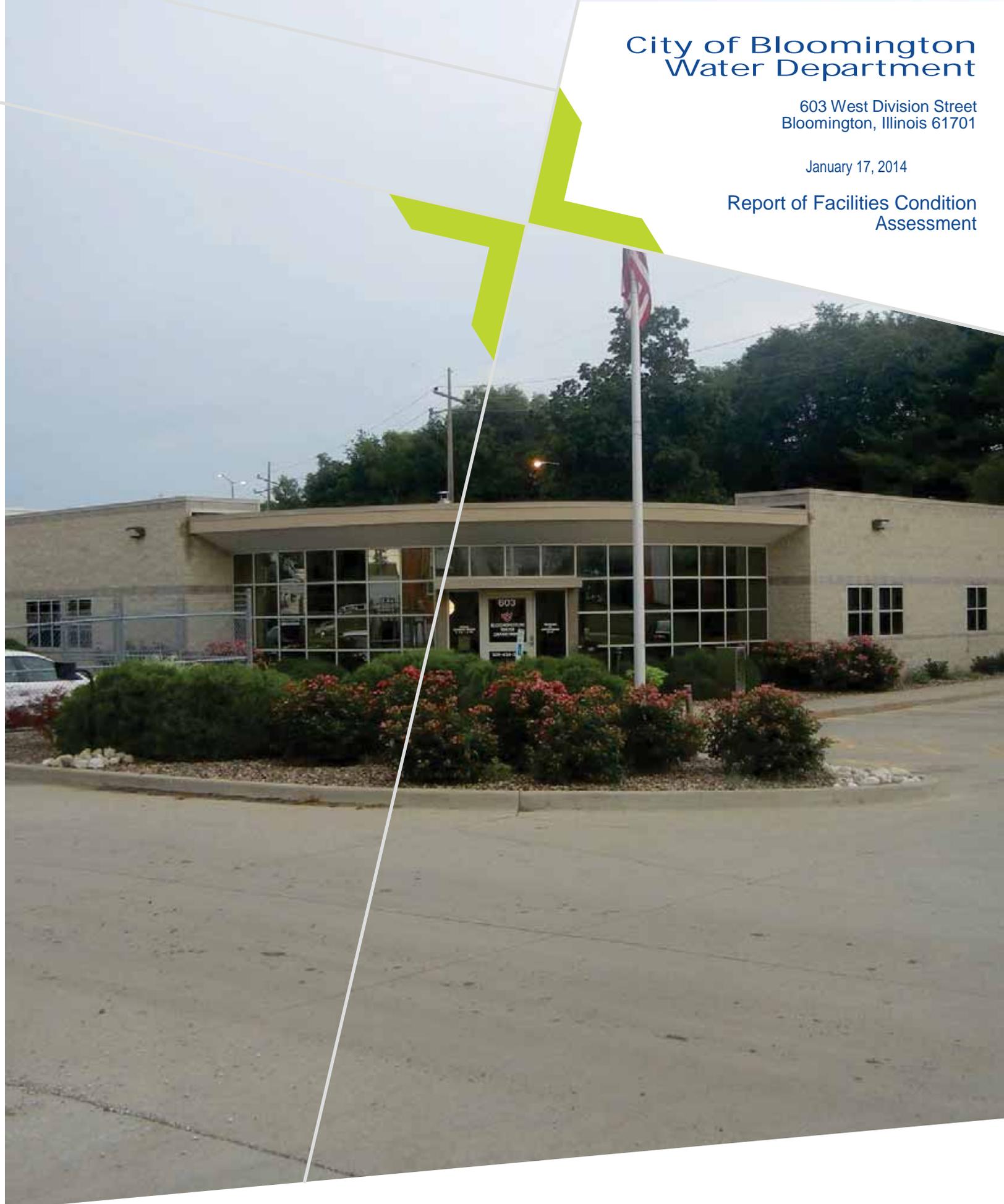
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City of Bloomington Water Department

603 West Division Street
Bloomington, Illinois 61701

January 17, 2014

Report of Facilities Condition Assessment



1.1 SUMMARY OF FINANCIAL REQUIREMENTS & CONDITIONS

1.2 Introduction

The Bloomington Water Department Office and Maintenance building (“the Property”) located at 603 West Division Street in Bloomington, Illinois consists of a one story (plus partial mechanical basement) Class B/C steel-framed municipal office building and maintenance facility. Designed by Mills Sweeney Architects in April 2003, the building contains a reported gross floor area of 12,500 square feet. Table 1-1 provides a summary of the Property.

Table 1-1 – Subject Building

Levels	Construction Date	Approx. Gross Square Footage
Partial Mechanical Basement, 1 st Floor	2003	12,500

Architecturally the building contains concrete paved parking areas and circulation roadways, a concrete and structural steel superstructure, a low-slope roof covered with an ethylene propylene diene monomer (EPDM) and metal roofing system, and an exterior consisting a combination of split face concrete masonry units and metal cladding panels, and double glazed aluminum framed windows. Services consist of rooftop package units, heating hot water boiler, rooftop exhaust units, 120/208-volt electrical service, emergency power generator, domestic water service with a natural gas fired water heater, and interior office areas and maintenance garage.

1.3 Scope of Services

On June 26, 2013, Mr. Jonathan Bailey, CCM, CEM from Faithful+Gould, Inc. visited the Property to complete a comprehensive facilities condition assessment of the building and site systems. The objectives of the assessment were to:

1. Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years
2. Determine failure probability of the various systems and components
3. Determine criticality of system and component failure

In order to meet the above objectives, we evaluated the current condition of the building, site systems and utilities and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

1.4 Financial Requirements

The following section provides a summary of capital expenditures for the building and site systems over the study period. All numbers are shown in 2014 dollar values. Refer to the complete report and capital expenditure forecast for further details.

Table 1-2 – Summary of Expenditures over 10 year Study Period

Year	Expenditures
Immediate	\$0
1	\$30,500
2	\$10,200
3	\$22,500
4	\$42,250
5	\$95,360
6	\$11,000
7	\$0
8	\$210,000
9	\$0
10	\$36,400
TOTAL	\$458,210

Table 1-3 – Expenditures by Named Priority over 10 year Study Period

Priority Grouping	Expenditures
Priority I – Life safety and code compliance	\$0
Priority II – Currently critical	\$37,000
Priority III – Necessary / not critical	\$64,450
Priority IV – Recommended	\$261,400
Priority V – Appearance	\$95,360
TOTAL	\$458,210

1.5 Risk

To allow the City of Bloomington to balance containment of capital investment with probability and consequence of failure, we have assigned each project with a risk number. A complete risk assignment for each recommended project is included within Appendix C of this report. Items of high risk from both a criticality, condition and failure probability standpoint are summarized in Table 1-4 below.

Table 1-4 – Near-Term Risk Items

Item	Cost
Repairs to Chain-Link Fencing	\$11,000
Structural Repairs	\$15,000
TOTAL	\$26,000

1.6 Facility Condition Index

The Facility Condition Index (FCI or FCNI) provides a relative measure for comparing one building (or group of buildings) to another. This index is a calculation, derived by dividing the total accumulated project cost for the 10-year window covered by this report by the total Component Replacement Value (CRV) of the building. The index is intended to show the current and future conditions of the building if no capital investment is made. Tables 1-5 provide a summary of the FCI / FCNI condition ranges for the Property.

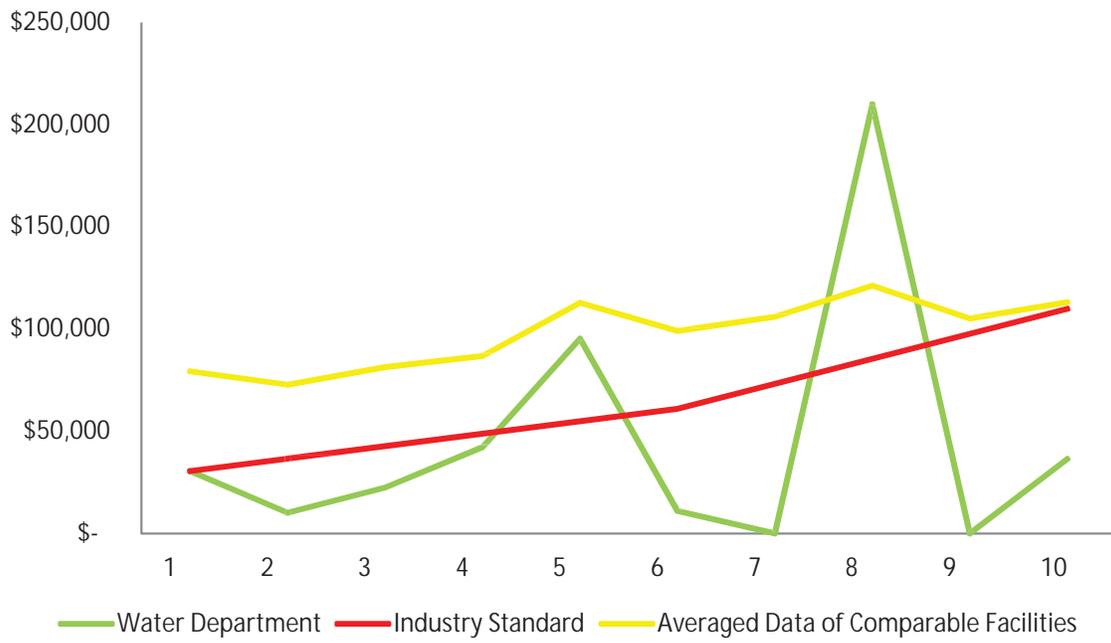
Table 1-5 – Facility Condition Index

Accumulated Capital Expenditures	Current Replacement Value (CRV)	Facility Condition Index (FCI)
\$458,210	\$3,052,400	0.15 / Good

1.7 Comparison to Other Municipalities

Each year, Faithful+Gould completes condition assessment of hundreds of municipal buildings. This subsection aims to benchmark the subject buildings with comparable facilities assessed by Faithful+Gould for other municipalities. Furthermore, to provide an additional benchmark of condition, we have compared the capital investment requirements of the building with a commonly held industry standard as published by the International Facility Management Association (IFMA). This standard states that capital investment in facilities should total between 2 and 4% of their replacement value. Refer to Chart 1-1 on the following page for details.

Chart 1-1 – Capital Requirements Vs. Comparable & Industry Standard



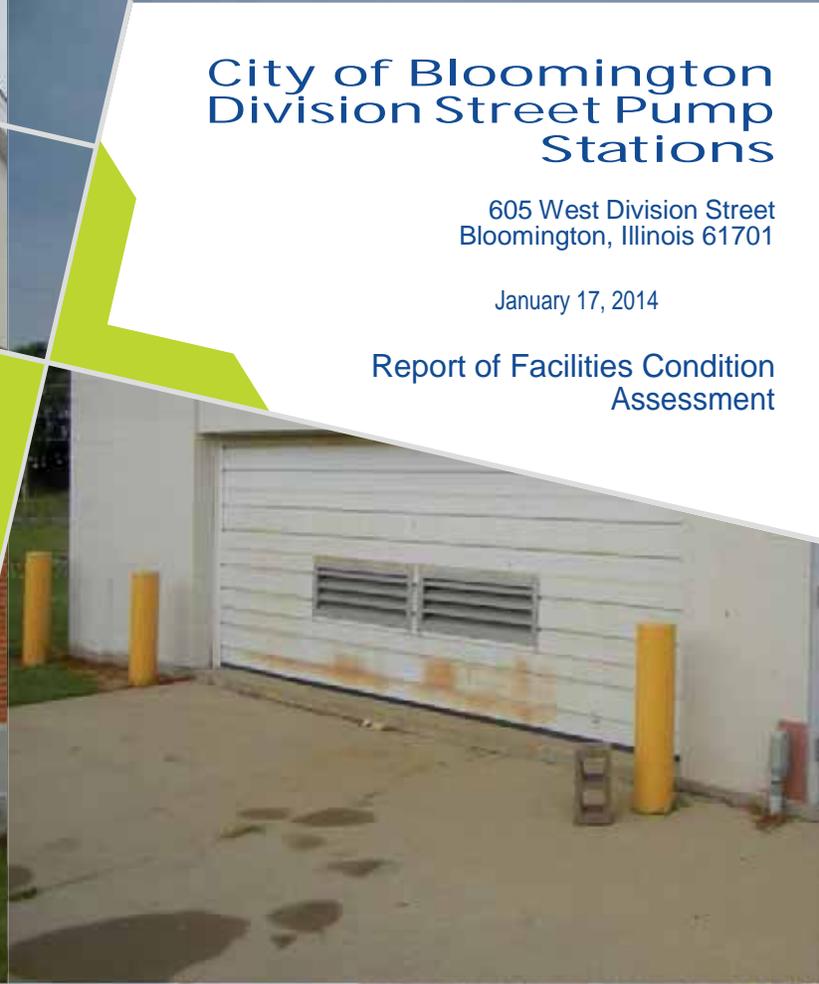
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City of Bloomington Division Street Pump Stations

605 West Division Street
Bloomington, Illinois 61701

January 17, 2014

Report of Facilities Condition
Assessment



1.1 SUMMARY OF FINANCIAL REQUIREMENTS & CONDITIONS

1.2 Introduction

The Division Street Pump Stations and Operators Building (“the Property”) located at 605 West Division Street in Bloomington, Illinois consists of one single story building and two single story buildings with basements. The buildings house a series of pumps utilized for the distribution of the domestic water supply for the City of Bloomington. The Operators Building used to house the onsite operators when the site was originally developed, but is now used as a fill station for the public to refill water containers. Table 1-1 provides a summary of the Property.

Table 1-1 – Subject Buildings

Levels	Construction Date	Approx. Gross Square Footage
Old Division Street Pump Station	1954	1,890*
New Division Street Pump Station	1987	719
Operators Building	1954	725

*Does not include square footage of pump and pipe gallery.

Architecturally the buildings contain concrete and asphalt paved parking areas and circulation roadways, reinforced masonry and structural steel superstructures, a low-slope and sloped roof covered with a built-up roof system and composition shingles, and exteriors consisting of concrete masonry units and brick veneer enclosures, with glass block windows and vinyl single hung windows. Services include split system air conditioning units, through wall exhaust fans, natural gas unit heaters, 120/208-volt, 240/408-volt, and 2,400-volt electrical service, emergency power generator, domestic water service, and interior areas.

1.3 Scope of Services

On June 26, 2013, Mr. Jonathan Bailey, CCM, CEM from Faithful+Gould, Inc. visited the Property to complete a comprehensive facilities condition assessment of the building and site systems. The objectives of the assessment were to:

1. Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years
2. Determine failure probability of the various systems and components
3. Determine criticality of system and component failure

In order to meet the above objectives, we evaluated the current condition of the building, site systems and utilities and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

Please note that recommendations contained within this report do not address current capacity issues, future expansion needs / plans or increases in demand. Recommendations solely focus upon the condition, code and needs of the systems currently installed at the Property.

1.4 Financial Requirements

The following section provides a summary of capital expenditures for the building and site systems over the study period. All numbers are shown in 2014 dollar values. Refer to the complete report and capital expenditure forecast for further details.

Table 1-2 – Summary of Expenditures over 10 year Study Period

Year	Expenditures
Immediate	\$0
1	\$34,309
2	\$1,123,000
3	\$37,250
4	\$375,650
5	\$0
6	\$0
7	\$13,429
8	\$15,000
9	\$63,825
10	\$12,470
TOTAL	\$1,674,933

Table 1-3 – Expenditures by Named Priority over 10 year Study Period

Priority Grouping	Expenditures
Priority I – Life safety and code compliance	\$0
Priority II – Currently critical	\$1,021,738
Priority III – Necessary / not critical	\$640,725
Priority IV – Recommended	\$12,470
Priority V – Appearance	\$0
TOTAL	\$1,674,933

1.5 Risk

To allow the City of Bloomington to balance containment of capital investment with probability and consequence of failure, we have assigned each project with a risk number. A complete risk assignment for each recommended project is included within Appendix C of this report. Items of high risk from both a criticality, condition and failure probability standpoint are summarized in Table 1-4 below.

Table 1-4 – Near-Term Risk Items

Item	Cost
New Division Street Pump Station – Replace BUR	\$14,380
Old Division Street Pump Station - Convert Electrical Service to 480-volts	\$275,000
Old Division Street Pump Station - Replace Emergency Generator	\$162,500
Old Division Street Pump Station – Replace Distribution Pumps	\$560,000
TOTAL	\$1,011,880

1.6 Facility Condition Index

The Facility Condition Index (FCI or FCNI) provides a relative measure for comparing one building (or group of buildings) to another. This index is a calculation, derived by dividing the total accumulated project cost for the 10-year window covered by this report by the total Component Replacement Value (CRV) of the building. The index is intended to show the current and future conditions of the building if no capital investment is made. It should be noted that the indexes for these buildings are not typical due to the high cost of replacement of the process equipment. Tables 1-5 provide a summary of the FCI / FCNI condition ranges for the Property.

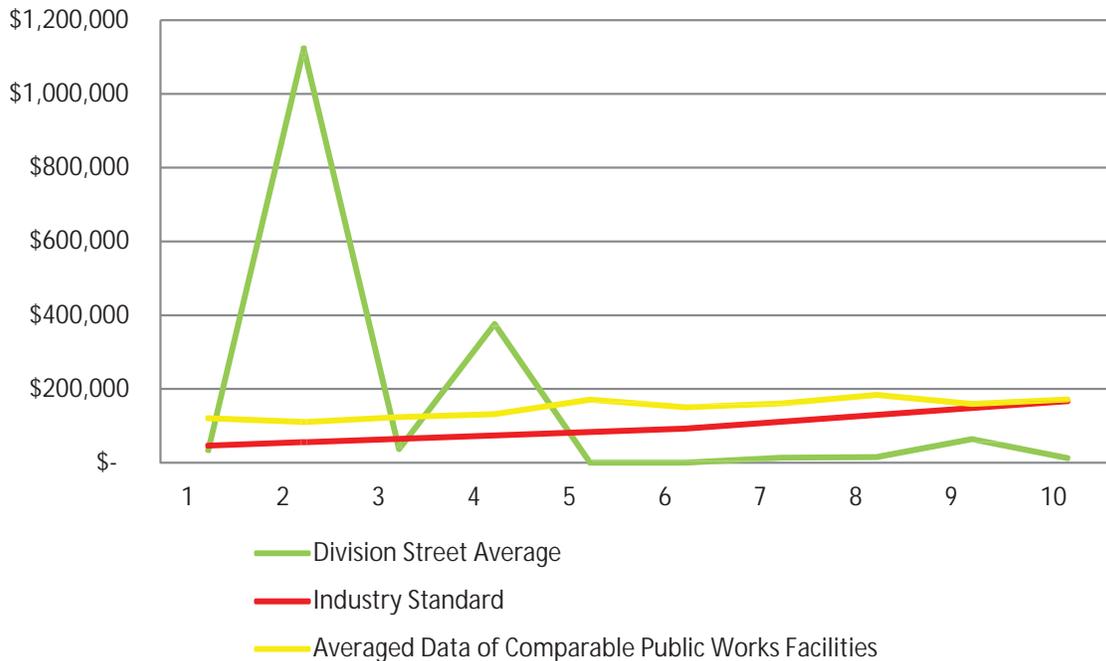
Table 1-5 – Facility Condition Index

Building	Accumulated Capital Expenditures	Current Replacement Value (CRV)	Facility Condition Index (FCI)
New Division Street Pump Station	\$293,563	\$1,750,000	0.17 / Good
Old Division Street Pump Station	\$1,368,715	\$2,750,000	0.49 / Poor
Operators Building	\$12,655	\$124,356	0.10 / Good

1.7 Comparison to Other Municipalities

Each year, Faithful+Gould completes condition assessment of hundreds of municipal buildings. This subsection aims to benchmark the subject buildings with comparable facilities assessed by Faithful+Gould for other municipalities. Furthermore, to provide an additional benchmark of condition, we have compared the capital investment requirements of the building with a commonly held industry standard as published by the International Facility Management Association (IFMA). This standard states that capital investment in facilities should total between 2 and 4% of their replacement value. Refer to Chart 1-1 below for details.

Chart 1-1 – Capital Requirements Vs. Comparable & Industry Standard



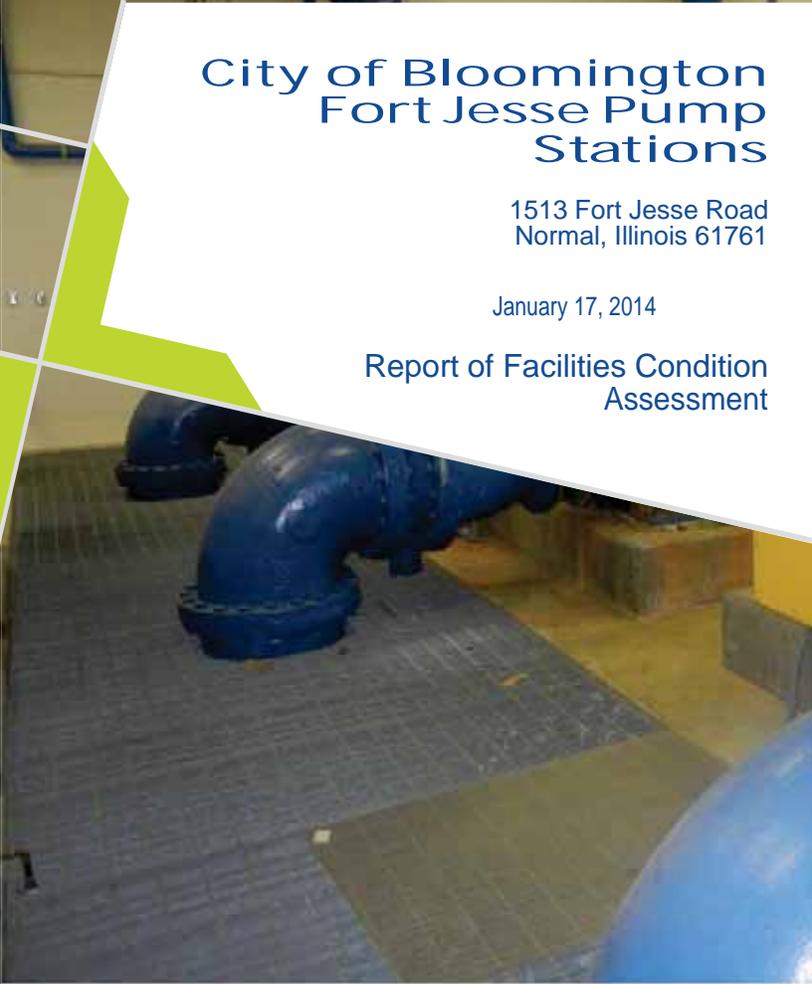
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City of Bloomington Fort Jesse Pump Stations

1513 Fort Jesse Road
Normal, Illinois 61761

January 17, 2014

Report of Facilities Condition
Assessment



1.1 SUMMARY OF FINANCIAL REQUIREMENTS & CONDITIONS

1.2 Introduction

The Fort Jesse Pump Stations (“the Property”) located at 1513 Fort Jesse Street in Normal, Illinois consists of one single story building and one single story building with a below grade . The buildings house a series of pumps utilized for the distribution of the domestic water supply for the City of Bloomington. Table 1-1 provides a summary of the Property.

Table 1-1 – Subject Buildings

Levels	Construction Date	Approx. Gross Square Footage
Fort Jesse Pump Station Building A	1973	2,208
Fort Jesse Pump Station Building B	1993	2,981

Architecturally the buildings contain asphalt paved circulation roadways, reinforced masonry and structural steel superstructures, sloped roofs with composition shingles, and exteriors consisting of a brick veneer enclosure with aluminum framed windows and metal doors. Services include window air conditioning units, exhaust fans, natural gas unit heaters, 240/408-volt, electrical service, emergency power generator, domestic water service, distribution pumps, and interior areas.

1.3 Scope of Services

On June 26, 2013, Mr. Jonathan Bailey, CCM, CEM from Faithful+Gould, Inc. visited the Property to complete a comprehensive facilities condition assessment of the building and site systems. The objectives of the assessment were to:

1. Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years
2. Determine failure probability of the various systems and components
3. Determine criticality of system and component failure

In order to meet the above objectives, we evaluated the current condition of the building, site systems and utilities and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

Please note that recommendations contained within this report do not address current capacity issues, future expansion needs / plans or increases in demand. Recommendations solely focus upon the condition and needs of the systems currently installed at the Property.

1.4 Financial Requirements

The following section provides a summary of capital expenditures for the building and site systems over the study period. All numbers are shown in 2014 dollar values. Refer to the complete report and capital expenditure forecast for further details.

Table 1-2 – Summary of Expenditures over 10 year Study Period

Year	Expenditures
Immediate	\$0
1	\$114,000
2	\$1,831,677
3	\$174,000
4	\$102,910
5	\$90,000
6	\$43,443
7	\$55,000
8	\$135,000
9	\$1,728,161
10	\$107,500
TOTAL	\$4,381,691

Table 1-3 – Expenditures by Named Priority over 10 year Study Period

Priority Grouping	Expenditures
Priority I – Life safety and code compliance	\$0
Priority II – Currently critical	\$34,000
Priority III – Necessary / not critical	\$4,320,658
Priority IV – Recommended	\$27,033
Priority V – Appearance	\$0
TOTAL	\$4,381,691

1.5 Risk

To allow the City of Bloomington to balance containment of capital investment with probability and consequence of failure, we have assigned each project with a risk number. A complete risk assignment for each recommended project is included within Appendix C of this report. Items of high risk from both a criticality, condition and failure probability standpoint are summarized in Table 1-4 below.

Table 1-4 – Near-Term Risk Items

Item	Cost
Surface Prep and Recoat Ground Storage Tanks	\$1,683,161
For Jesse Pump Station Building A- Replace Diesel Engine for Pump #4	\$34,000
Install Pre-Fabricated Shelter at Valve Vaults	\$25,000
TOTAL	\$1,742,161

1.6 Facility Condition Index

The Facility Condition Index (FCI or FCNI) provides a relative measure for comparing one building (or group of buildings) to another. This index is a calculation, derived by dividing the total accumulated project cost for the 10-year window covered by this report by the total Component Replacement Value (CRV) of the building. The index is intended to show the current and future conditions of the building if no capital investment is made. It should be noted that the indexes for these buildings are not typical due to the high cost of maintenance and replacement of the process equipment in comparison with the overall building value. In addition, the expenditures related to the site features have been excluded from the FCI calculations. Tables 1-5 provide a summary of the FCI / FCNI condition ranges for the Property.

Table 1-5 – Facility Condition Index

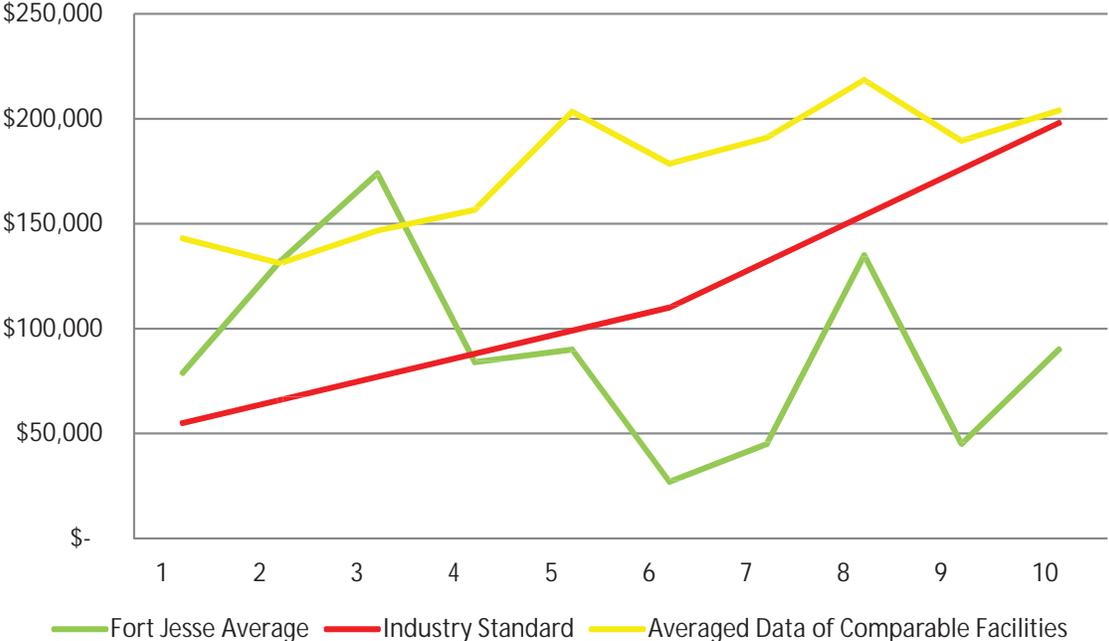
Building	Accumulated Capital Expenditures	Current Replacement Value (CRV)	Facility Condition Index (FCI)
Fort Jesse Pump Station Building A	\$421,881	\$2,250,000	0.20 / Fair
Fort Jesse Pump Station Building B	\$479,258	\$3,250,000	0.13 / Good

1.7 Comparison to Other Municipalities

Each year, Faithful+Gould completes condition assessment of hundreds of municipal buildings. This subsection aims to benchmark the subject buildings with comparable facilities assessed by Faithful+Gould for other municipalities. Furthermore, to provide an additional benchmark of condition, we have compared the capital investment requirements of the building with a commonly held industry standard as published

by the International Facility Management Association (IFMA). This standard states that capital investment in facilities should total between 2 and 4% of their replacement value. Refer to Chart 1-1 below for details.

Chart 1-1 – Capital Requirements Vs. Comparable & Industry Standard



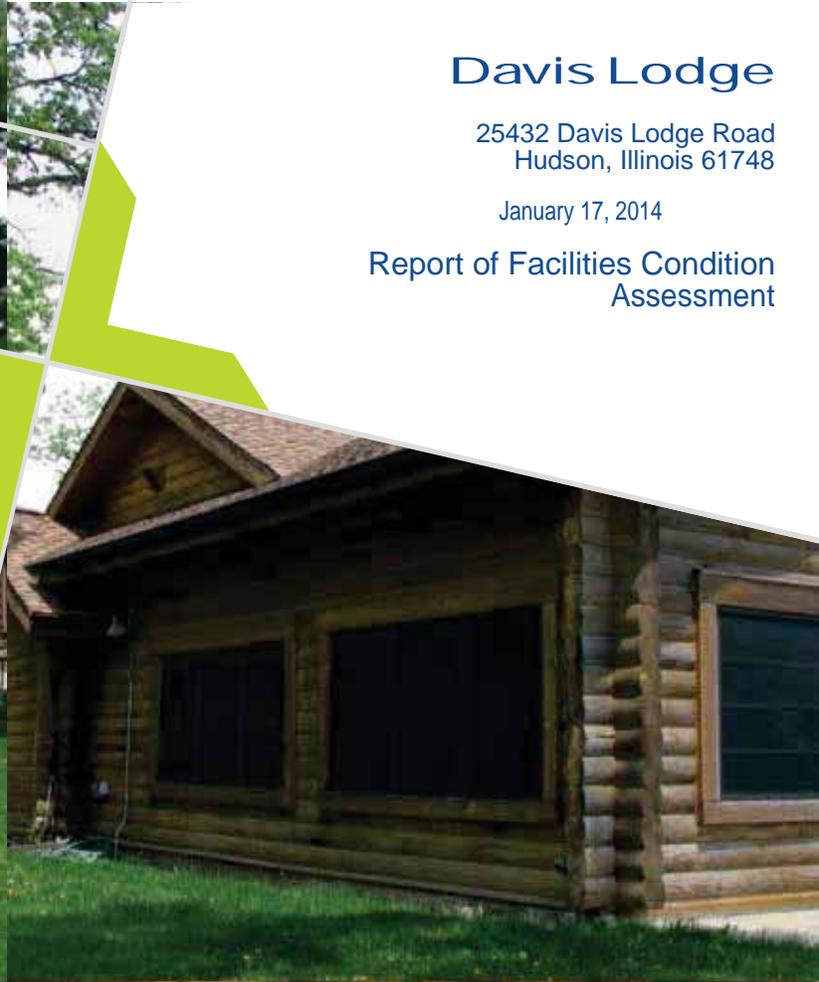
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Davis Lodge

25432 Davis Lodge Road
Hudson, Illinois 61748

January 17, 2014

Report of Facilities Condition Assessment



1.1 SUMMARY OF FINANCIAL REQUIREMENTS & CONDITIONS

1.2 Introduction

The Davis Lodge ("the Property") consists of a single level wood-framed log building utilized for business and recreational functions. Designed by Gastineau Log Homes in January 2001 and opened for use in late 2001, the building contains a gross floor area of 4,673 square feet and overlooks Lake Bloomington. Table EX-1 below provides a summary of the building.

Table EX-1 – Subject Building

Approx. Gross Square Footage	Levels	Construction Date
4,673	1	2001

Architecturally, the building is of wood-framed construction enclosed by log walls and a gable roof system covered with asphalt shingles. The building is heated and cooled by two split system air conditioning units. Interior areas contain assembly areas, a kitchen and restrooms.

1.3 Scope of Services

On May 16, 2013, Benjamin Dutton, MRICS, MCIOB and Mr. D. Jonathan Bailey, CCM, CEM from Faithful+Gould, Inc. visited the Property to complete a comprehensive facilities condition assessment. The objectives of the assessment were to:

1. Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years
2. Determine failure probability of the various systems and components
3. Determine criticality of system and component failure

In order to meet the above objectives, we evaluated the current condition of the building and utilities and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

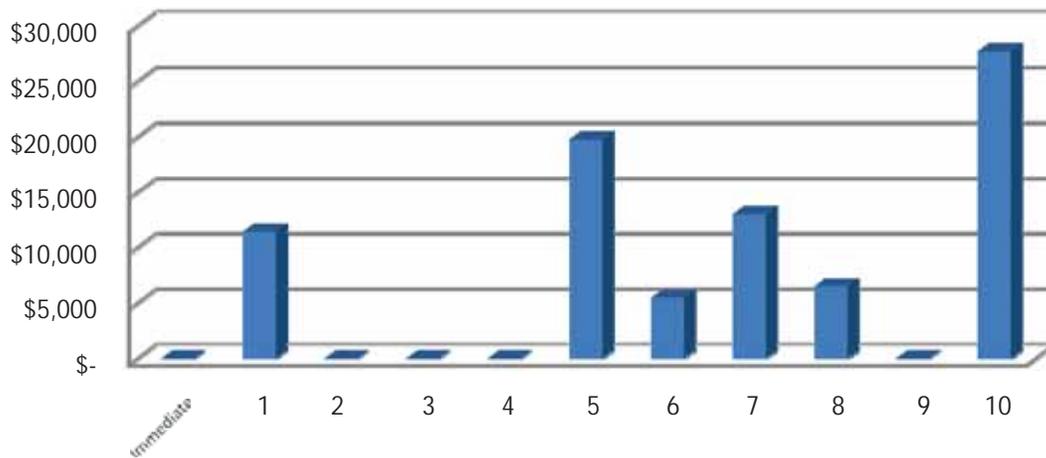
1.4 Financial Requirements

The following section provides a summary of capital expenditures for the building over the study period. Table EX-2 provides a tabular listing of annual expenditures for the building over the 10 year period. Chart EX-1 provides a summary of total expenditures by year. All numbers are shown in 2014 dollar values.

Table EX-2 – Summary of Total Expenditures over 10 year Study Period

Year	Expenditures
Immediate	\$0
1	\$11,428
2	\$0
3	\$0
4	\$0
5	\$19,781
6	\$5,478
7	\$13,000
8	\$6,500
9	\$0
10	\$27,720
TOTAL	\$83,907

Chart EX-1 – Summary of Total Expenditures over 10 year Study Period



To provide granularity and to ease project prioritization within the expenditure forecast, we have prioritized expenditures by criticality. These priorities are listed below and are discussed in more detail within the Scope of Services section of this report. We have also assigned a numerical priority number to each expenditure. These are detailed at the end of this report section.

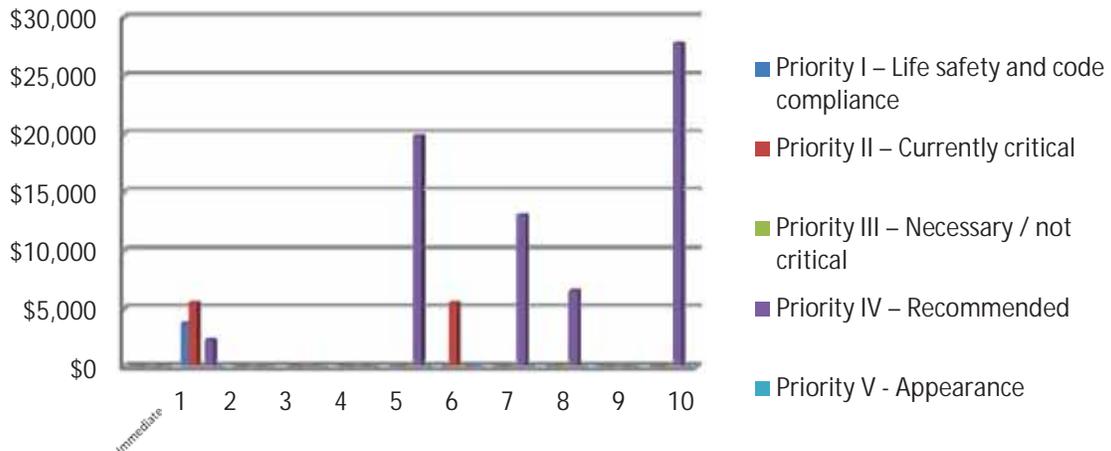
- Priority I – Life safety and code compliance
- Priority II – Currently critical
- Priority III – Necessary / not critical
- Priority IV – Recommended
- Priority V - Appearance

Table EX-3 and Chart EX-2 provide a summary of expenditures for each Priority.

Table EX-3 – Expenditures by Named Priority over 10 year Study Period

Priority Grouping	Expenditures
Priority I – Life safety and code compliance	\$3,700
Priority II – Currently critical	\$10,956
Priority III – Necessary / not critical	\$0
Priority IV – Recommended	\$69,251
Priority V – Appearance	\$0
TOTAL	\$83,907

Chart EX-2 – Expenditures by Named Priority over 10 year Study Period



To further provide granularity and to ease project grouping with the expenditure forecast, we have grouped expenditures by defect category. These categories are listed below and are discussed in more detail within the Scope of Services section of this report.

- Deferred maintenance
- Scheduled maintenance
- Capital renewal
- Energy and sustainability
- Risk and security

Tables EX-4 and EX-5, and Charts EX-3 and EX-4 provide a summary of expenditures for each Defect Category and System Grouping.

Table EX-4 – Expenditures by Defect Category over 10 year Study Period

Defect Category	Cost Summary (2014 - 2023)
Deferred Maintenance	\$10,956
Scheduled Maintenance	\$0
Capital Renewal	\$69,251
Energy and Sustainability	\$0
Risk and Security	\$3,700
TOTAL	\$83,907

Table EX-5 – Expenditures by System Grouping over 10 year Study Period

System Grouping	Cost Summary (2014 - 2023)
Building Infrastructure & Fabric	\$61,457
Mechanical Electrical & HVAC	\$22,450
Utilities Generation and Distribution	\$0
Carbon (Energy Conservation)	\$0
TOTAL	\$83,907

Chart EX-3 – Expenditures by Defect Category over 10 year Study Period

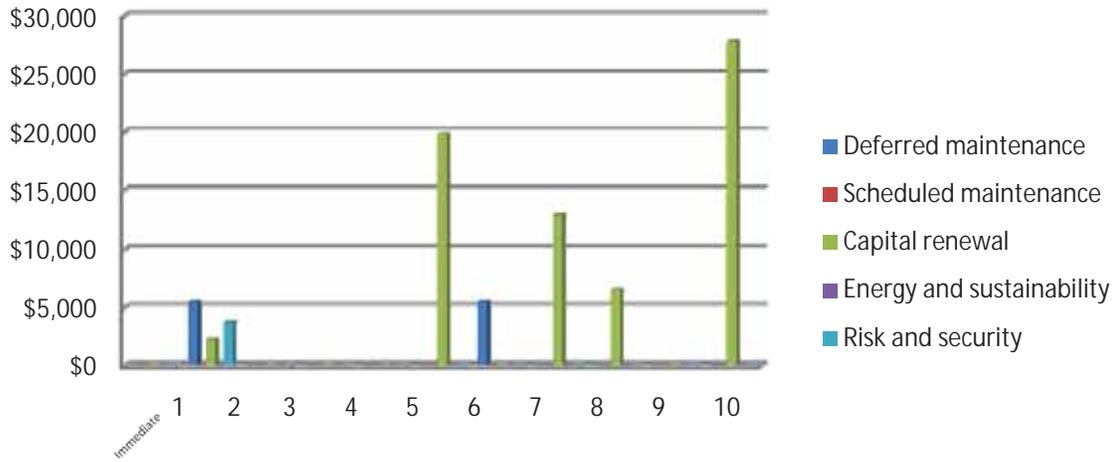
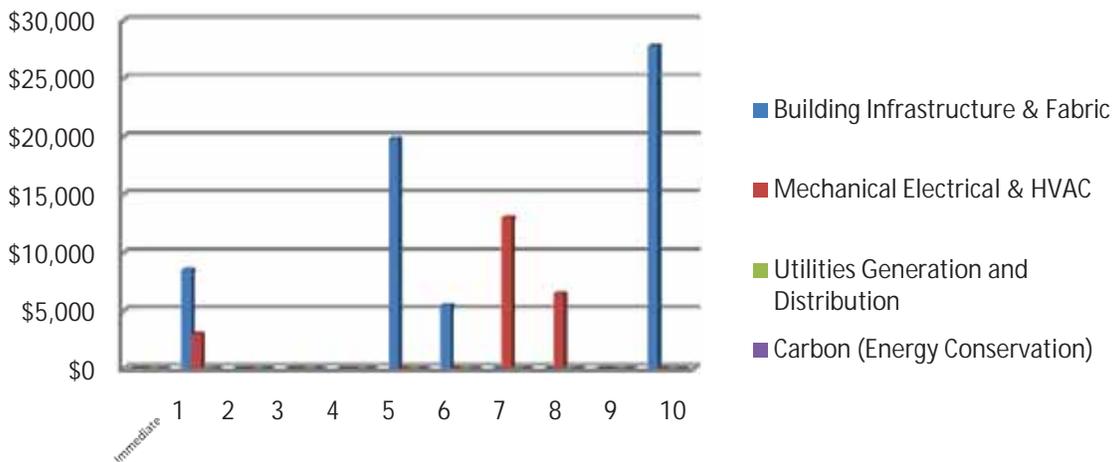


Chart EX-4– Expenditures by System Grouping over 10 year Study Period



1.5 Facility Condition Index

The Facility Condition Index (FCI or FCNI) provides a relative measure for comparing one building (or group of buildings) to another. This index is a calculation, derived by dividing the total accumulated project cost for the 10-year window covered by this report by the total Component Replacement Value (CRV) of the building. When applying the index as an evaluation tool, the lower the number, the better the facility's condition. The CRV represents the cost to replace an existing building with one of similar use type and size on the same site. Table EX-6 provides a tabular listing of FCI. The CRV was calculated at \$607,490. This includes demolition, site preparation, professional fees, and construction costs. The accumulated deferred

maintenance for the building was calculated at **\$83,907** across the entire 10-year study period. The index is intended to show the current and future conditions of the building if no capital investment is made. Chart EX-5 provides a summary of commonly used FCI / FCNI condition ranges.

Table EX-6 – Facility Condition Index

Accumulated Deferred Maintenance	Current Replacement Value (CRV)	Facility Condition Index (FCI)
\$83,907	\$607,490	0.13 (Good)

Chart EX-5
FCI / FCNI Condition Ranges

Individual Building FCNI Range	Condition Description
0.00 - 0.10	Excellent condition, typically new construction
0.11 - 0.20	Good condition, renovations occur on schedule
0.21 - 0.30	Fair condition, in need of normal renovation
0.31 - 0.50	Below average condition, major renovation required
0.51 - 0.59	Poor condition, total renovation indicated
0.60 and above	Complete facility replacement indicated

1.6 Risk

To allow the City of Bloomington to balance containment of capital investment with probability and consequence of failure, we have assigned each project with a priority number. These numbers are in addition to the Priority I – V descriptive ratings previous detailed. Priority numbers have been calculated based upon assignment of risk resulting from system criticality, system condition and failure probability. Numerical scores from each element are multiplied to provide an end priority number. The higher the number, the higher the risk if the recommendation is not completed. Priorities are based on a per year basis.

Criticality

- 1 – Does not affect operations at all
- 2 – Minor effect on operations but backup systems limit downtime
- 3 – Stops operations for a period of time but repairs could be made quickly
- 4 – Major system shutdowns

Condition

- 1 – Good
- 2 – Fair

- 3 – Poor
- 4 – Very Poor

Failure Probability

- 1 – No chance of failure
- 2 – Slight chance of failure
- 3 – Increased chance of failure
- 4 – Chance of immediate failure

For instance, deterioration of the Water Piping could score 4 under Criticality, 3 under Condition and 3 under Failure Probability, resulting in a score of 36. We have categorized risk levels using the following numerical ranges. A listing of the highest priority items is included within the Appendix of this report. Tables R-1 and R-2 provide a graphical overview of risk by year and risks over the study period.

- 30 – 64 = High Risk
- 18 – 29 = Medium Risk
- 1 – 17 = Low Risk

Table R-1 – Numerical Risk By Year

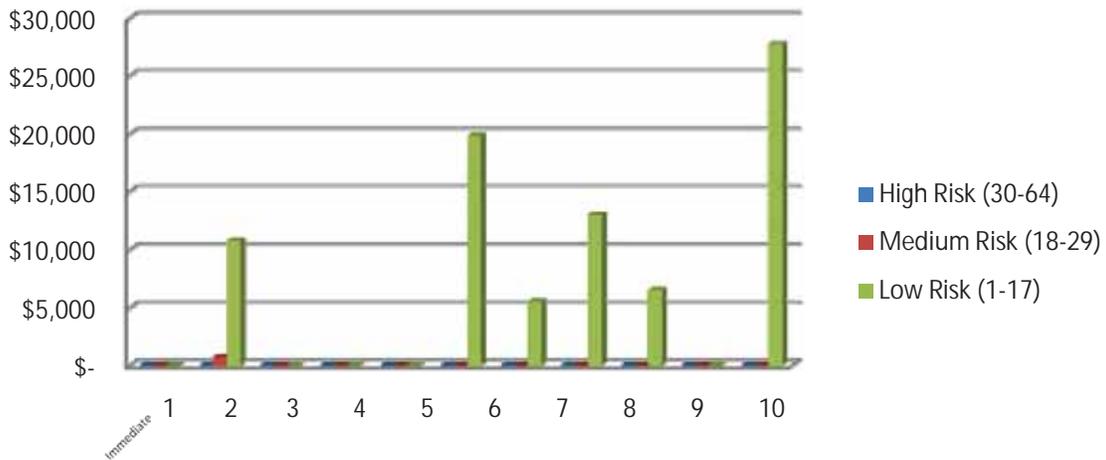
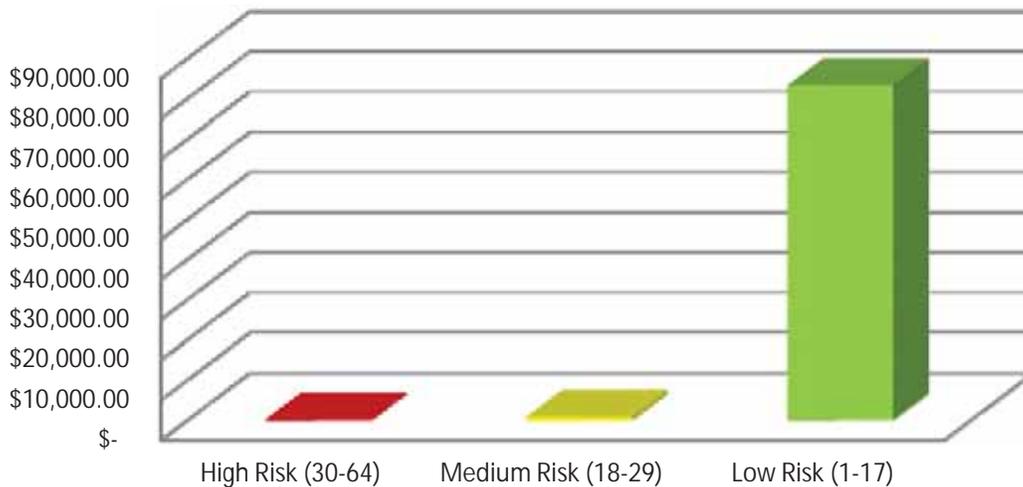


Table R-2 – Summary by Project Risk Number



System & Condition Summaries

Site Systems

Site systems contained at the Property were limited to cast-in-place concrete patio and sidewalk slabs and the steel sheeting seawall. Due to the limited nature of the site systems, their good condition and no anticipated capital expenditures, we have not included a separate site systems section to this report.

Structural Systems

The building structure consists of wood roof trusses loading onto load-bearing wood walls supported on concrete foundation walls which in-turn load onto continuous footings. The structure at porch and other overhang areas consisted of wood trusses supported on wood posts. Posts were supported on concrete piers. The ground floor slab consisted of a concrete slab-on-grade. The structural systems appeared to be in good condition and assuming maintenance of the exterior closure should not require replacement, repair or supplementing within the study period.

Roofing Systems

The building was enclosed by a gable roof system covered with fiberglass reinforced asphalt shingles. With the exception of minor installation defects and areas of deferred maintenance, the roof system appeared to be in good condition. Based upon our experience with similar systems, we have recommended budgeting for late-term replacement of the roof system.

Exterior Elements

The exterior wall system consists of treated wood log walls, railing assemblies and anodized aluminum doors and casement windows. Although installed and well designed, the wall system has received minimal maintenance since construction in 2001. This has resulted in areas of rotted wood, failed caulk, cracked mortar at chimneys, and general failure of the protective sealer. We have recommended budgeting for near-term and period sealing and repair of the exterior systems.

Heating, Ventilation and Air Conditioning Systems

Cooling for the building is provided by two split system air conditioning units with DX (direct expansion) cooling. The split system units have a rated cooling capacity of 3-tons each. Conditioned air is distributed via sheet metal ducts with an approximate 24" diameter and discharges the conditioned air directly into the spaces. Heating within the building is provided by two wood burning fire places located in the main meeting room. Exhaust units for the restrooms consist of ceiling mounted residential type exhaust units with a capacity of approximately 300-cfm each. The heating and cooling systems date to the time of construction in 2001 and appeared to be in good condition. Based on the age of the systems and previous component replacement history, we have recommended budgeting for the replacement of the remote condensing units and fan coils units late-term.

Electrical Systems

The building receives secondary electrical service at 120/208-volts service from the local utility transformer. Conductors from the pole-mounted transformer are fed underground to the main service breaker panel. The main breaker panel is rated at 200-amps, 120/208-volts. The electrical systems appeared to be in good condition. Other than routine preventative maintenance, we do not anticipate the requirement for any capital expenditures during the study period.

Plumbing Systems

Plumbing systems include the PVC sanitary piping, storm sewer system, copper piping for the domestic hot and cold distribution system, and septic system. Plumbing systems appeared to be in good condition, with no problem areas noted or reported to us. The domestic water heaters will require replacement late-term; however, due to the minimal cost of replacement we anticipate that they will be replaced upon failure as a routine maintenance expense. Based on the age of the sanitary sewer pump and control, we have recommended budgeting for its replacement late-term to ensure continuity of service.

Fire and Life Safety Systems

Fire and life safety elements within the building consist of emergency egress lighting and handheld fire extinguishers. The fire and life safety elements installed within the building are minimal and appeared to be in good condition; however, we did note that only the main meeting room was provided with emergency egress lighting. Based on the size and use type, we recommend installing addition emergency egress lighting within the restrooms and kitchen areas. A fire system is not installed within the building.

Interior Finishes

Interior areas consist of the great room, kitchen, restrooms and support areas. Finishes consist of the epoxy coated floor and exposed wood walls and ceilings. Finishes were in good condition. Based upon anticipated useful life, we have recommended budgeting for mid to late-term replacement of appliances and re-application of the epoxy floor coating.

Accessibility

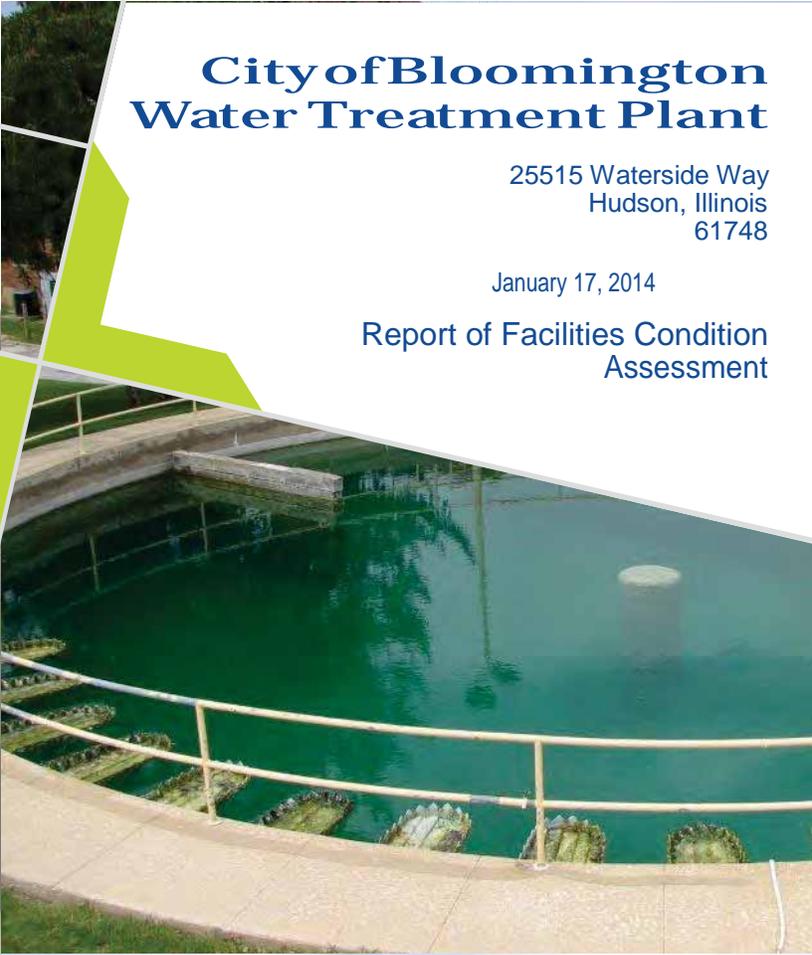
We evaluated the building for compliance with the 1991 and 2010 Americans with Disability Act (ADA) Accessibility Guidelines. With the exception of restrooms, the building was compliant with the ADA. Restrooms contained a number of barriers to access which should be addressed near-term.

City of Bloomington Water Treatment Plant

25515 Waterside Way
Hudson, Illinois
61748

January 17, 2014

Report of Facilities Condition
Assessment



1.1 SUMMARY OF FINANCIAL REQUIREMENTS & CONDITIONS

1.2 Introduction

The City of Bloomington Water Treatment Plant (“the Property”) consists of a multi-building facility which treats surface water from Lake Bloomington and Evergreen and subsequently supplies potable water to the City of Bloomington. The Property has a treatment capacity of 22 million gallons of water per day and contains three detached one to three story water treatment buildings, detached water treatment structures and numerous site systems contained at the north of Lake Bloomington. Table EX-1 below provides a summary of the buildings contained at the Property and considered by this report.

Table EX-1 – Subject Buildings

Buildings	Approx. Gross Square Footage	Levels	Construction Date
Main Process Building ¹	22,536	B, 1, 2	1987
Annex Building ²	21,300 ³	B, 1, 2 (Partial)	1929, 1958, 1966
Clarifier Building	36,200	1 + partial mezzanine and basement	2000

1. Also referred to as the New Control / Filter Building and the New Plant
2. Also referred to as the Old Control / Filter Building and the Old Plant
3. Approximate measured area. All other floor areas are as reported to us.

Designed by Consoer, Townsend and Associates and PRC Engineering in March 1986 and developed by River City Construction Company with completion in mid 1987, the Main Process Building houses the majority of the water treatment process controls and equipment. Architecturally, the building contains a basement level and two upper floors, contains a structural steel superstructure with precast concrete floor and roof slabs, sloped asphalt shingle roofs, and a brick veneer exterior with double glazed windows. Services consist of air-handling units equipped with heating hot coils with select direct expansion cooling coils, heating hot water boilers, various exhaust fans, the main water treatment control room, high service pumps, chemical treatment systems, lime slaker units, rapid rate filters, and a hydraulic freight elevator. The building is in fair to good condition with major near-term expenditures consisting of roof replacement, air-handling unit refurbishments, HVAC control replacements, installation of a security and access control system, refurbishment of process pumps, and late-term replacement of High Service Pump #3 and #4, refurbishment of the water treatment filters, replacement/upgrades to SCADA system, and installation of a chlorine gas scrubber.

Once the primary building on the site, the southern portions of the existing Annex Building were designed in 1928 by Lundeen, Kooton, Roozen and Schaeffer for construction and occupancy in 1929. Additions were designed by Warren and Van Praag and added at the north in 1958 and 1966. The building currently houses 12 additional filters and the raw water intake pumps. Architecturally, the building contains a basement level and two upper floors, contains a structural steel superstructure (original section) and concrete

superstructure (additions), sloped asphalt shingle roofs (original section) and low-slope built-up roofs (additions), and a brick veneer exterior with a combination of original wood-framed windows, glass block and replacement double glazed windows. Services consist of air-handling units equipped with heating hot coils with select direct expansion cooling coils, heating hot water boilers, various exhaust fans, conventional sand filters, raw water intake pumps, testing laboratories, backup high service pumps, and a hydraulic passenger elevator. The building is in fair to good condition with major near-term expenditures consisting of roof replacement, refurbishment of air-handling units, upgrades/replacement of HVAC controls, overhaul of the emergency generator, refurbishment of the water treatment filters, installation of a security and access control system, refurbishment of the backwash and intake pumps, and replacement/upgrades to SCADA system.

The Clarifier Building consists of a steel portal frame corrugated steel enclosed industrial building which houses the four clarifiers and liquid carbon dioxide water treatment system. The building was erected in 2000. Architecturally, the building contains a single main level with small mechanical basement and mezzanine areas, a structural steel superstructure and an exterior wall and roof system consisting of prefinished corrugated steel sheeting. Services consist of a ventilation unit, exhaust fans, clarifier units, grit pumps, influent pumps, and liquid carbon dioxide water treatment systems. The building is in fair to good condition with major near-term expenditures consisting of roof coating, replacement of the grit pumps, installation of a security and access control system, and replacement/upgrades to SCADA system.

1.3 Scope of Services

On May 15, 2013, Benjamin Dutton, MRICS, MCIOB and Mr. D. Jonathan Bailey, CCM, CEM from Faithful+Gould, Inc. visited the Property to complete a comprehensive facilities condition assessment of the included buildings and site systems. The objectives of the assessment were to:

1. Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years
2. Determine failure probability of the various systems and components
3. Determine criticality of system and component failure

In order to meet the above objectives, we evaluated the current condition of the included buildings, site system and utilities and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

Please note that recommendations contained within this report do not address current capacity issues, future expansion needs / plans or increases in demand. Recommendations solely focus upon the condition, code and needs of the systems currently installed at the Property.

1.4 Financial Requirements

The following section provides a summary of capital expenditures for the included buildings and site systems over the study period. Over the 10 year study period considered by this report, significant capital related expenditures are anticipated. Table EX-2 on the following page provides a tabular listing of

expenditures for the 10 year period. Chart EX-1 on the following page provides a summary of expenditures for the buildings over the study period. All numbers are shown in 2014 dollar values.

Table EX-2 – Summary of Total Expenditures per Building over 10 year Study Period

	TOTAL
Entire Water Treatment Plant Cost Summary	\$6,313,393
Cost by Building/Utility System	
Main Process Building Inc. All Site Systems	\$3,467,098
Annex Building	\$2,392,045
Clarifier Building	\$454,250

Chart EX-1 – Summary of Total Expenditures per Building over 10 year Study Period

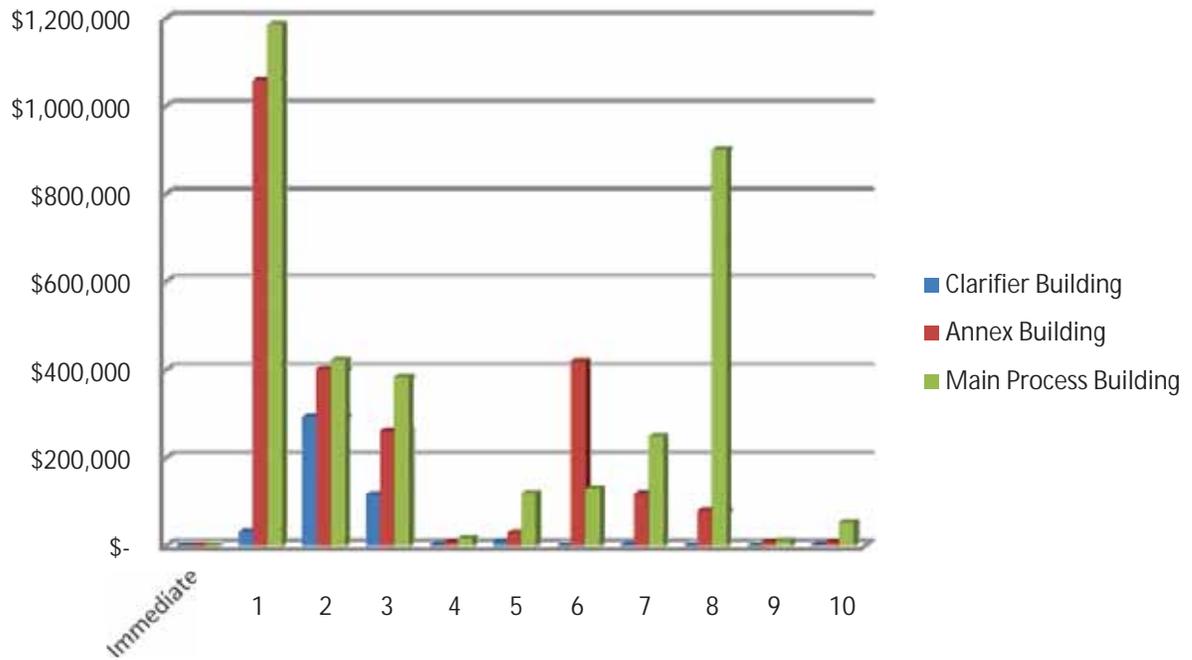
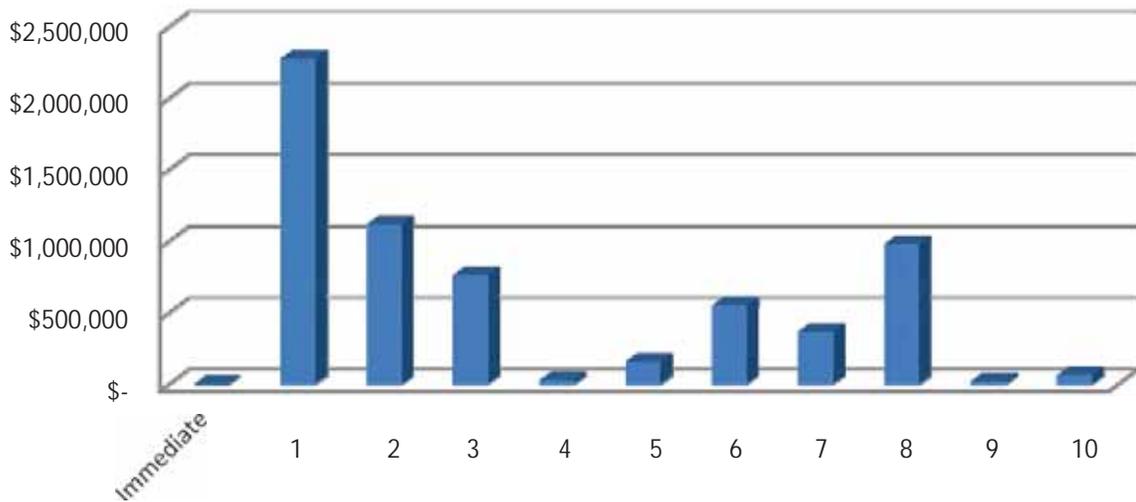


Table EX-3 provides a tabular listing of annual expenditures for all buildings over the 10 year period. Chart EX-2 provides a summary of total expenditures by year for all buildings. All numbers are shown in 2014 dollar values.

Table EX-3 – Summary of Total Expenditures for all Building over 10 year Study Period

Year	Expenditures
1	\$2,275,540
2	\$1,117,275
3	\$761,500
4	\$25,620
5	\$156,550
6	\$549,258
7	\$366,900
8	\$980,000
9	\$19,250
10	\$61,500
TOTAL	\$6,313,393

Chart EX-2 – Summary of Total Expenditures for all Building over 10 year Study Period



Tables EX-4 through EX-6 provides a tabular listing of annual expenditures for each building over the 10 year period. All numbers are shown in 2014 dollar values.

Table EX-4 – Summary of Total Expenditures over 10 year Study Period – Main Process Building & Site

Year	Expenditures
1	\$1,185,145
2	\$421,925
3	\$384,500
4	\$16,620
5	\$118,250
6	\$129,258
7	\$247,900
8	\$900,000
9	\$11,000
10	\$52,500
TOTAL	\$3,467,098

Table EX-5 – Summary of Total Expenditures over 10 year Study Period – Annex Building

Year	Expenditures
1	\$1,058,895
2	\$402,400
3	\$261,000
4	\$7,500
5	\$29,000
6	\$420,000
7	\$117,500
8	\$80,000
9	\$8,250

Year	Expenditures
10	\$7,500
TOTAL	\$2,392,045

Table EX-6 – Summary of Total Expenditures over 10 year Study Period – Clarifier Building

Year	Expenditures
1	\$31,500
2	\$292,950
3	\$116,000
4	\$1,500
5	\$9,300
6	\$0
7	\$1,500
8	\$0
9	\$0
10	\$1,500
TOTAL	\$454,250

To provide granularity and to ease project prioritization within the expenditure forecast, we have prioritized each expenditure by criticality. These priorities are listed below and are discussed in more detail within the Scope of Services section of this report. We have also assigned a numerical priority number to each expenditure. These are detailed at the end of this report section.

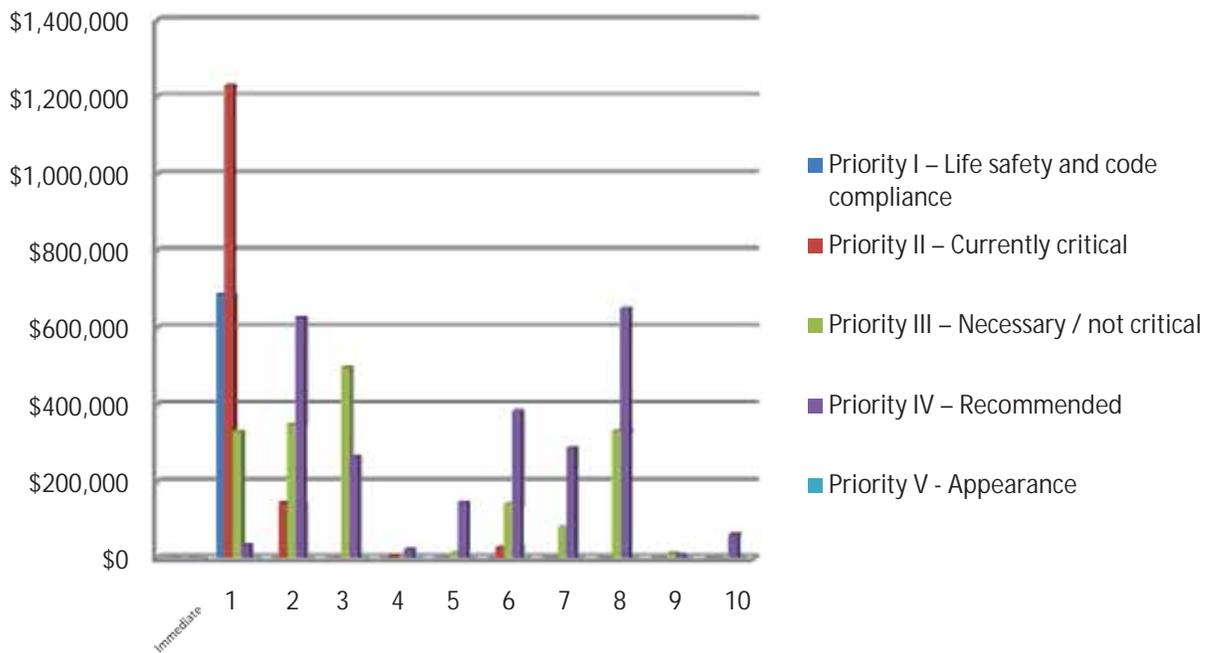
- Priority I – Life safety and code compliance
- Priority II – Currently critical
- Priority III – Necessary / not critical
- Priority IV – Recommended
- Priority V - Appearance

Tables EX-7 and Chart EX-3 on the following page provide a summary of expenditures for each Priority.

Table EX-7 – Expenditures by Named Priority over 10 year Study Period

Priority Grouping	Expenditures
Priority I – Life safety and code compliance	\$685,000
Priority II – Currently critical	\$1,403,885
Priority III – Necessary / not critical	\$1,743,775
Priority IV – Recommended	\$2,480,733
Priority V – Appearance	\$0
TOTAL	\$6,313,393.00

Chart EX-3 – Expenditures by Named Priority over 10 year Study Period



To further provide granularity and to ease project grouping with the expenditure forecast, we have grouped each expenditure by defect category. These categories are listed below and are discussed in more detail within the Scope of Services section of this report.

- Deferred maintenance
- Scheduled maintenance
- Capital renewal
- Energy and sustainability
- Risk and security

Tables EX-8 and EX-9, and Charts EX-4 and EX-5 provide a summary of expenditures for each Defect Category and System Grouping.

Table EX-8 – Expenditures by Defect Category over 10 year Study Period

Defect Category	Cost Summary (2014 - 2023)
Deferred Maintenance	\$2,152,020
Scheduled Maintenance	\$797,283
Capital Renewal	\$1,995,900
Energy and Sustainability	\$31,550
Risk and Security	\$1,336,640
TOTAL	\$6,313,393

Table EX-9 – Expenditures by System Grouping over 10 year Study Period

System Grouping	Cost Summary (2014 - 2023)
Building Infrastructure & Fabric	\$835,143
Mechanical Electrical & HVAC	\$1,929,050
Utilities Generation and Distribution	\$3,549,200
Carbon (Energy Conservation)	\$0
TOTAL	\$6,313,393

Chart EX-4 – Expenditures by Defect Category over 10 year Study Period

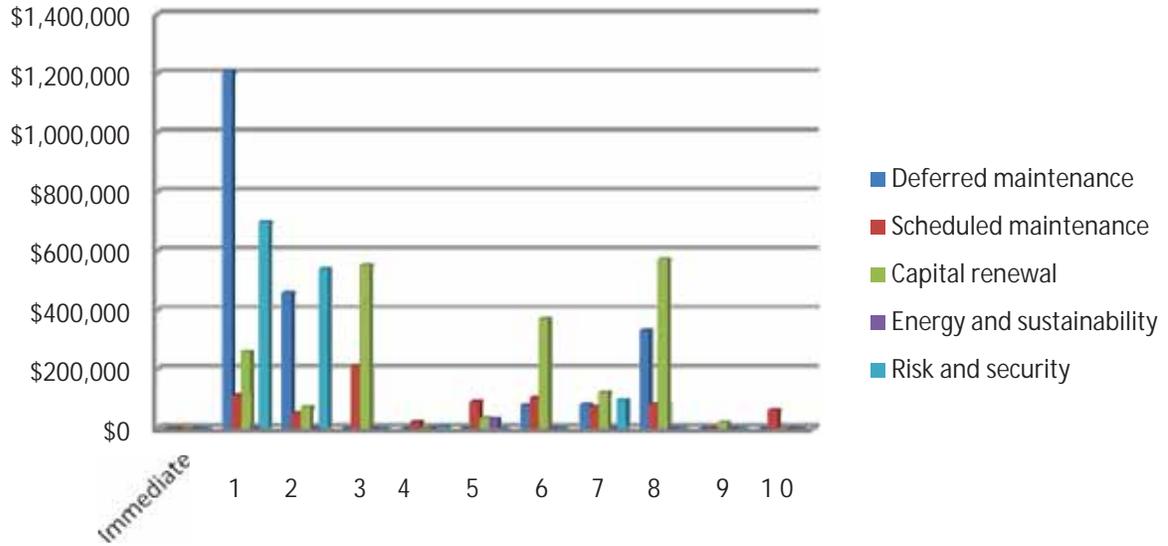
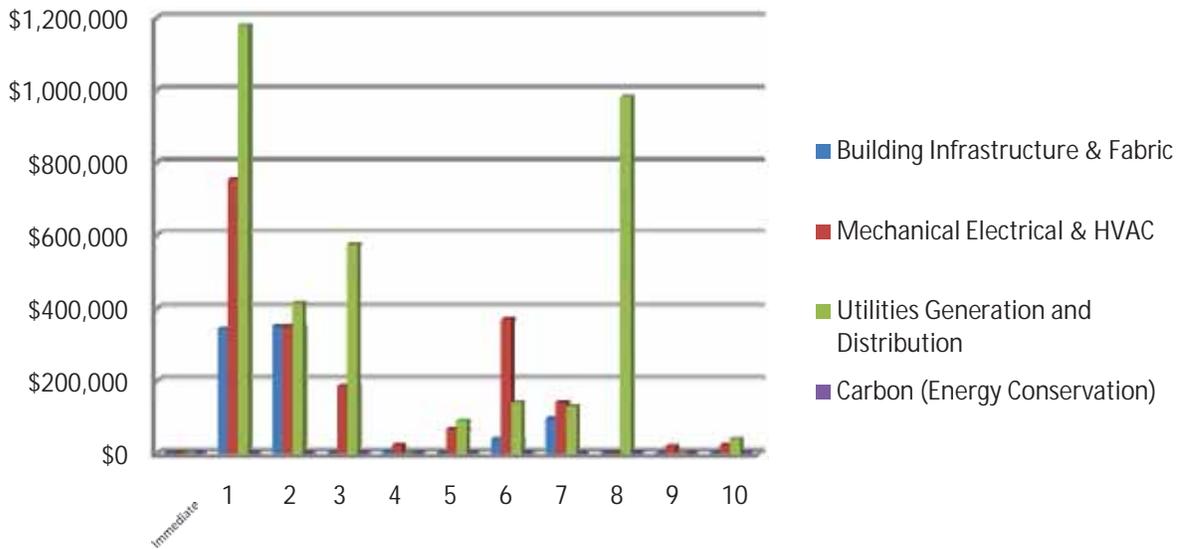


Chart EX-5 – Expenditures by System Grouping over 10 year Study Period



1.5 Facility Condition Index

The Facility Condition Index (FCI or FCNI) provides a relative measure for comparing one building (or group of buildings) to another. This index is a calculation, derived by dividing the total accumulated project cost for the 10-year window covered by this report by the total Component Replacement Value (CRV) of the building. When applying the index as an evaluation tool, the lower the number, the better the facility's condition. The CRV represents the cost to replace an existing building with one of similar use type and size on the same site. Table TX-5 on the following page provides a tabular listing of FCI by building. The CRV for all buildings was calculated at \$74,215,000. This includes demolition, site preparation, professional fees, and construction costs. The accumulated deferred maintenance for all buildings was calculated at **\$6,313,393** across the entire 10-year study period.

The index is intended to show the current and future conditions of the building if no capital investment is made. Tables EX-10 provides a summary of commonly used FCI / FCNI condition ranges. Chart EX-6 provides the numerical ranges of the FCI.

Table EX-10 – Facility Condition Index

Buildings	Accumulated Deferred Maintenance	Current Replacement Value (CRV)	Facility Condition Index (FCI)
Main Process Building ²	\$3,467,098	\$71,500,000	0.08 (Excellent)
Annex Building	\$2,392,045		
Clarifier Building ¹	\$454,250	\$2,715,000	0.16 (Good)
TOTAL	\$6,313,393	\$74,215,000	

1. Assumes a unit rate of \$75 per square feet.
2. Assumes a replacement unit rate of \$3.25 per gallon of water treated and a capacity of 22 million gallons per day. Assumes the following:
 - a. Water treatment plant treats surface water with typical pollutants
 - b. The treatment train includes lime addition, rapid mix, flocculation, sedimentation, gravity sand filters, and disinfection
 - c. Raw water intake pumping station (medium head mixed flow type pumps)
 - d. Booster pumping station to pump flow to storage tank (medium pressure)
 - e. No cost provisions for storage tanks
 - f. No provisions for additional site work and access facilities/administrative buildings included
 - g. No provisions for additional electrical equipment (transformer, switch gear, transfer switches, and etc)

Chart EX-6
FCI / FCNI Condition Ranges

Individual Building FCNI Range	Condition Description
0.00 - 0.10	Excellent condition, typically new construction
0.11 - 0.20	Good condition, renovations occur on schedule
0.21 - 0.30	Fair condition, in need of normal renovation
0.31 - 0.50	Below average condition, major renovation required
0.51 - 0.59	Poor condition, total renovation indicated
0.60 and above	Complete facility replacement indicated

1.6 Risk

To allow the City of Bloomington to balance containment of capital investment with probability and consequence of failure, we have assigned each project with a priority number. These numbers are in addition to the Priority I – V descriptive ratings previously detailed. Priority numbers have been calculated based upon assignment of risk resulting from system criticality, system condition and failure probability. Numerical scores from each element are multiplied to provide an end priority number. The higher the number, the higher the risk if the recommendation is not completed. Priorities are based on a per year basis.

Criticality

- 1 – Does not affect operations at all
- 2 – Minor effect on operations but backup systems limit downtime
- 3 – Stops operations for a period of time but repairs could be made quickly
- 4 – Major system shutdowns

Condition

- 1 – Good
- 2 – Fair
- 3 – Poor
- 4 – Very Poor

Failure Probability

- 1 – No chance of failure
- 2 – Slight chance of failure
- 3 – Increased chance of failure
- 4 – Chance of immediate failure

For instance, deterioration of the Process Water Piping could score 4 under Criticality, 3 under Condition and 3 under Failure Probability, resulting in a score of 36. We have categorized risk levels using the following numerical ranges. A listing of the highest priority items is included within the Appendix of this report. Tables R-1 and R-2 provide a graphical overview of risk by year and risks over the study period.

- 30 – 64 = High Risk
- 18 – 29 = Medium Risk
- 1 – 17 = Low Risk

Table R-1 – Numerical Risk By Year

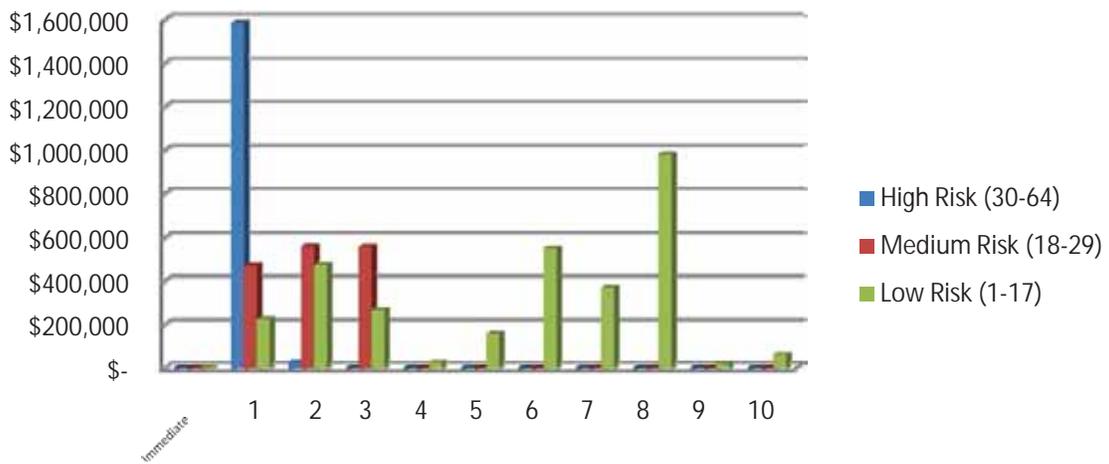
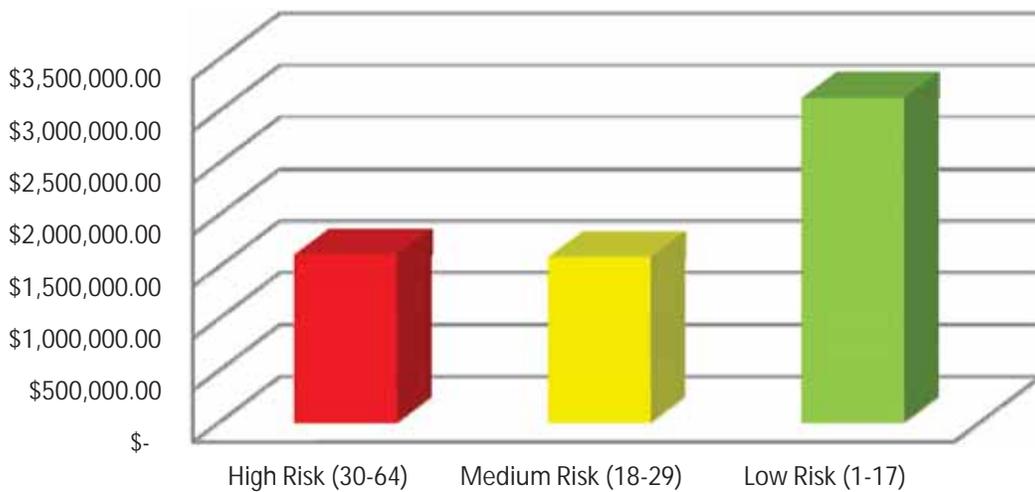


Table R-2 – Summary by Project Risk Number



System & Condition Summaries

Site Systems

Site features at the Property include asphalt-paved parking areas and associated roadways, perimeter fencing, a self-supporting telecommunication tower, the sea wall systems and stormwater management features. Asphalt pavements are in generally fair to poor condition. To ensure continued performance of the pavements, resurfacing of all pavements and localized full depth repair should be completed near-term. Perimeter fencing was in fair condition with areas of damage and detachment. We have recommended budgeting for near-term repair followed by mid to late-term replacement. The telecommunication tower and stormwater management systems appeared to be in good condition. Portions of the seawall replaced in 2004 were in good condition. Remaining portions (consisting of steel shoring) were corroded and promoting erosion. We have recommended abandonment of the current shoring wall and the installation of riprap (stone bolder) seawall.

Structural Systems

The Main Process Building is of steel-framed construction supported on caissons and supporting precast floor and roof planks. The structure is in good condition. However, vertical cracks were noted in the lime store room. Cracks appear historic in nature. However, as a proactive measure, crack monitors should be installed to determine the extent of any movement.

The Annex Building contains a structural steel (iron) superstructure with vaulted floors at the 1929 section and a conventionally-reinforced concrete superstructure with precast roof decks at the additions. The structural systems appeared to be in good condition and should not require replacement within the study period.

The Clarifier Building contains a structural steel portal frame. The structural systems appeared to be in good condition and should not require replacement within the study period.

Roofing Systems

The Main Process Building is covered with a sloped roof system covered with asphalt shingles. Installed at the time of construction in 1987, the shingles are in fair to poor condition and should be replaced near-term.

The Annex Building is covered with asphalt shingles at the original sections and a low-slope built-up roofing system at the additions. Both roofs are in fair to poor condition and will require near-term replacement.

The roof system at the Clarifier Building consists of prefinished profiled steel corrugated roof panels placed in a gable configuration. The roof is in fair condition with failure of gaskets and connection sealants noted and areas of water ingress observed. We have recommended budgeting for the near-term application of an elastomeric coating over the roof system.

Exterior Elements

The exterior wall system at the Main Process Building consists of a full height brick veneer with double glazed window units. The exterior was in good condition. Near-term expenditures will focus upon replacement of failed perimeter and control joint sealants.

The exterior wall system at the Annex Building also consisted of a full height brick veneer. Windows consisted of a combination of original wood and replacement double glazed windows. The exterior was in good condition but requires near-term investment in order to maintain its integrity. We have recommended budgeting for near-term brick repair, repainting and refurbishment of original wood windows.

At the Clarifier Building, the exterior wall system consisted of prefinished steel cladding panels. The exterior was in good condition and should not require significant repair or replacement within the study period.

Mechanical Systems

Heating hot water for air conditioning purposes in the Main Process Building and the Annex Buildings is generated by two natural gas flexible water tube boilers located in each building. The heating hot water boilers were manufactured by Unilux in 1987. The heating hot water boilers serve the air handling units, unit heaters, and perimeter fin tube baseboard heaters within the building. Heating hot water is distributed throughout the buildings via distribution and circulation pumps. Heating within the Clarifier Building and Carbonation Control Building is provided by electric unit heaters.

Conditioned air for the Main Process and the Annex Buildings is provided by air-handling units located throughout the buildings. The multi-zone air-handling units are primarily equipped with heating hot water coils, with select units having direct expansion coils for cooling purposes. The remote condensing units are mounted at grade adjacent to the mechanical room containing the corresponding air-handling unit. Conditioned air within the Main Process and Annex Buildings is duct to each zone via sheet metal ducts. Zone dampers are installed on each unit which controls the amount of primary conditioned air to the associated zones, based on local thermostats. Outside air for ventilation of the occupied areas is drawn through each air-handling unit air intake louvers. The Clarifier Building is only equipped with a ventilation unit which provides unconditioned air into the space. Exhaust systems within each building consist of various sized exhaust units and serve utility spaces, restrooms, and storage areas.

The HVAC systems in the Main Process and Annex Buildings are controlled by a pneumatic control system. Compressed air is provided by the process control air compressors. Controls in the Clarifier and Carbonation Control Buildings are limited to wall mounted thermostats.

The heating hot water boilers throughout the Property appeared to be in fair condition. Based on the age of the boilers and burners, we have recommended budgeting for the overhaul of the heating hot water boilers near-term in order to improve the overall efficiency of the boiler and to extend the useful life of each boiler. We also noted that there was no form of water treatment system installed on the heating hot water system. In addition, the system is often shut down when temperatures do not call for the heating system to be operational. This also allows the water to settle and cause additional corrosion within the piping. We recommend budgeting for the installation of a water treatment system at the Main Process and Annex Buildings near-term. Due to the condition of the heating hot water system and lack of proper water treatment, we anticipate that the heating hot water system contains considerable amounts of debris. We have recommended budgeting for the flushing of the heating hot water system within the Main Process and Annex Buildings near-term. The distribution piping appeared to be in fair condition with

signs of corroded joints and piping noted. We recommend budgeting an allowance for periodic piping replacements at the Main Process and Annex Buildings beginning near-term. The distribution pumps also appeared to be in poor to fair condition. We have recommended budgeting for their replacement near-term. The remaining heating systems within the Clarifier and Carbonation Control Building should remain serviceable throughout the study period.

The air-handling units within the Main Process and Annex Buildings are in poor to fair condition. We noted that the pneumatic tubing for each of the zone dampers have been disconnected, corroded valves, and inoperable condensing units. In addition, we were informed that the air handling units are not operated on a routine basis due to the fact the systems are not functioning properly primarily due to the type and configuration of the controls originally installed on the units. As a result, the systems have not been utilized and have been maintained on a limited basis. Due to the fact that the air-handling units are not operated on a routine basis can lead to poor indoor air quality. We have recommended budgeting for the refurbishment of the air-handling units in the Main Control and Annex Buildings near-term. The ventilation and exhaust systems in each of the buildings appeared to be in fair to good condition. Based on the types of exhaust fans installed, within the Main Process and Annex Buildings, we anticipate that the exhaust fans will remain serviceable with only select component replacement needed throughout the study period. However, as part of the recommendation to upgrade the HVAC control system, we have included the associated costs of connecting the exhaust fans for the chemical storage and process rooms into the HVAC control system in order to maintain proper air quality within each room.

The HVAC control system is in poor condition, with most of the pneumatic controls no longer operational. Based on the overall condition of the control system, we have recommended budgeting for the replacement of the existing control system with a full direct digital control (DDC) system in the Main Process and Annex Buildings near-term. As part of the upgrades, we recommend adding air monitoring features throughout each building to ensure proper indoor air quality is maintained. The limited controls within the Clarifier and Carbonation Control Buildings should remain serviceable throughout the study period.

Electrical Systems

Primary electrical service for the Property is supplied at 2,400-volts, 3-phase from the utility substation. A single utility feed serves an outdoor switchgear station, S1, located near the Annex Building. Switchgear station S1 then feeds the medium voltage service panel in the Main Process Building and the 1,200-amp substation, labeled U2, located in the Annex Building. The 2,400-volt switchgear within the Main Process and Annex Buildings then feed various motor control centers and transformers. The 2,400-volt service is then reduced down to 120/208 and 240/480-volt for general use and various process equipment. The 2,400-volt service is primarily used for the high service pumps. Power for the Clarifier and Carbonation Buildings is provided from the low voltage switchboard located within the Main Process Building. Emergency power is provided by a 500-kw and a 2,000-kw diesel-engine-driven emergency generator. The 500-kw generator is located in the basement of the Annex Building, while the 1,500-kw generator is located in an exterior enclosure adjacent to the Main Process Building. Lighting within each building primarily consists of compact fluorescent and T8 fluorescent fixtures with some T12 and incandescent lighting fixtures remaining.

The electrical installations for the building appeared to be overall in fair condition and adequate to meet the current needs of the Water Treatment Plant. However, should the operations of the Water Treatment Plant expand to meet additional customer demand; an additional electrical service will most likely have to be installed to handle the additional loads placed on the system. As a good operating practice we have recommended budgeting for preventative maintenance activities associated with completing thermography scans and subsequent corrections of the electrical systems at each building beginning near-term. The electrical equipment located within the Annex Building appeared to date to the late 1970's early 1980's, with the exception of substation U2 which was installed in 1987. As the components continue to age replacement components will become obsolete and could cause significant downtime if a component does fail. We have recommended budgeting for upgrading the substation mid- to late-term to ensure service continuity.

The 500-kw emergency generator appeared to be in poor to fair condition with leaking oil noted around the components. We have recommended budgeting for the overhaul of the generator near-term to ensure the generator is in proper working order. The 1,500-kw emergency generator appeared to be in fair-to-good condition. Based on the age and criticality of service, we recommend completing an overhaul of the emergency generator near-term to ensure continuity of service. We also noted that the emergency generators are not equipped with an automatic transfer switch. We were informed that this is due to the various process and/or testing equipment that once power is lost have to be properly reset. We have recommended budgeting for the installation of an uninterruptable power supply to serve the various process loads that are sensitive to power disruptions. In addition, we have recommended budgeting for the installation of an automatic transfer switch for both generators near-term to ensure proper switching to emergency power.

As an energy savings project we have recommended budgeting for the conversion of the remaining T12 and incandescent fixtures to a more energy efficient T8 or compact fluorescent fixture along with the installation of dual technology occupancy sensors. In addition, we have also recommended replacing the existing exit signage with a more energy efficient LED type fixture.

During our site visit we did note that in general the site has limited security systems which limit access to the various buildings and control rooms. Due to the limited number of people on site and the risks associated with an unauthorized person accessing the site or systems, we have recommended installing a security and access control system on each of the buildings.

Plumbing Systems

Domestic water service is provided to the various buildings via connections off the 36" high service main. Plumbing systems at the Property include the domestic water booster pump and controls for process purposes, natural gas fired water heaters, cast iron sanitary and storm sewer piping, copper domestic hot and cold water piping, and storm water systems. Plumbing systems appeared to be in generally in fair condition. Based on the limited amounts of domestic water service for building occupant use, we anticipate that any repairs or replacements will be completed as part of routine maintenance activities on an as needed basis. This includes replacements of domestic water heaters and plumbing fixtures.

Water treatment systems at the Property include the raw water pumps, four Claricone clarifiers, lime softening equipment, direct injection carbonation system, conventional and rapid rate filters, chemical

treatment systems, high and low rise distribution pumps, reclaim basins, underground storage wells and the Supervisory Control and Data Acquisition (SCADA) system. In general the overall condition of the Water Treatment Systems appeared to be in fair condition and has been well maintained with the resources being allotted. Over the 10-year period we have recommended a variety of upgrades and replacements that relate to the existing system currently being utilized. We have recommended budgeting for the refurbishment of the various high service, low service, backwash, and various pumps throughout the study period. We have typically scheduled these on a 5-year interval to ensure continuity of service. In addition, we have recommended budgeting for the replacement of the 2,400-volt high service pump assemblies late-term as the pumps will have reached the end of their serviceable life and due to the possibility the electrical utility may no longer provide a 2,400-volt service. We have also recommended budgeting for the replacement of the pneumatic piston valves near-term as these valves have started to routinely fail. The rapid rate filters appeared to be in good condition with only one filter not in operation due to a damaged drain tile. The conventional filters in the Annex Building appeared to be in poor to fair condition with two of the filters needing repairs. Based on the age and condition of the filters, we have recommended budgeting for the refurbishment of the filters near-term. The remaining expenditures relate to reconfiguring the clarified water supply piping due to sediment build up reducing overall output capacity to the filters and the installation of a new SCADA system as the existing system is becoming obsolete.

Fire & Life Safety

Fire and life safety elements observed are limited to structural fire protection, illuminated exit signs, leak detection systems, and hand held fire extinguishers. The fire and life safety elements installed throughout the buildings are minimal as there are no dry or wet-pipe fire suppression systems or fire alarm detection and notification systems installed throughout the Property. During our site visit we noted that the chlorine tank storage area in the Main Process Building was not protected with scrubber/filtration system to remove and filter the chlorine gas in the event one of the tanks leaks. We have recommended budgeting for the installation of a chlorine gas scrubber system to help enhance the existing spill prevention program and help mitigate the risks associated with a chlorine gas leak.

Conveyance Systems

The Main Process Building and the Annex Building each contained a three stop hydraulic elevator installed by the Dover Elevator Company in 1987. Elevators were in generally good condition and reportedly receive minimal use. Based upon anticipated system obsolescence, we have recommended budgeting for late-term replacement of controllers and door packages.

Interior Finishes

Interior finishes at each building were minimal and in-keeping with the service use of the buildings. Replacement of finishes is not anticipated within the study period.

Accessibility

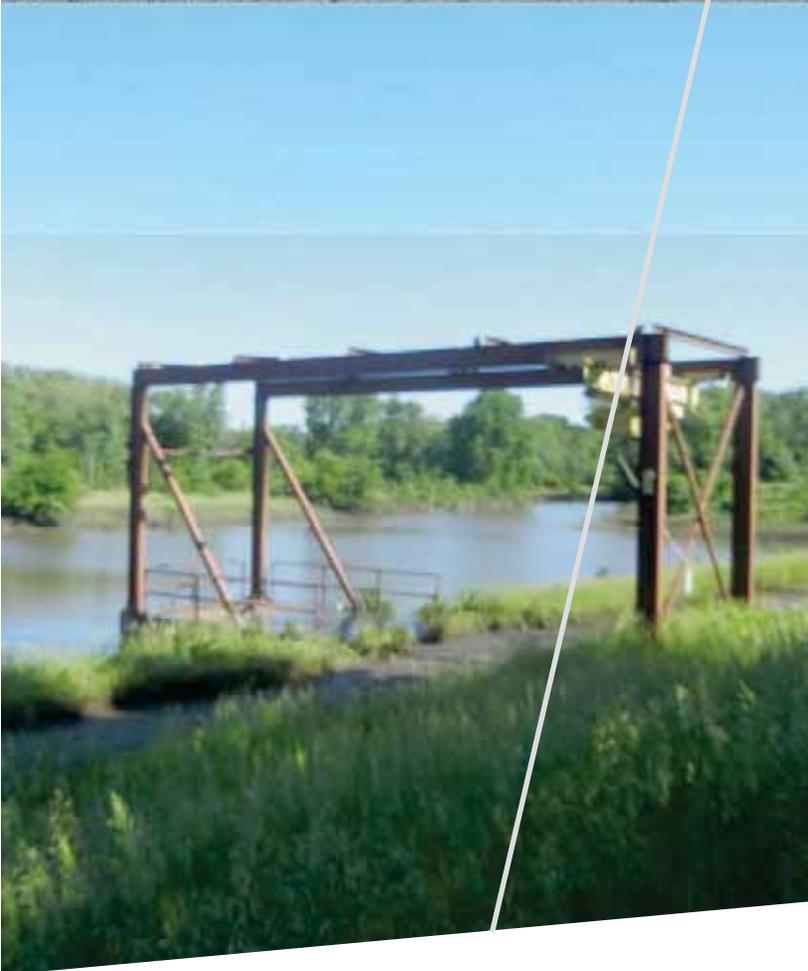
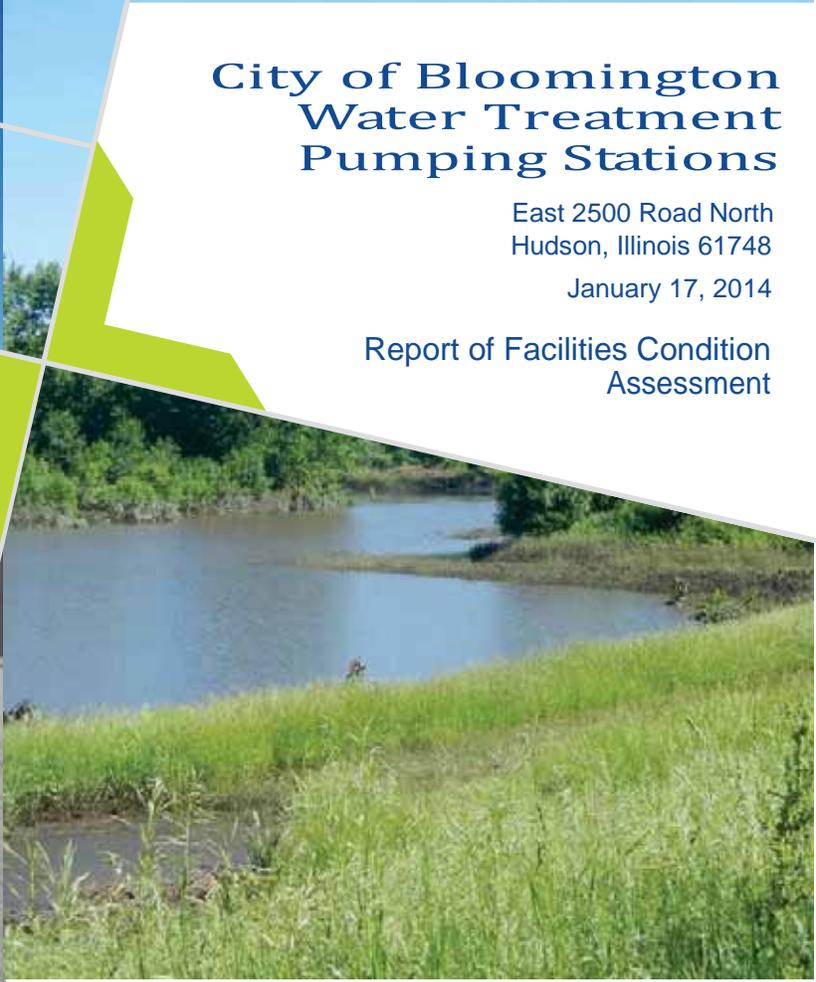
We evaluated the buildings for compliance with the 1991 Americans with Disability Act (ADA) Accessibility Guidelines. The buildings contained significant barriers to access. Given the pre 1991 age of the buildings and their limited life, we anticipate that accessibility upgrades will only be completed if specifically requested by a disabled worker. As the timing and actuality of this is unknown, we have not included an allowance for this work.

City of Bloomington Water Treatment Pumping Stations

East 2500 Road North
Hudson, Illinois 61748

January 17, 2014

Report of Facilities Condition
Assessment



1.1 SUMMARY OF FINANCIAL REQUIREMENTS & CONDITIONS

1.2 Introduction

The City of Bloomington Lake Evergreen Pump Station and the Mackinaw River Pump Station consists of two main pumping facilities which help provide ground water for treatment at the City of Bloomington's Water Treatment Plant. The facilities are located on two different sites at the north end of Lake Evergreen. One site is located on the banks of Lake Evergreen and consists of a single story masonry structure. The other site is located less than a half of a mile to the northwest along the Mackinaw River and also consists of a single story masonry structure. Table 1-1 below provides a summary of the buildings contained at the two sites and considered by this report.

Table 1-1 – Subject Buildings

Buildings	Approx. Gross Square Footage	Levels	Construction Date
Lake Evergreen Pump Station	950	1	1969
Mackinaw River Pump Station	400	1	1990

The Lake Evergreen Pump Station was designed by Warren & Van Praag Consulting Engineers beginning in 1968 and developed by the joint venture of Mautz & Oren Inc. and Pautler Bros. Inc with completion in mid 1970, the Lake Evergreen Pump Station houses the low rise service pumps which provide ground water from Lake Evergreen to the City of Blooming Water Treatment Plant located on Lake Bloomington. Architecturally the building consists of precast concrete roof panels supported on the exterior wall system, low sloped ballasted built-up roofing system, and structural brick wall system with hollow metal doors. Services consist of a split-system air conditioning unit, unit heaters, 2,400- and 480-volt electrical service, diesel engine-driven emergency generator, low services pumps, and the SCADA system.

The Mackinaw River Pump Station was designed by Farnsworth & Wylie P.C. beginning in 1988 and developed by Stark Excavating in 1989 and 1990. The Mackinaw River Pump Station contains the pumps which transfer ground water from the Mackinaw River overflow basin to Lake Evergreen during periods when the lake levels are below normal. Architecturally the building consists of pre-fabricated wooden trusses supported on the exterior wall system, sloped asphalt shingled roof system, and the concrete masonry unit exterior wall system with a hollow metal door. Services consist of an electric unit heater, transfer pumps, 480-volt electrical service, and the SCADA system.

1.3 Scope of Services

On June 3, 2013, Mr. Jonathan Bailey, CCM, CEM from Faithful+Gould, Inc. visited the Properties to complete a comprehensive facilities condition assessment of the included buildings and site systems. The objectives of the assessment are listed on the following page.

1. Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years
2. Determine failure probability of the various systems and components
3. Determine criticality of system and component failure

In order to meet the above objectives, we evaluated the current condition of the included buildings, site system and utilities and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

Please note that recommendations contained within this report do not address current capacity issues, future expansion needs / plans or increases in demand. Recommendations solely focus upon the condition, code and needs of the systems currently installed at the Property.

1.4 Financial Requirements

The following section provides a summary of capital expenditures for the included buildings and site systems over the study period. Tables 1-2 and 1-3 provide a tabular listing of expenditures for the 10 year period. All numbers are shown in 2014 dollar values.

Table 1-2 – Summary of Total Expenditures per Building over 10 year Study Period

Year	Lake Evergreen Pump Station	Mackinaw River Pump Station
Immediate	\$0	\$0
1	\$45,000	\$78,000
2	\$30,000	\$15,000
3	\$857,000	\$57,500
4	\$11,330	\$7,500
5	\$10,000	\$0
6	\$58,500	\$75,000
7	\$18,000	\$0
8	\$0	\$9,700
9	\$0	\$0
10	\$0	\$0
TOTAL	\$1,029,830	\$242,700

Table 1-3 – Expenditures by Named Priority over 10 year Study Period

Priority Grouping	Expenditures (All Buildings)
Priority I – Life safety and code compliance	\$0
Priority II – Currently critical	\$995,250
Priority III – Necessary / not critical	\$102,200
Priority IV – Recommended	\$160,080
Priority V – Appearance	\$0
TOTAL	\$1,257,530

1.5 Risk

To allow the City of Bloomington to balance containment of capital investment with probability and consequence of failure, we have assigned each project with a risk number. A complete risk assignment for each recommended project is included within Appendix C of this report. Items of high risk from both a criticality, condition and failure probability standpoint are summarized in Table 1-4 below.

Table 1-4 – Near-Term Risk Items

Item	Cost
Upgrade Electrical Service at Lake Evergreen	\$132,000
Replace Pump #1 and #2 at Lake Evergreen	\$550,000
TOTAL	\$682,000

1.6 Facility Condition Index

The Facility Condition Index (FCI or FCNI) provides a relative measure for comparing one building (or group of buildings) to another. This index is a calculation, derived by dividing the total accumulated project cost for the 10-year window covered by this report by the total Component Replacement Value (CRV) of the building. The index is intended to show the current and future conditions of the buildings if no capital investment is made. Table 1-5 on the following page provides a summary of the FCI / FCNI condition ranges for the buildings.

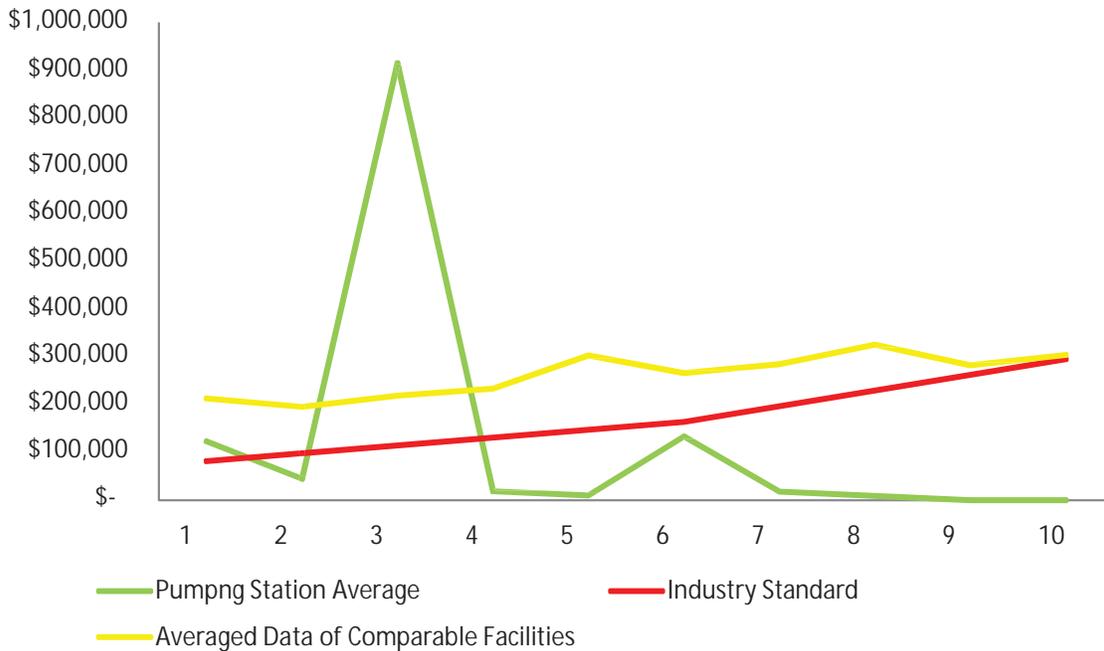
Table 1-5 – Facility Condition Index

Buildings	Accumulated Expenditures	Current Replacement Value (CRV)	Facility Condition Index (FCI)
Lake Evergreen Pump Station	\$1,029,830	\$5,250,000	0.19 / Good
Public Works Garage	\$242,700	\$2,950,000	0.08 / Good
TOTAL	\$1,272,530	\$8,200,000	

1.7 Comparison to Other Municipalities

Each year, Faithful+Gould completes condition assessment of hundreds of municipal buildings. This subsection aims to benchmark the subject buildings with comparable facilities assessed by Faithful+Gould for other municipalities. Furthermore, to provide an additional benchmark of condition, we have compared the capital investment requirements of the buildings with a commonly held industry standard as published by the International Facility Management Association (IFMA). This standard states that capital investment in facilities should total between 2 and 4% of their replacement value. Refer to Chart 1-1 for details.

Chart 1-1 – Capital Requirements Vs. Comparable & Industry Standard



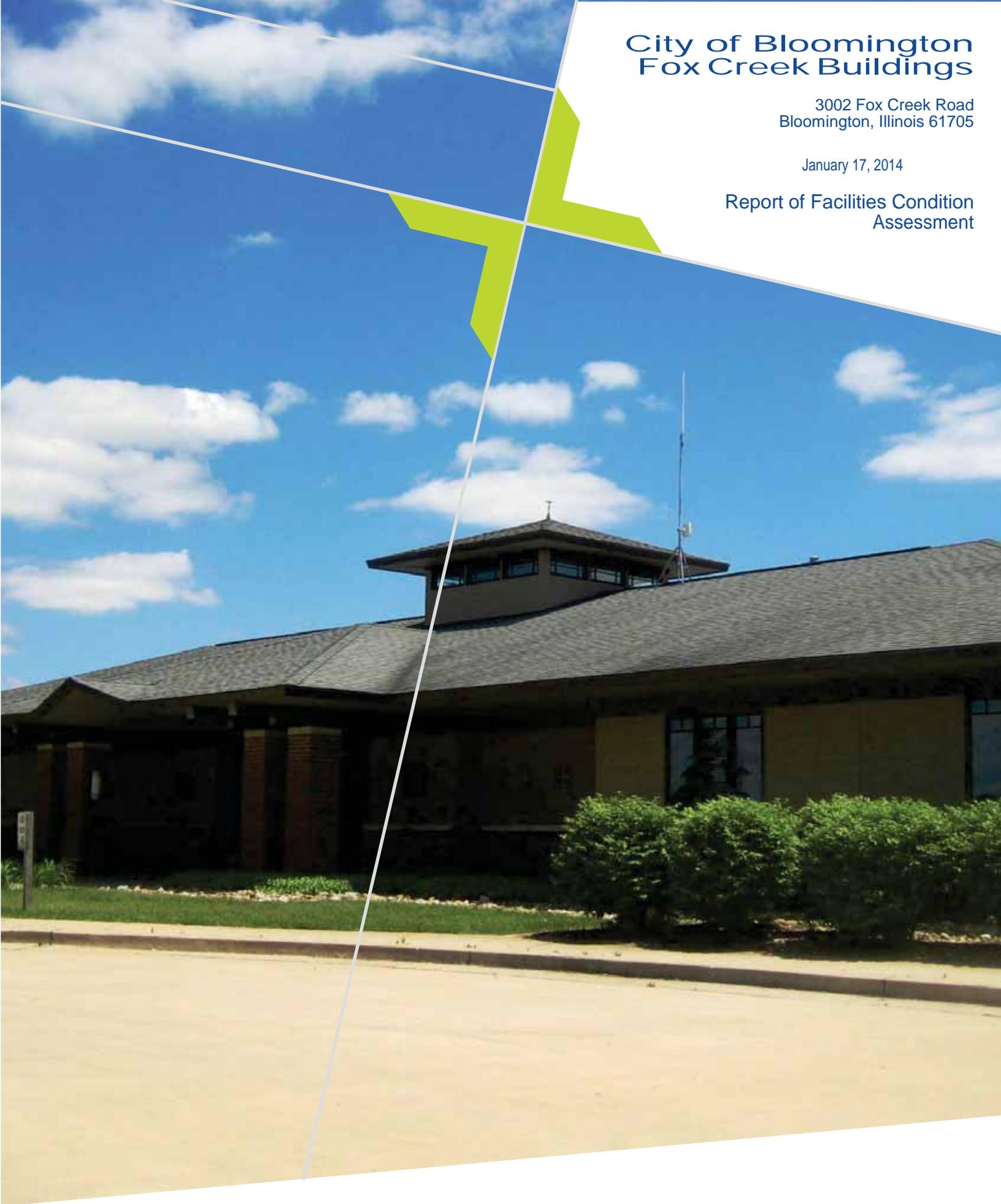
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City of Bloomington Fox Creek Buildings

3002 Fox Creek Road
Bloomington, Illinois 61705

January 17, 2014

Report of Facilities Condition Assessment



1.1 SUMMARY OF FINANCIAL REQUIREMENTS & CONDITIONS

1.2 Introduction

The Fox Creek Clubhouse, Maintenance Building, and Pump House (“the Property”) consist of three detached buildings located at 3002 Fox Creek Road in Bloomington, Illinois. The Clubhouse serves the Fox Creek Golf Course and provides a golf shop, a snack bar, and a banquet facility for members. The Maintenance Building also serves the Fox Creek Golf Course and is primarily utilized for storage of maintenance equipment. The Pump House contains irrigation pumps that serve the Fox Creek Golf Course. Table 1-1 below provides a summary of the buildings contained at the Property and considered by this report. This report excludes site features contained at the golf course.

Table 1-1 – Subject Buildings

Buildings	Approx. Gross Square Footage	Levels	Construction Date
Fox Creek Clubhouse	6,428	B, 1	1998
Fox Creek Maintenance Building	7,200	1	2004
Fox Creek Pump House	400	1	1998

1.3 Scope of Services

On June 3, 2013 and June 4, 2013, Mr. Richard North, BSc (Hons), Mr. D. Jonathan Bailey, CCM, CEM, and Benjamin Dutton, MRICS, MCIOB from Faithful+Gould, Inc. visited the Property to complete a comprehensive facilities condition assessment. The objectives of the assessment were to:

1. Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years
2. Determine failure probability of the various systems and components
3. Determine criticality of system and component failure

In order to meet the above objectives, we evaluated the current condition of the buildings and utilities and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

1.4 Financial Requirements

The following section provides a summary of capital expenditures for the buildings over the study period. Tables 1-2 and 1-3 provide a listing of annual and categorized capital expenditures over the 10 year period.

Table 1-2 – Summary of Total Expenditures over 10 year Study Period

Year	Clubhouse	Maintenance Building & Pump House
Immediate	\$0	\$0
1	\$16,385	\$12,500
2	\$26,000	\$4,500
3	\$12,500	\$1,125
4	\$36,050	\$2,000
5	\$0	\$0
6	\$11,800	\$0
7	\$0	\$0
8	\$0	\$0
9	\$17,000	\$0
10	\$0	\$0
TOTAL	\$119,735	\$20,125

Table 1-3 – Expenditures by Named Priority over 10 year Study Period

Priority Grouping	Clubhouse	Maintenance Building & Pump House
Priority I – Life safety and code compliance	\$0	\$0
Priority II – Currently critical	\$20,785	\$12,500
Priority III – Necessary / not critical	\$62,900	\$1,125
Priority IV – Recommended	\$0	\$6,500
Priority V – Appearance	\$36,050	\$0
TOTAL	\$119,735	\$20,125

1.5 Risk

To allow the City of Bloomington to balance containment of capital investment with probability and consequence of failure, we have assigned each project with a risk number. A complete risk assignment for each recommended project is included within Appendix C of this report. Items of high risk from both a criticality, condition and failure probability standpoint are summarized in Table 1-4 below.

Table 1-4 – Near-Term Risk Items

Item	Cost
None	

1.6 Facility Condition Index

The Facility Condition Index (FCI or FCNI) provides a relative measure for comparing one building (or group of buildings) to another. This index is a calculation, derived by dividing the total accumulated project cost for the 10-year window covered by this report by the total Component Replacement Value (CRV) of the building. The index is intended to show the current and future conditions of the buildings if no capital investment is made. Table 1-5 provides a summary of the FCI / FCNI condition ranges for the buildings.

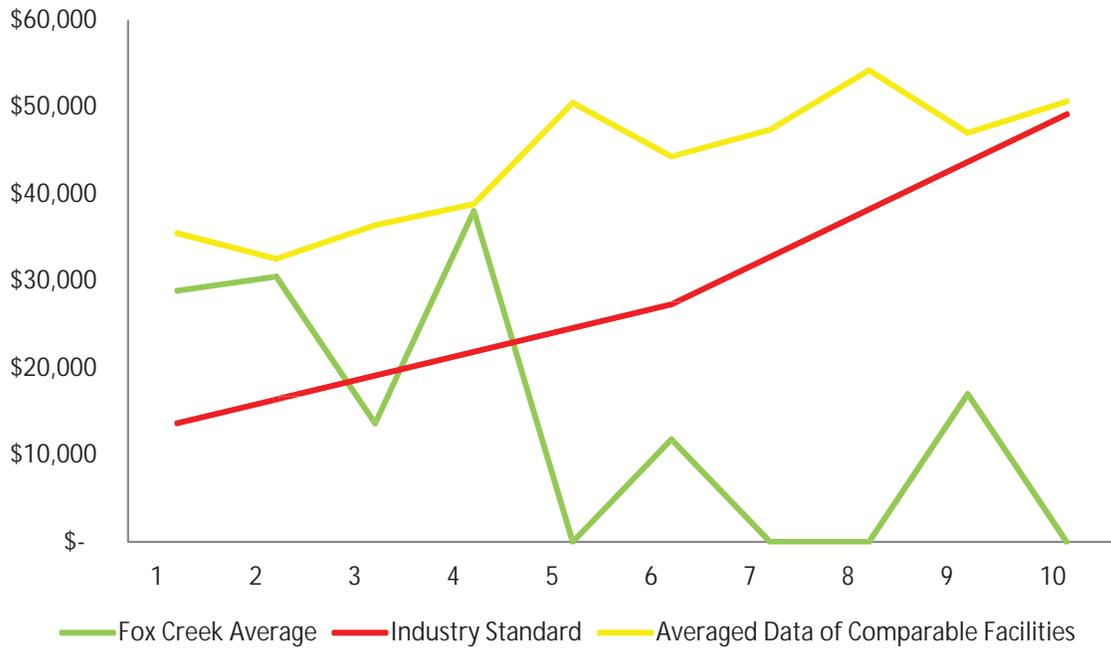
Table 1-5 – Facility Condition Index

Buildings	Accumulated Expenditures	Current Replacement Value (CRV)	Facility Condition Index (FCI)
Clubhouse	\$119,735	\$1,041,496	0.11 / Good
Maintenance Building	\$20,125	\$324,000	0.06 / Excellent
TOTAL	\$139,860	\$1,365,496	

1.7 Comparison to Other Municipalities

Each year, Faithful+Gould completes condition assessment of hundreds of municipal buildings. This subsection aims to benchmark the subject buildings with comparable facilities assessed by Faithful+Gould for other municipalities. Furthermore, to provide an additional benchmark of condition, we have compared the capital investment requirements of the buildings with a commonly held industry standard as published by the International Facility Management Association (IFMA). This standard states that capital investment in facilities should total between 2 and 4% of their replacement value. Refer to Chart 1-1 on the following page for details.

Chart 1-1 – Capital Requirements Vs. Comparable & Industry Standard



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City of Bloomington Highland Park Buildings

1613 S. Main Street
Bloomington, Illinois 61701

January 17, 2014

Report of Facilities Condition
Assessment



1.1 SUMMARY OF FINANCIAL REQUIREMENTS & CONDITIONS

1.2 Introduction

The Highland Pro Shop and the Highland Meeting and Maintenance Building (“the Property”) located at 1613 S. Main Street in Bloomington, Illinois consist of two detached buildings which serve the Highland Park Golf Course. Table 1-1 below provides a summary of the buildings contained at the Property and considered by this report. This report excludes consideration of the golf course and related recreational site components.

Table 1-1 – Subject Buildings

Buildings	Approx. Gross Square Footage	Levels	Construction Date
Pro Shop	3,000 ¹	1 + partial mezzanine	1880
Meeting and Maintenance Building	8,240 ¹	2	1880

1. Approximate measured area. All other floor areas are as reported to us.

1.3 Scope of Services & Re-Use of Vacant Spaces

Scope of Services

On June 3, 2013 and June 4, 2013, Mr. Richard North, BSc (Hons) and Mr. Benjamin Dutton, MRICS, MCIQB from Faithful+Gould, Inc. visited the Property to complete a comprehensive facilities condition assessment. The objectives of the assessment were to:

1. Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years
2. Determine failure probability of the various systems and components
3. Determine criticality of system and component failure

In order to meet the above objectives, we evaluated the current condition of the buildings and utilities and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

Re-Use of Vacant Space

The eastern portions of the upper level of the Meeting and Maintenance Building contains a residential apartment. The apartment is vacant with interior finishes and fixtures in a severely deteriorated condition. In order to allow re-occupation of the apartment significant interior renovation, mechanical and fire code related upgrades will be required. For the purposes of this report, we have assumed that the apartment will not be re-occupied and as such have not included allowances for re-occupation.

1.4 Financial Requirements

The following section provides a summary of capital expenditures for the buildings over the study period. Tables 1-2 and 1-3 provide a listing of annual and categorized capital expenditures over the 10 year period.

Table 1-2 – Summary of Total Expenditures over 10 year Study Period

Year	Pro Shop	Meeting and Maintenance Building
Immediate	\$0	\$0
1	\$174,718	\$293,425
2	\$1,400	\$0
3	\$5,214	\$0
4	\$3,500	\$0
5	\$0	\$0
6	\$0	\$0
7	\$0	\$0
8	\$0	\$0
9	\$0	\$0
10	\$0	\$0
TOTAL	\$184,832	\$293,425

Table 1-3 – Expenditures by Named Priority over 10 year Study Period

Priority Grouping	Pro Shop	Meeting and Maintenance Building
Priority I – Life safety and code compliance	\$22,180	\$0
Priority II – Currently critical	\$61,180	\$242,425
Priority III – Necessary / not critical	\$4,900	\$51,000
Priority IV – Recommended	\$0	\$0
Priority V – Appearance	\$5,214	\$0
TOTAL	\$184,832	\$293,425

1.5 Risk

To allow the City of Bloomington to balance containment of capital investment with probability and consequence of failure, we have assigned each project with a risk number. A complete risk assignment for each recommended project is included within Appendix C of this report. Items of high risk from both a criticality, condition and failure probability standpoint are summarized in Table 1-4 below.

Table 1-4 – Near-Term Risk Items

Item	Cost
Install Fire Alarm System at Pro Shop	\$7,000
Masonry Façade Restoration / Repair at Meeting and Maintenance Building	\$216,425
TOTAL	\$223,425

1.6 Facility Condition Index

The Facility Condition Index (FCI or FCNI) provides a relative measure for comparing one building (or group of buildings) to another. This index is a calculation, derived by dividing the total accumulated project cost for the 10-year window covered by this report by the total Component Replacement Value (CRV) of the building. The index is intended to show the current and future conditions of the buildings if no capital investment is made. Table 1-5 provides a summary of the FCI / FCNI condition ranges for the buildings.

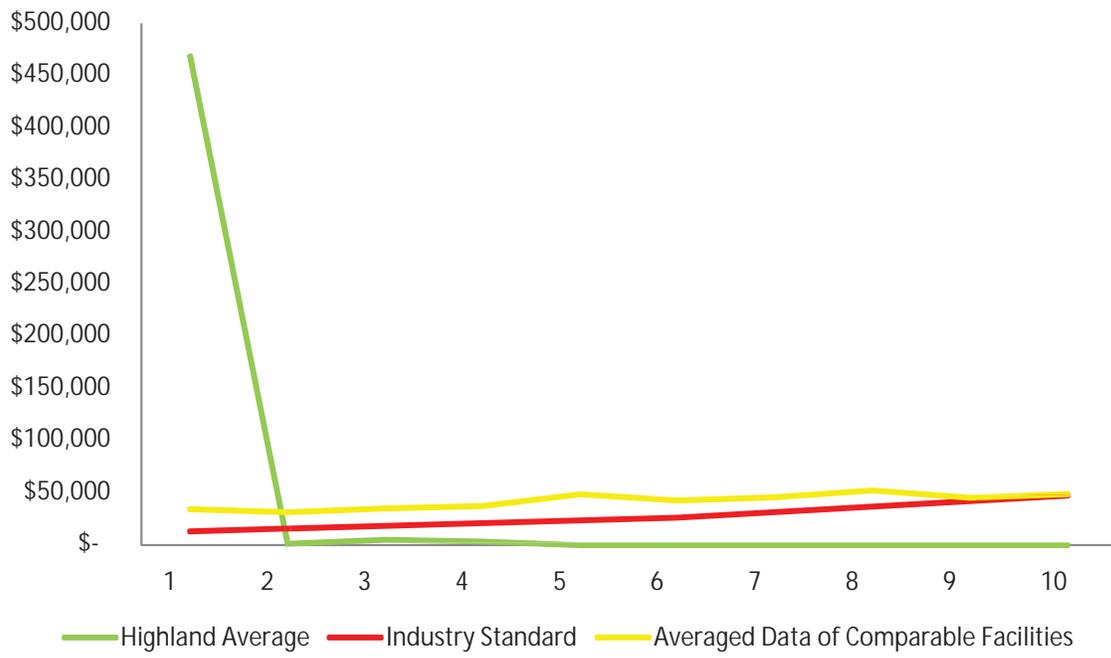
Table 1-5 – Facility Condition Index

Buildings	Accumulated Expenditures	Current Replacement Value (CRV)	Facility Condition Index (FCI)
Pro Shop	\$96,674	\$325,540	0.29 (Fair Condition)
Maintenance Building	\$293,425	\$833,650	0.35 (Below Average Condition)
TOTAL	\$388,599	\$1,159,190	

1.7 Comparison to Other Municipalities

Each year, Faithful+Gould completes condition assessment of hundreds of municipal buildings. This subsection aims to benchmark the subject buildings with comparable facilities assessed by Faithful+Gould for other municipalities. Furthermore, to provide an additional benchmark of condition, we have compared the capital investment requirements of the buildings with a commonly held industry standard as published by the International Facility Management Association (IFMA). This standard states that capital investment in facilities should total between 2 and 4% of their replacement value. Refer to Chart 1-1 on the following page for details.

Chart 1-1 – Capital Requirements Vs. Comparable & Industry Standard



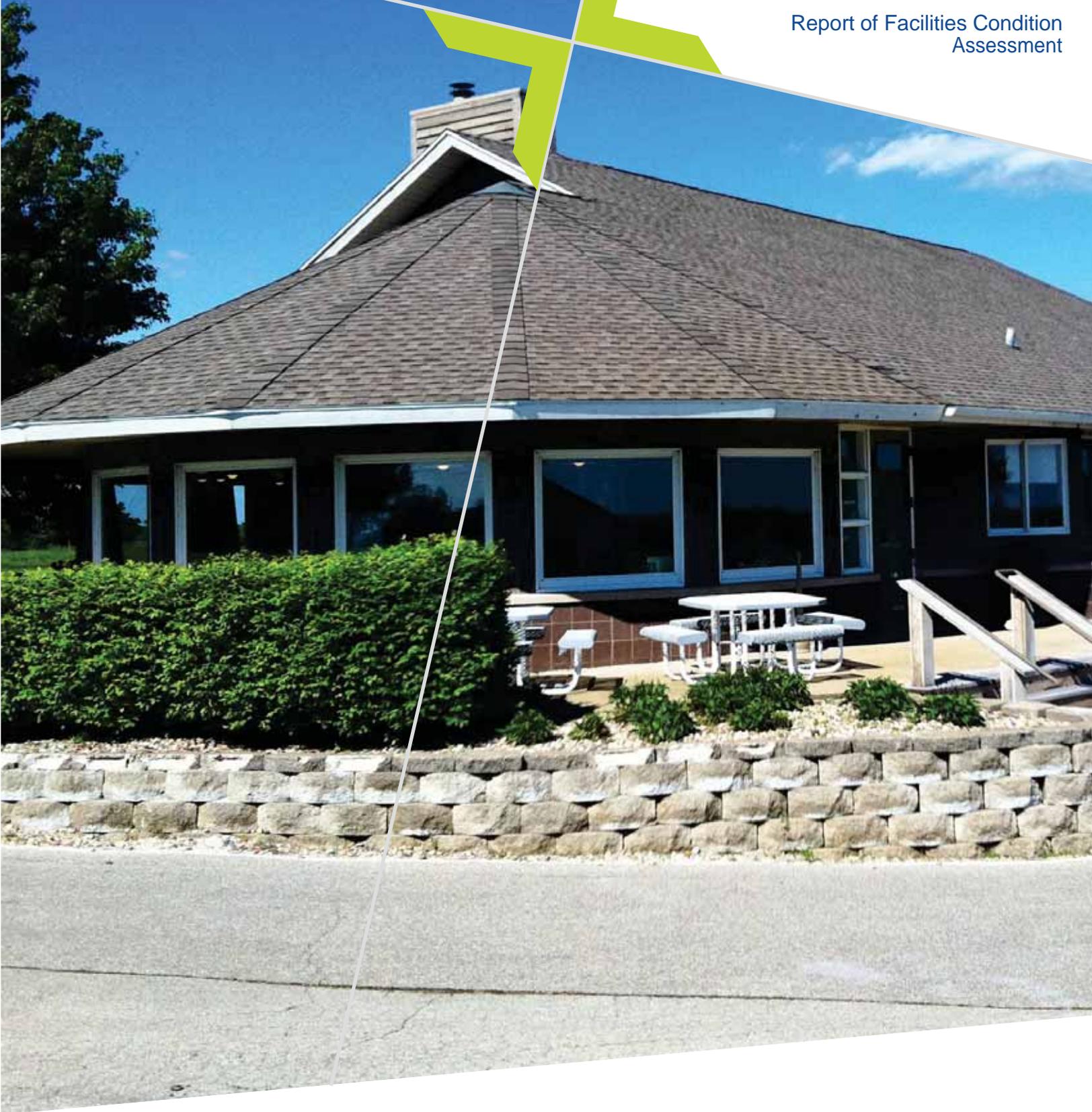
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City of Bloomington Prairie Vista Buildings

502 W. Hamilton Road
Bloomington, Illinois 61704

January 17, 2014

Report of Facilities Condition
Assessment



1.1 SUMMARY OF FINANCIAL REQUIREMENTS & CONDITIONS

1.2 Introduction

The Prairie Vista Clubhouse and the Prairie Vista Maintenance Building (“the Property”) consist of two detached buildings located at 502 West Hamilton Road in Bloomington, Illinois. The Clubhouse serves the Prairie Vista Golf Course and provides a golf shop, a snack bar, and a banquet facility for members. The Maintenance Building also serves the Prairie Vista Golf Course and is primarily utilized for storage of maintenance equipment. Table 1-1 below provides a summary of the buildings contained at the Property and considered by this report. This report excludes site features contained at the golf course. In addition, due to their minimal nature, this report does not include site systems contained at the Maintenance Building.

Table 1-1 – Subject Buildings

Buildings	Approx. Gross Square Footage	Levels	Construction Date
Prairie Vista Clubhouse	4,860	B, 1 + Partial Attic	1991
Prairie Vista Maintenance Building*	2,975	1 + Partial Mezzanine	1991

* This report only considers the primary maintenance building.

1.3 Scope of Services

On June 3, 2013 and June 4, 2013, Mr. Richard North, BSc (Hons) and Mr. Benjamin Dutton, MRICS, MCIQB from Faithful+Gould, Inc. visited the Property to complete a comprehensive facilities condition assessment. The objectives of the assessment were to:

1. Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years
2. Determine failure probability of the various systems and components
3. Determine criticality of system and component failure

In order to meet the above objectives, we evaluated the current condition of the buildings and utilities and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

1.4 Financial Requirements

The following section provides a summary of capital expenditures for the buildings over the study period. Tables 1-2 and 1-3 provide a listing of annual and categorized capital expenditures over the 10 year period.

Table 1-2 – Summary of Total Expenditures over 10 year Study Period

Year	Clubhouse	Maintenance Building
Immediate	\$0	\$0
1	\$11,000	\$3,850
2	\$29,600	\$0
3	\$12,500	\$0
4	\$22,950	\$0
5	\$0	\$0
6	\$9,600	\$0
7	\$0	\$0
8	\$0	\$0
9	\$0	\$0
10	\$0	\$0
TOTAL	\$85,650	\$3,850

Table 1-3 – Expenditures by Named Priority over 10 year Study Period

Priority Grouping	Clubhouse	Maintenance Building
Priority I – Life safety and code compliance	\$0	\$0
Priority II – Currently critical	\$0	\$0
Priority III – Necessary / not critical	\$0	\$3,850
Priority IV – Recommended	\$62,700	\$0
Priority V – Appearance	\$22,950	\$0
TOTAL	\$85,650	\$3,850

1.5 Risk

To allow the City of Bloomington to balance containment of capital investment with probability and consequence of failure, we have assigned each project with a risk number. A complete risk assignment for each recommended project is included within Appendix C of this report. Items of high risk from both a criticality, condition and failure probability standpoint are summarized in Table 1-4 below.

Table 1-4 – Near-Term Risk Items

Item	Cost
None	

1.6 Facility Condition Index

The Facility Condition Index (FCI or FCNI) provides a relative measure for comparing one building (or group of buildings) to another. This index is a calculation, derived by dividing the total accumulated project cost for the 10-year window covered by this report by the total Component Replacement Value (CRV) of the building. The index is intended to show the current and future conditions of the buildings if no capital investment is made. Table 1-5 provides a summary of the FCI / FCNI condition ranges for the buildings.

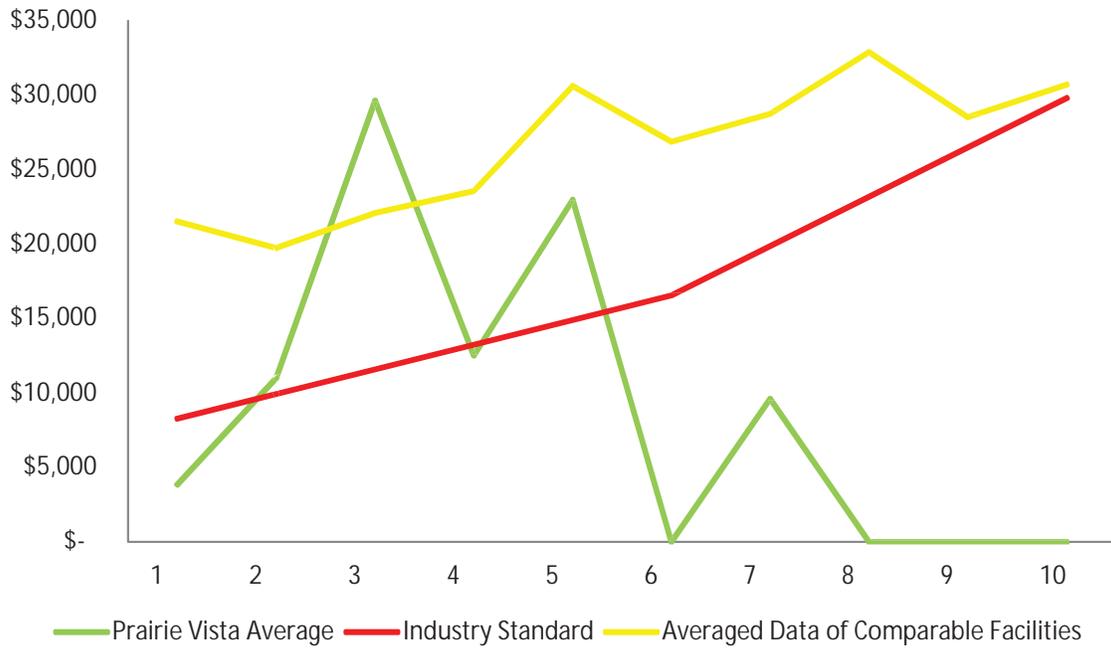
Table 1-5 – Facility Condition Index

Buildings	Accumulated Expenditures	Current Replacement Value (CRV)	Facility Condition Index (FCI)
Clubhouse	\$85,650	\$724,080	0.11 / Good
Maintenance Building	\$3,850	\$102,820	0.03 / Excellent
TOTAL	\$89,500	\$826,900	

1.7 Comparison to Other Municipalities

Each year, Faithful+Gould completes condition assessment of hundreds of municipal buildings. This subsection aims to benchmark the subject buildings with comparable facilities assessed by Faithful+Gould for other municipalities. Furthermore, to provide an additional benchmark of condition, we have compared the capital investment requirements of the buildings with a commonly held industry standard as published by the International Facility Management Association (IFMA). This standard states that capital investment in facilities should total between 2 and 4% of their replacement value. Refer to Chart 1-1 on the following page for details.

Chart 1-1 – Capital Requirements Vs. Comparable & Industry Standard



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City of Bloomington Performing Arts Creative Center

107 East Chestnut Street
Bloomington, Illinois 61701

January 17, 2014

Report of Facilities Condition
Assessment



1.1 SUMMARY OF FINANCIAL REQUIREMENTS & CONDITIONS

1.2 Introduction

The Creative Center (“the Property”) located at 107 East Chestnut Street in Bloomington, Illinois consists of a three level Class C commercial office building. The building is currently partially occupied by the Performing Arts Department with the remaining 80 percent, including the entire top floor, of the building currently vacant. Table 1-1 and Plan 1-1 below provide a summary of the building.

Table 1-1 – Subject Building

Approx. Gross Square Footage	Levels	Construction Date
31,000	2 + Basement	1979

Architecturally the building contains an asphalt paved parking area, a structural steel superstructure with steel-framed roof system, a low-slope roof covered with a built-up roofing system, an exterior enclosed by brick veneer, glazed and hollow-core steel doors and double glazed windows. Services consist of rooftop package units, split system air conditioning units, 120/208-volt electrical service, domestic water service, automatic fire suppression system, and a hydraulic elevator system. Interior areas are generally configured for office and multipurpose use with the entire second floor having been taken back to the core structure.

1.3 Scope of Services

On June 4, 2013, Mr. Benjamin Dutton, MRICS, MCIQB, Mr. Richard North, and Mr. Jonathan Bailey, CEM, CCM from Faithful+Gould, Inc. visited the Property to complete a comprehensive facilities condition assessment. The objectives of the assessment were to:

1. Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years
2. Determine failure probability of the various systems and components
3. Determine criticality of system and component failure

In order to meet the above objectives, we evaluated the current condition of the buildings and utilities and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

1.4 Financial Requirements

The following section provides a summary of capital expenditures for the building over the study period. Tables 1-2 and 1-3 on the following page provide a tabular listing of expenditures for the Property over the 10 year period. All numbers are shown in 2014 dollar values.

Table 1-2 – Summary of Total Expenditures over 10-year Study Period

Year	Expenditures
Immediate	\$0
1	\$585,615
2	\$394,250
3	\$104,713
4	\$202,413
5	\$56,100
6	\$0
7	\$0
8	\$44,700
9	\$0
10	\$3,630
TOTAL	\$1,391,420

Table 1-3 – Expenditures by Named Priority over 10-year Study Period

Priority Grouping	Expenditures
Priority I – Life safety and code compliance	\$57,775
Priority II – Currently critical	\$531,200
Priority III – Necessary / not critical	\$533,120
Priority IV – Recommended	\$60,500
Priority V – Appearance	\$208,825
TOTAL	\$1,391,420

1.5 Risk

To allow the City of Bloomington to balance containment of capital investment with probability and consequence of failure, we have assigned each project with a risk number. A complete risk assignment for each recommended project is included within Appendix C of this report. Items of high risk from both a criticality, condition and failure probability standpoint are summarized in Table 1-4 on the following page.

Table 1-4 – Near-Term Risk Items

Item	Cost
Replace Rooftop Air Conditioning Equipment	\$240,000
Install TPO Roofing Membrane	\$201,800
Replace Fire Alarm System	\$40,000
Install Lever Handle Door Hardware	\$13,500
TOTAL	\$495,300

1.6 Facility Condition Index

The Facility Condition Index (FCI or FCNI) provides a relative measure for comparing one building (or group of buildings) to another. This index is a calculation, derived by dividing the total accumulated project cost for the 10-year window covered by this report by the total Component Replacement Value (CRV) of the building. The index is intended to show the current and future conditions of the buildings if no capital investment is made. Tables 1-5 provide a summary of the FCI / FCNI condition ranges for the Property.

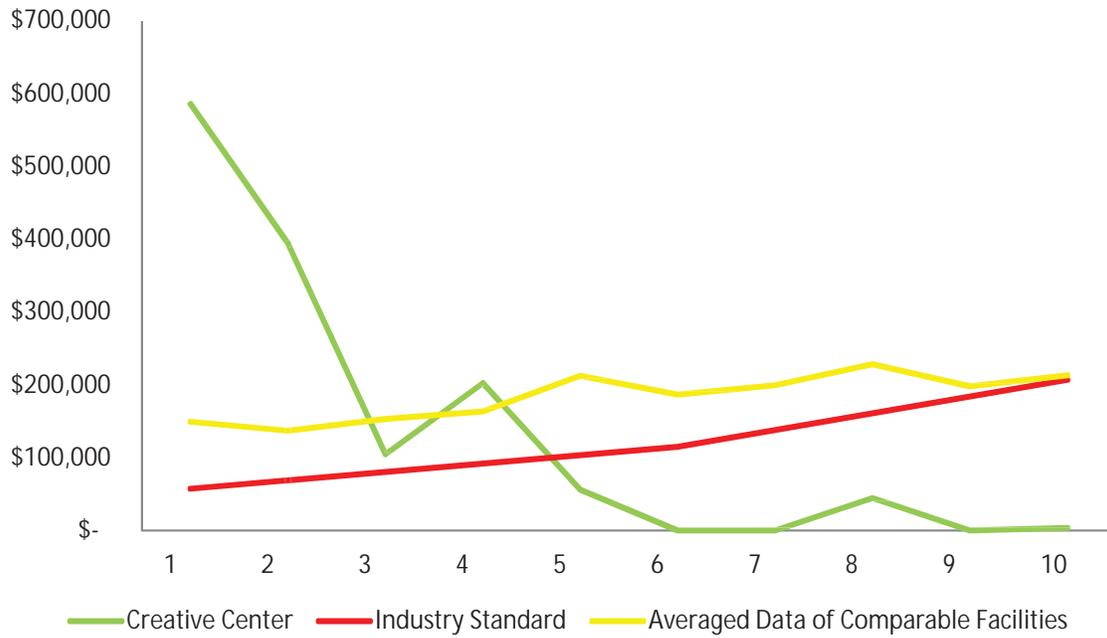
Table 1-5 – Facility Condition Index

Accumulated Cost Recommendations	Current Replacement Value (CRV)	Facility Condition Index (FCI)
\$1,391,420	\$5,750,000	0.24 / Fair

1.7 Comparison to Other Municipalities

Each year Faithful+Gould completes condition assessment of hundreds of municipal buildings. This subsection aims to benchmark the subject building with comparable facilities assessed by Faithful+Gould for other municipalities. Furthermore, to provide an additional benchmark of condition, we have compared the capital investment requirements of the building with a commonly held industry standard as published by the International Facility Management Association (IFMA). This standard states that capital investment in facilities should total between 2 and 4% of their replacement value. Refer to Chart 1-1 on the following page for details.

Chart 1-1 – Capital Requirements Vs. Comparable & Industry Standard



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City of Bloomington CENTER FOR THE PERFORMING ARTS

600 North East Street
Bloomington, Illinois 61701

January 17, 2014

Report of Facilities Condition
Assessment



1.1 SUMMARY OF FINANCIAL REQUIREMENTS & CONDITIONS

1.2 Introduction

The Bloomington Center for the Performing Arts (“the Property”) located at 600 North East Street in Bloomington, Illinois consists of a four story (plus a mezzanine level and fly house gallery) historical performing arts center with an 1,180 seat auditorium and a 1,200 seat formal ballroom. The building was originally constructed in 1921 as a home for the American Passion Play and named Bloomington’s Scottish Rite Temple. In the early 2000’s the City of Bloomington in conjunction with the Bloomington Cultural District assumed ownership of the building and completed an extensive renovation and addition beginning in 2005. Table 1-1 provides a summary of the Property.

Table 1-1 – Subject Building

Levels	Construction Date	Approx. Gross Square Footage
Four story plus mezzanine level and fly house gallery	1921	85,046*

*Includes rear addition constructed in 2005/2006

Architecturally the building contains concrete walkways and limestone panel steps, a masonry and structural steel superstructure, a wood framed and pre-cast panel low-slope roof covered with an ethylene propylene diene monomer (EPDM) and a thermoplastic polyolefin (TPO) roof system, and an exterior consisting of brick veneer and pre-cast concrete panels with double glazed aluminum framed windows. Services consist of natural gas boilers, air-cooled chillers, air-handling units, hydronic distribution systems, boiler, rooftop exhaust units, 240/480-volt electrical service, lighting control systems, domestic water service natural gas fired water heaters, fire and life safety systems, hydraulic passenger elevators and lifts, and interior areas including an auditorium, stage areas, and a ballroom.

1.3 Scope of Services

On June 5, 2013, Mr. Jonathan Bailey, CCM, CEM from Faithful+Gould, Inc. visited the Property to complete a comprehensive facilities condition assessment of the building and site systems. The objectives of the assessment were to:

1. Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years
2. Determine failure probability of the various systems and components
3. Determine criticality of system and component failure

In order to meet the above objectives, we evaluated the current condition of the building, site systems and utilities and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

1.4 Financial Requirements

The following section provides a summary of capital expenditures for the building and site systems over the study period. All numbers are shown in 2014 dollar values. Refer to the complete report and capital expenditure forecast for further details.

Table 1-2 – Summary of Expenditures over 10 year Study Period

Year	Expenditures
Immediate	\$0
1	\$38,206
2	\$0
3	\$259,178
4	\$15,000
5	\$225,750
6	\$41,000
7	\$57,750
8	\$6,500
9	\$57,750
10	\$50,245
TOTAL	\$751,379

Table 1-3 – Expenditures by Named Priority over 10 year Study Period

Priority Grouping	Expenditures
Priority I – Life safety and code compliance	\$0
Priority II – Currently critical	\$38,206
Priority III – Necessary / not critical	\$539,923
Priority IV – Recommended	\$0
Priority V – Appearance	\$173,250
TOTAL	\$751,379

1.5 Risk

To allow the City of Bloomington to balance containment of capital investment with probability and consequence of failure, we have assigned each project with a risk number. A complete risk assignment for each recommended project is included within Appendix C of this report. Items of high risk from both a criticality, condition and failure probability standpoint are summarized in Table 1-4 below.

Table 1-4 – Near-Term Risk Items

Item	Cost
Repairs to Limestone Steps and Railings	\$35,000
Exterior Masonry Restoration	\$160,740
TOTAL	\$195,740

1.6 Facility Condition Index

The Facility Condition Index (FCI or FCNI) provides a relative measure for comparing one building (or group of buildings) to another. This index is a calculation, derived by dividing the total accumulated project cost for the 10-year window covered by this report by the total Component Replacement Value (CRV) of the building. The index is intended to show the current and future conditions of the building if no capital investment is made. Tables 1-5 provide a summary of the FCI / FCNI condition ranges for the Property.

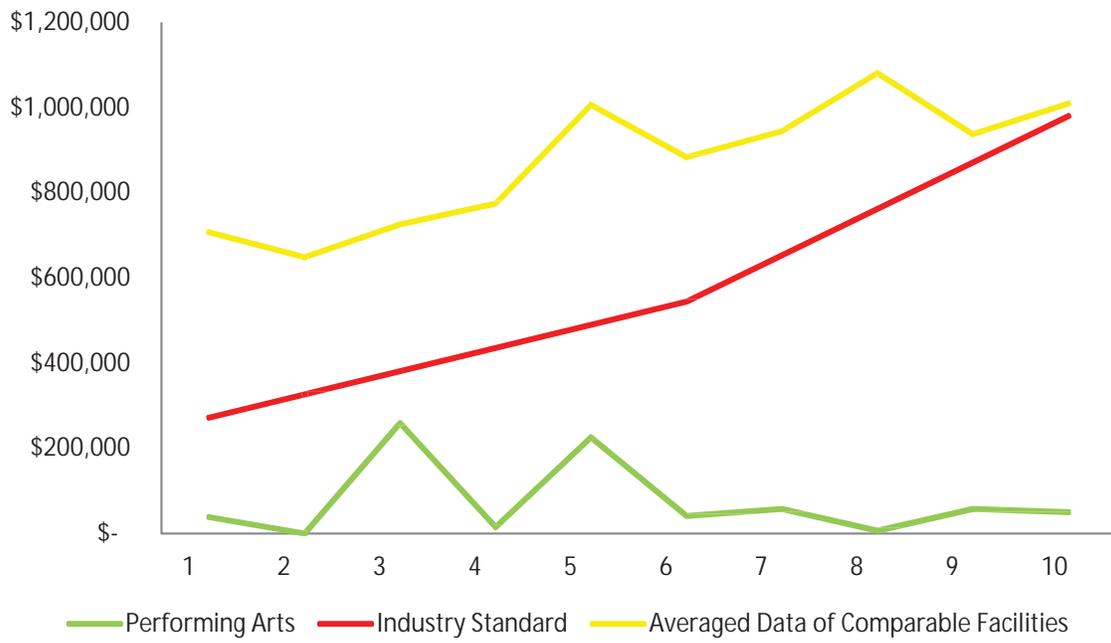
Table 1-5 – Facility Condition Index

Accumulated Capital Expenditures	Current Replacement Value (CRV)	Facility Condition Index (FCI)
\$751,379	\$27,214,720	0.03 / Good

1.7 Comparison to Other Municipalities

Each year, Faithful+Gould completes condition assessment of hundreds of municipal buildings. This subsection aims to benchmark the subject buildings with comparable facilities assessed by Faithful+Gould for other municipalities. Furthermore, to provide an additional benchmark of condition, we have compared the capital investment requirements of the building with a commonly held industry standard as published by the International Facility Management Association (IFMA). This standard states that capital investment in facilities should total between 2 and 4% of their replacement value. Refer to Chart 1-1 on the following page for details.

Chart 1-1 – Capital Requirements Vs. Comparable & Industry Standard



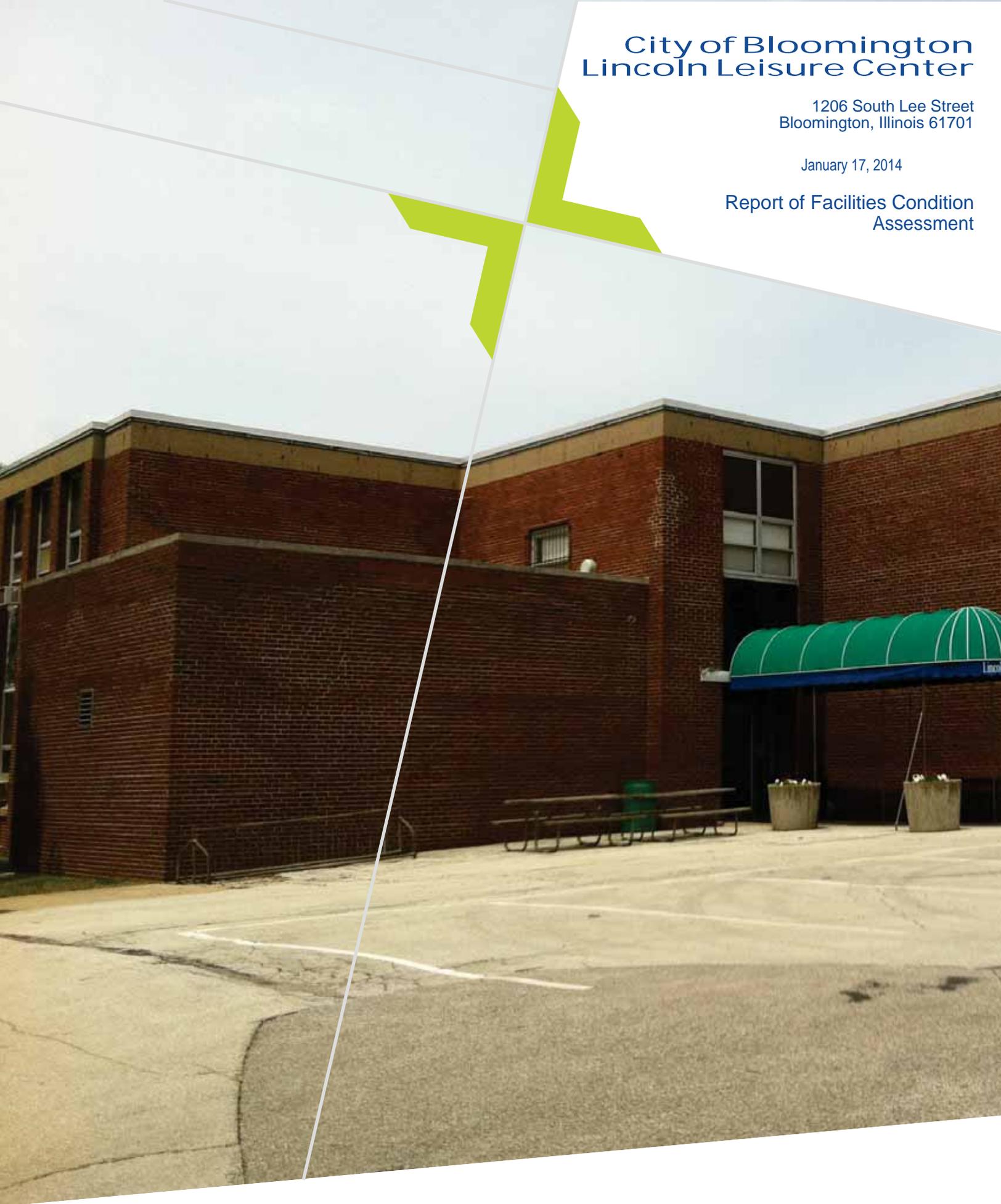
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City of Bloomington Lincoln Leisure Center

1206 South Lee Street
Bloomington, Illinois 61701

January 17, 2014

Report of Facilities Condition Assessment



1.1 SUMMARY OF FINANCIAL REQUIREMENTS & CONDITIONS

1.2 Introduction

The Lincoln Leisure Center (“the Property”) is located at 1206 South Lee Street in Bloomington, Illinois. The building is currently occupied by the City of Bloomington Department of Recreation and Parks and is comprised of a gymnasium and various classrooms. Table 1-1 below provides a summary of the building contained at the Property and considered by this report.

Table 1-1 – Subject Building

Buildings	Approx. Gross Square Footage	Levels	Construction Date
Lincoln Leisure Center	22,670	2 + Basement	1935

The Lincoln Leisure Center consists of a two-story building originally constructed as the District #87 Abraham Lincoln Elementary School in circa 1935. Architecturally the building contains an asphalt paved parking area, a structure consisting a metal roof deck supported on steel joists and load bearing masonry walls, a low-slope roof covered with a Thermo-Plastic Polyolefin (TPO) roofing system, corrugated metal and concrete floor decks, and an exterior enclosed by brick veneer, glazed and hollow-core steel doors, and aluminum framed windows. Services consist of a natural gas furnace, window air conditioning units, 120/208-volt electrical service, and domestic water service.

1.3 Scope of Services

On June 4, 2013, Mr. Richard North, BSc (Hons), and Mr. Jonathan Bailey, CEM, CCM from Faithful+Gould, Inc. visited the Property to complete a comprehensive facilities condition assessment. The objectives of the assessment were to:

1. Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years
2. Determine failure probability of the various systems and components
3. Determine criticality of system and component failure

In order to meet the above objectives, we evaluated the current condition of the buildings and utilities and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

1.4 Financial Requirements

The following section provides a summary of capital expenditures for the building over the study period. Tables 1-2 and 1-3 on the following page provide a tabular listing of expenditures for the Property over the 10 year period. All numbers are shown in 2014 dollar values.

Table 1-2 – Summary of Total Expenditures over 10-year Study Period

Year	Expenditures
Immediate	\$0
1	\$83,060
2	\$56,969
3	\$102,469
4	\$10,200
5	\$83,531
6	\$13,250
7	\$80,075
8	\$255,278
9	\$0
10	\$28,125
TOTAL	\$712,957

Table 1-3 – Expenditures by Named Priority over 10-year Study Period

Priority Grouping	Expenditures
Priority I – Life safety and code compliance	\$0
Priority II – Currently critical	\$65,560
Priority III – Necessary / not critical	\$158,666
Priority IV – Recommended	\$317,000
Priority V – Appearance	\$171,731
TOTAL	\$712,957

1.5 Risk

To allow the City of Bloomington to balance containment of capital investment with probability and consequence of failure, we have assigned each project with a risk number. A complete risk assignment for each recommended project is included within Appendix C of this report. Items of high risk from both a criticality, condition and failure probability standpoint are summarized in Table 1-4 on the following page.

Table 1-4 – Near-Term Risk Items

Item	Cost
Resurfacing of Asphalt Pavement	\$65,560
Restoration of Exterior Elements	\$34,132
TOTAL	\$99,962

1.6 Facility Condition Index

The Facility Condition Index (FCI or FCNI) provides a relative measure for comparing one building (or group of buildings) to another. This index is a calculation, derived by dividing the total accumulated project cost for the 10-year window covered by this report by the total Component Replacement Value (CRV) of the building. The index is intended to show the current and future conditions of the buildings if no capital investment is made. Tables 1-5 provide a summary of the FCI / FCNI condition ranges for the Property.

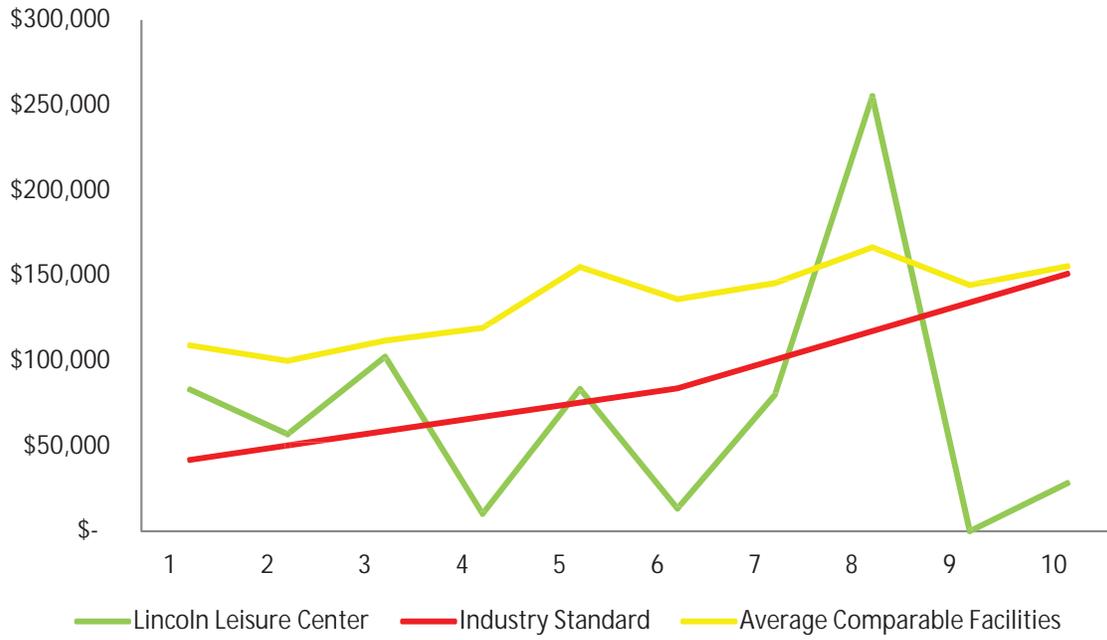
Table 1-5 – Facility Condition Index

Accumulated Expenditures	Current Replacement Value (CRV)	Facility Condition Index (FCI)
\$712,957	\$3,113,910	0.17/ Good - Fair

1.7 Comparison to Other Municipalities

Each year Faithful+Gould completes condition assessment of hundreds of municipal buildings. This subsection aims to benchmark the subject building with comparable facilities assessed by Faithful+Gould for other municipalities. Furthermore, to provide an additional benchmark of condition, we have compared the capital investment requirements of the building with a commonly held industry standard as published by the International Facility Management Association (IFMA). This standard states that capital investment in facilities should total between 2 and 4% of their replacement value. Refer to Chart 1-1 on the following page for details.

Chart 1-1 – Capital Requirements Vs. Comparable & Industry Standard



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City of Bloomington Miller Park Pavilion

1020 South Morris Avenue
Bloomington, Illinois 61701

January 17, 2014

Report of Facilities Condition
Assessment



1.1 SUMMARY OF FINANCIAL REQUIREMENTS & CONDITIONS

1.2 Introduction

The Miller Park Pavilion (“the Property”) consists of a two-story plus basement, stone and brick masonry framed building located at 1020 South Morris Avenue in Bloomington, Illinois. The Miller Park Pavilion serves the Miller Park and provides various recreation and meeting rooms, kitchen, storage areas and restrooms. Table EX-1 below provides a summary of the building.

Table EX-1 – Subject Building

Buildings	Approx. Gross Square Footage	Levels	Construction Date
Miller Park Pavilion	10,692	2 plus basement	1905

1.3 Scope of Services

On June 5, 2013, Mr. Richard North, BScHons and Mr. D. Jonathan Bailey, CCM, CEM from Faithful+Gould, Inc. visited the Property to complete a comprehensive facilities condition assessment. The objectives of the assessment were to:

1. Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years
2. Determine failure probability of the various systems and components
3. Determine criticality of system and component failure

In order to meet the above objectives, we evaluated the current condition of the buildings and utilities and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

1.4 Financial Requirements

The following section provides a summary of capital expenditures for the building over the study period. Tables 1-2 and 1-3 provide a tabular listing of expenditures for the Property over the 10 year period. All numbers are shown in 2014 dollar values.

Table 1-2 – Summary of Total Expenditures over 10-year Study Period

Year	Expenditures
Immediate	\$0
1	\$44,000
2	\$44,425
3	\$66,025
4	\$68,750
5	\$72,500
6	\$4,500
7	\$8,500
8	\$20,500
9	\$0
10	\$23,275
TOTAL	\$352,475

Table 1-3 – Expenditures by Named Priority over 10-year Study Period

Priority Grouping	Expenditures
Priority I – Life safety and code compliance	\$8,000
Priority II – Currently critical	\$15,000
Priority III – Necessary / not critical	\$168,675
Priority IV – Recommended	\$19,000
Priority V – Appearance	\$141,800
TOTAL	\$352,475

1.5 Risk

To allow the City of Bloomington to balance containment of capital investment with probability and consequence of failure, we have assigned each project with a risk number. A complete risk assignment for each recommended project is included within Appendix C of this report. Items of high risk from both a criticality, condition and failure probability standpoint are summarized in Table 1-4 on the following page.

Table 1-4 – Near-Term Risk Items

Item	Cost
ADA Modifications	\$8,000

1.6 Facility Condition Index

The Facility Condition Index (FCI or FCNI) provides a relative measure for comparing one building (or group of buildings) to another. This index is a calculation, derived by dividing the total accumulated project cost for the 10-year window covered by this report by the total Component Replacement Value (CRV) of the building. The index is intended to show the current and future conditions of the buildings if no capital investment is made. Tables 1-5 provide a summary of the FCI / FCNI condition ranges for the Property.

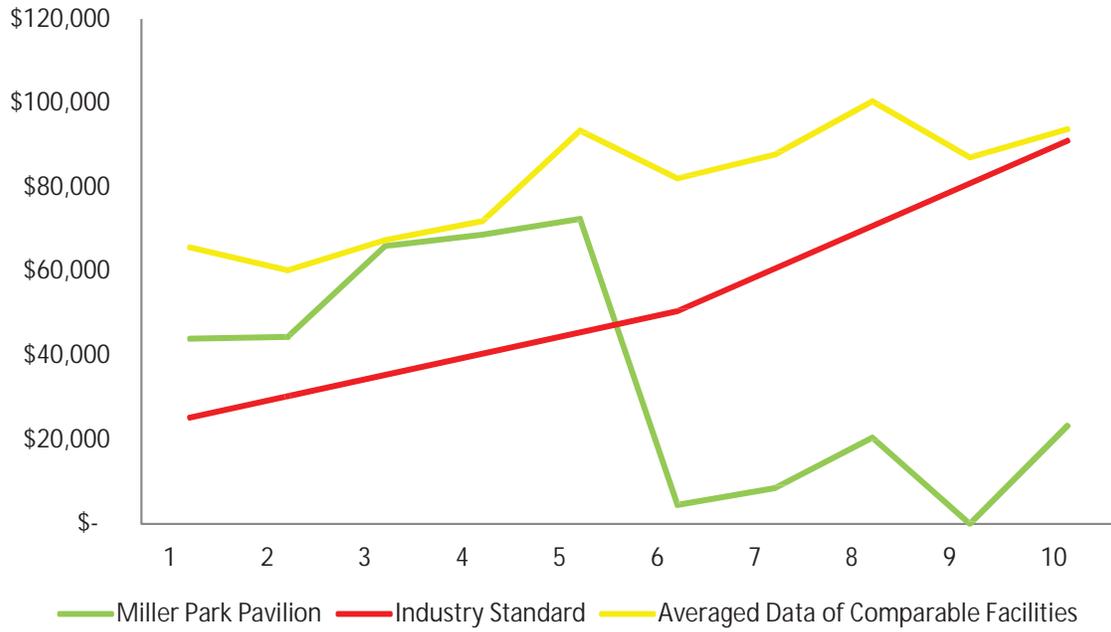
Table 1-5 – Facility Condition Index

Accumulated Deferred Maintenance	Current Replacement Value (CRV)	Facility Condition Index (FCI)
\$352,475	\$ 2,528,345	0.14 / Good

1.7 Comparison to Other Municipalities

Each year, Faithful+Gould completes condition assessment of hundreds of municipal buildings. This subsection aims to benchmark the subject building with comparable facilities assessed by Faithful+Gould for other municipalities. Furthermore, to provide an additional benchmark of condition, we have compared the capital investment requirements of the building with a commonly held industry standard as published by the International Facility Management Association (IFMA). This standard states that capital investment in facilities should total between 2 and 4% of their replacement value. Refer to Chart 1-1 for details.

Chart 1-1 – Capital Requirements Vs. Comparable & Industry Standard



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City of Bloomington Miller Park Zoo Education Building

1020 South Morris Avenue
Bloomington, Illinois 61701

January 17, 2014

Report of Facilities Condition
Assessment



1.1 SUMMARY OF FINANCIAL REQUIREMENTS & CONDITIONS

1.2 Introduction

The Miller Park Zoo Education Building (“the Property”) consists of a one-story wood framed building located at 1020 South Morris Avenue in Bloomington, Illinois. The Zoo Education Building serves the Miller Park Zoo and provides community room, zoo shop, offices, and restrooms. Table EX-1 below provides a summary of the building.

Table EX-1 – Subject Building

Buildings	Approx. Gross Square Footage	Levels	Construction Date
Miller Park Zoo Education Building	5,670	One	1992

The Miller Park Zoo Education Building contains concrete walkways, a structure consisting of a concrete-slab on-grade, a pitched roof comprised of oriented strand board (OSB) sheathing with fiberglass reinforced asphalt shingles supported on wood trusses, and an exterior enclosed by wood clapboard siding, glazed and hollow-core steel doors and double glazed windows. Services consist of split systems with gas furnaces and remote condensing units, 120/208-volt electrical service, and domestic water service.

1.3 Scope of Services

On June 4, 2013, Mr. Richard North, BSc (Hons), and Mr. Jonathan Bailey, CEM, from Faithful+Gould, Inc. visited the Property to complete a comprehensive facilities condition assessment. The objectives of the assessment were to:

1. Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years
2. Determine failure probability of the various systems and components
3. Determine criticality of system and component failure

In order to meet the above objectives, we evaluated the current condition of the buildings and utilities and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

1.4 Financial Requirements

The following section provides a summary of capital expenditures for the building over the study period. Tables 1-2 and 1-3 provide a tabular listing of expenditures for the Property over the 10 year period. All numbers are shown in 2014 dollar values.

Table 1-2 – Summary of Total Expenditures over 10-year Study Period

Year	Expenditures
Immediate	\$0
1	\$11,000
2	\$11,750
3	\$6,800
4	\$6,750
5	\$34,000
6	\$17,000
7	\$0
8	\$9,000
9	\$0
10	\$6,800
TOTAL	\$103,100

Table 1-3 – Expenditures by Named Priority over 10-year Study Period

Priority Grouping	Expenditures
Priority I – Life safety and code compliance	\$0
Priority II – Currently critical	\$0
Priority III – Necessary / not critical	\$82,750
Priority IV – Recommended	\$0
Priority V – Appearance	\$20,350
TOTAL	\$103,100

1.5 Risk

To allow the City of Bloomington to balance containment of capital investment with probability and consequence of failure, we have assigned each project with a risk number. A complete risk assignment for

each recommended project is included within Appendix C of this report. Items of high risk from both a criticality, condition and failure probability standpoint are summarized in Table 1-4 on the following page.

Table 1-4 – Near-Term Risk Items

Item	Cost
None	

1.6 Facility Condition Index

The Facility Condition Index (FCI or FCNI) provides a relative measure for comparing one building (or group of buildings) to another. This index is a calculation, derived by dividing the total accumulated project cost for the 10-year window covered by this report by the total Component Replacement Value (CRV) of the building. The index is intended to show the current and future conditions of the buildings if no capital investment is made. Tables 1-5 provide a summary of the FCI / FCNI condition ranges for the Property.

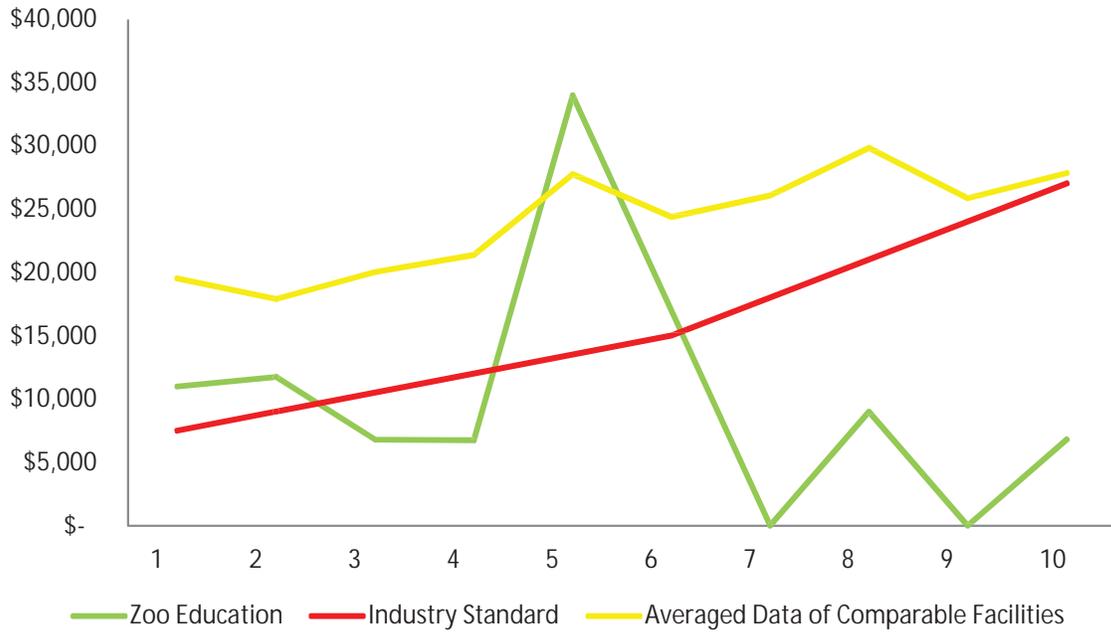
Table 1-5 – Facility Condition Index

Accumulated Deferred Maintenance	Current Replacement Value (CRV)	Facility Condition Index (FCI)
\$103,100	\$751,330	0.13 / Good

1.7 Comparison to Other Municipalities

Each year, Faithful+Gould completes condition assessment of hundreds of municipal buildings. This subsection aims to benchmark the subject building with comparable facilities assessed by Faithful+Gould for other municipalities. Furthermore, to provide an additional benchmark of condition, we have compared the capital investment requirements of the building with a commonly held industry standard as published by the International Facility Management Association (IFMA). This standard states that capital investment in facilities should total between 2 and 4% of their replacement value. Refer to Chart 1-1 for details.

Chart 1-1 – Capital Requirements Vs. Comparable & Industry Standard



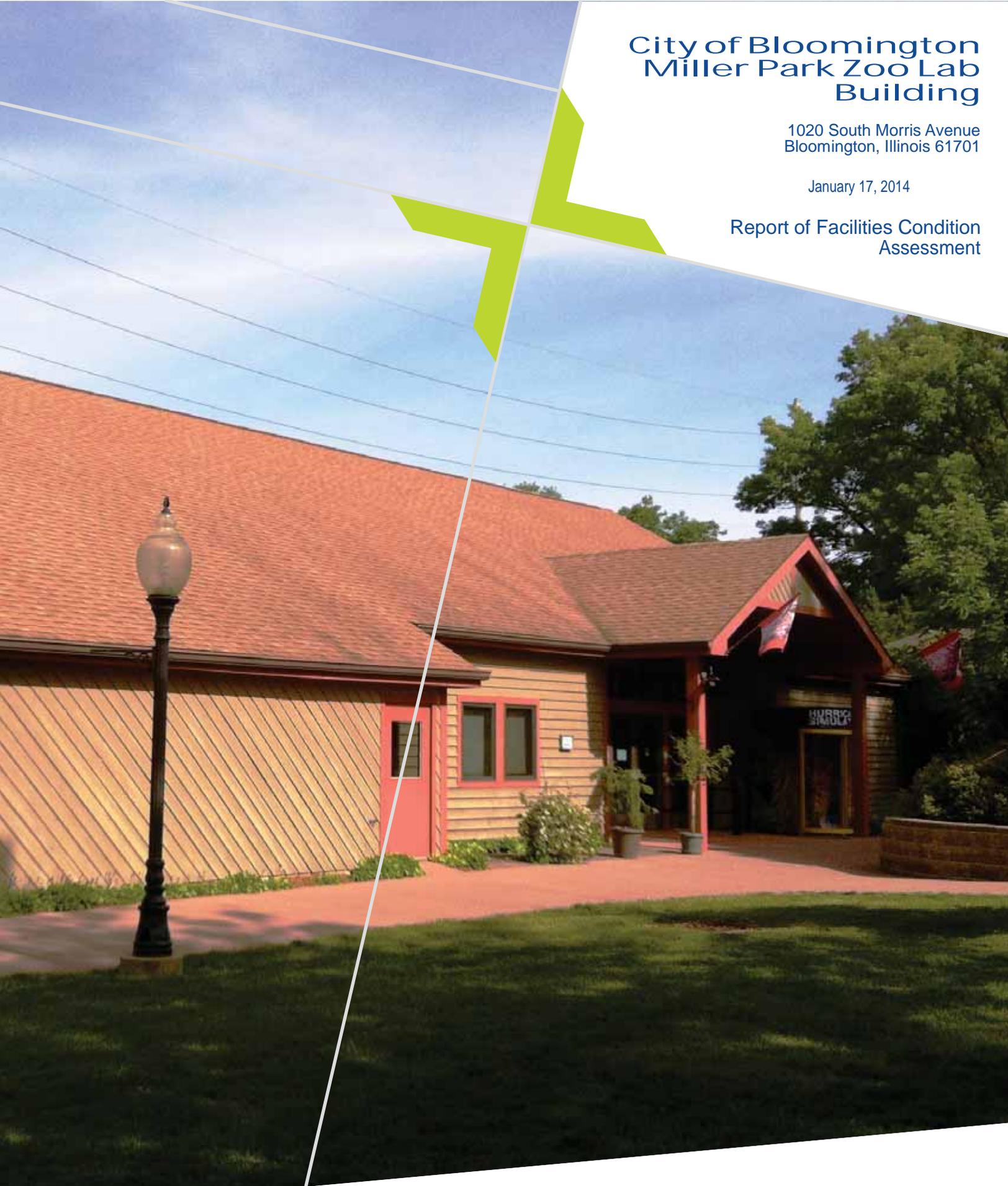
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City of Bloomington Miller Park Zoo Lab Building

1020 South Morris Avenue
Bloomington, Illinois 61701

January 17, 2014

Report of Facilities Condition
Assessment



1.1 SUMMARY OF FINANCIAL REQUIREMENTS & CONDITIONS

1.2 Introduction

The Miller Park Zoo Lab Building (“the Property”) consists of a one-story wood framed building located at 1020 South Morris Avenue in Bloomington, Illinois. The Zoo Lab Building serves the Miller Park Zoo and provides labs, offices, exhibit areas, and restrooms. Table EX-1 below provides a summary of the building.

Table EX-1 – Subject Building

Buildings	Approx. Gross Square Footage	Levels	Construction Date
Miller Park Zoo Lab Building	4,222	One	1999

The Miller Park Zoo Lab contains concrete walkways, a structure consisting a concrete-slab on-grade floor, a pitched roof comprised of oriented strand board (OSB) sheathing with fiberglass reinforced asphalt shingles supported on wood trusses and an exterior enclosed by wood clapboard siding, glazed and hollow-core steel doors and double glazed windows. Services consist of split systems with gas furnaces and remote condensing units, 120/208-volt electrical service, and domestic water service.

1.3 Scope of Services

On June 4, 2013, Mr. Richard North, BSc (Hons), and Mr. Benjamin Dutton, MRICS, MCIOB, from Faithful+Gould, Inc. visited the Property to complete a comprehensive facilities condition assessment. The objectives of the assessment were to:

1. Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years
2. Determine failure probability of the various systems and components
3. Determine criticality of system and component failure

In order to meet the above objectives, we evaluated the current condition of the buildings and utilities and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

1.4 Financial Requirements

The following section provides a summary of capital expenditures for the building over the study period. Tables 1-2 and 1-3 provide a tabular listing of expenditures for the Property over the 10 year period. All numbers are shown in 2014 dollar values.

Table 1-2 – Summary of Total Expenditures over 10-year Study Period

Year	Expenditures
Immediate	\$0
1	\$8,600
2	\$7,700
3	\$39,060
4	\$0
5	\$0
6	\$0
7	\$0
8	\$7,200
9	\$0
10	\$6,960
TOTAL	\$69,520

Table 1-3 – Expenditures by Named Priority over 10-year Study Period

Priority Grouping	Expenditures
Priority I – Life safety and code compliance	\$0
Priority II – Currently critical	\$14,400
Priority III – Necessary / not critical	\$27,500
Priority IV – Recommended	\$0
Priority V – Appearance	\$27,620
TOTAL	\$69,520

1.5 Risk

To allow the City of Bloomington to balance containment of capital investment with probability and consequence of failure, we have assigned each project with a risk number. A complete risk assignment for each recommended project is included within Appendix C of this report. Items of high risk from both a criticality, condition and failure probability standpoint are summarized in Table 1-4 on the following page.

Table 1-4 – Near-Term Risk Items

Item	Cost
None	

1.6 Facility Condition Index

The Facility Condition Index (FCI or FCNI) provides a relative measure for comparing one building (or group of buildings) to another. This index is a calculation, derived by dividing the total accumulated project cost for the 10-year window covered by this report by the total Component Replacement Value (CRV) of the building. The index is intended to show the current and future conditions of the buildings if no capital investment is made. Tables 1-5 provide a summary of the FCI / FCNI condition ranges for the Property.

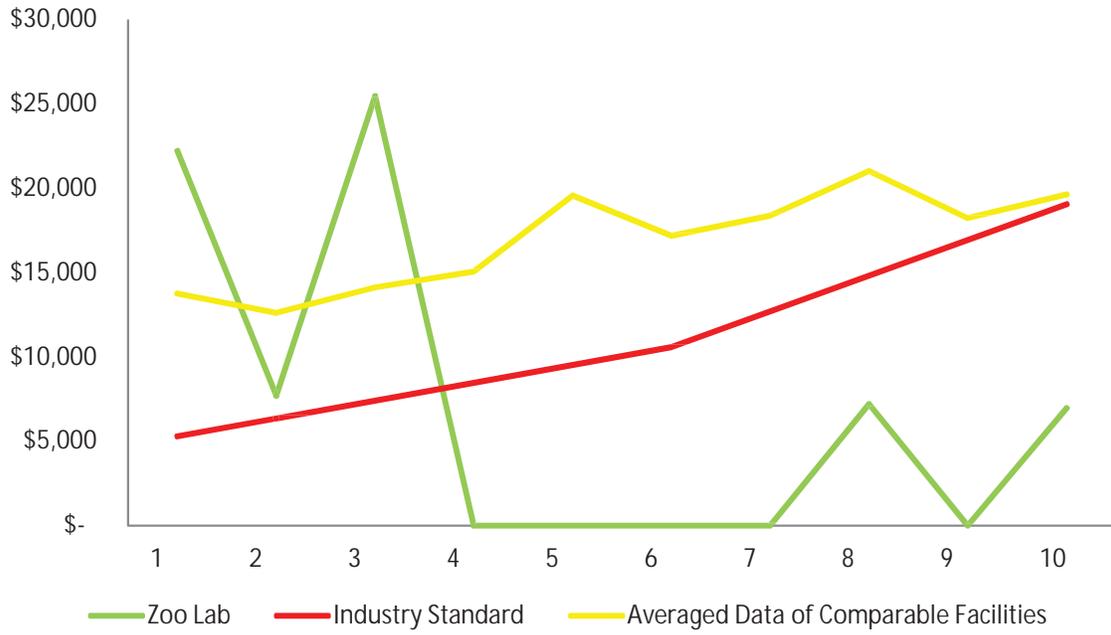
Table 1-5 – Facility Condition Index

Accumulated Deferred Maintenance	Current Replacement Value (CRV)	Facility Condition Index (FCI)
\$69,520	\$529,100	0.13 / Good

1.7 Comparison to Other Municipalities

Each year, Faithful+Gould completes condition assessment of hundreds of municipal buildings. This subsection aims to benchmark the subject building with comparable facilities assessed by Faithful+Gould for other municipalities. Furthermore, to provide an additional benchmark of condition, we have compared the capital investment requirements of the building with a commonly held industry standard as published by the International Facility Management Association (IFMA). This standard states that capital investment in facilities should total between 2 and 4% of their replacement value. Refer to Chart 1-1 on the following page for details.

Chart 1-1 – Capital Requirements Vs. Comparable & Industry Standard



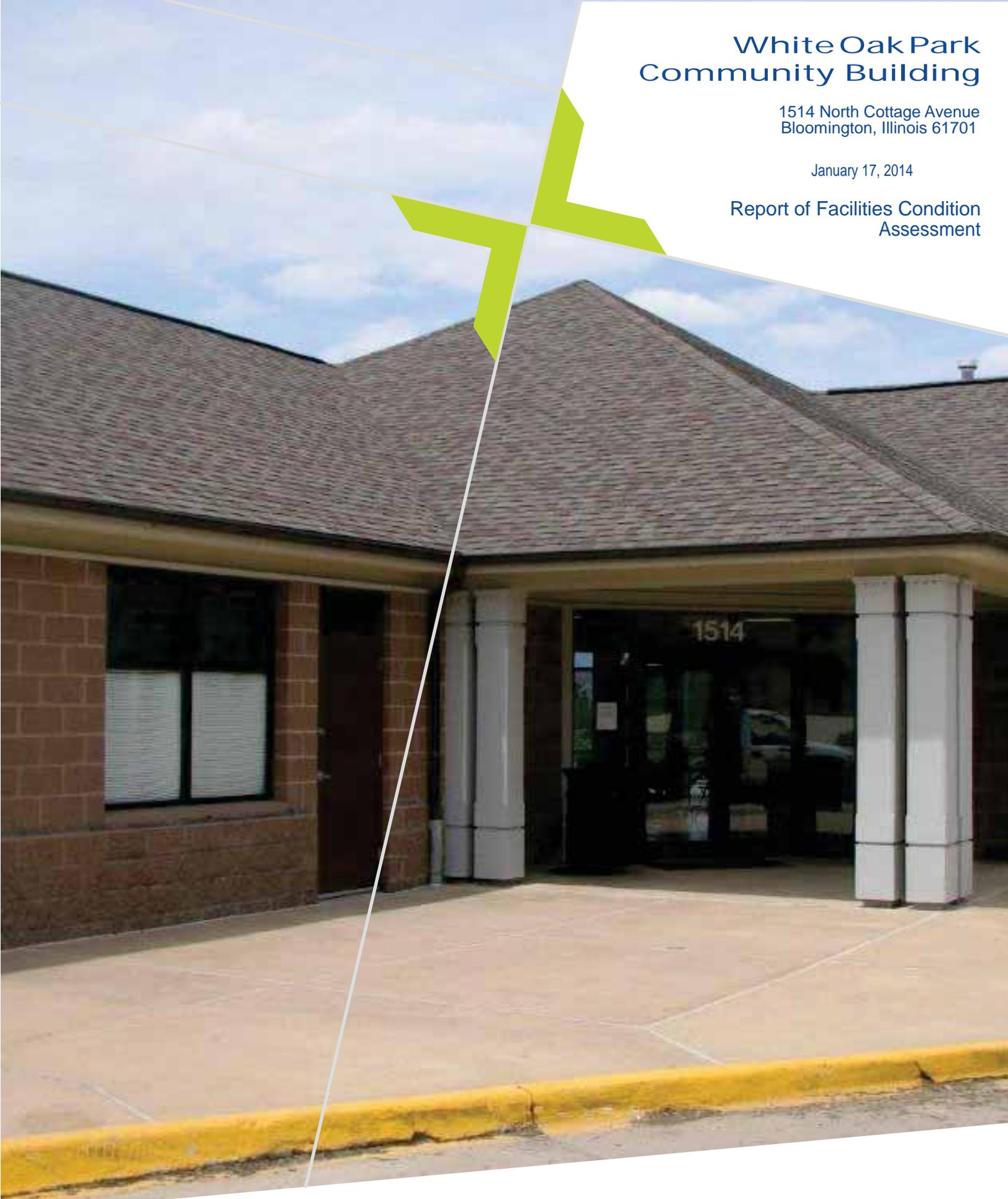
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White Oak Park Community Building

1514 North Cottage Avenue
Bloomington, Illinois 61701

January 17, 2014

Report of Facilities Condition
Assessment



1.1 SUMMARY OF FINANCIAL REQUIREMENTS & CONDITIONS

1.2 Introduction

The White Oak Park Community Building (“the Property”) consists of a single-story load-bearing masonry recreational building located at 1514 North Cottage Avenue in Bloomington, Illinois. The Community Building serves the White Oak Park and contains a community room, kitchen, support office area and restrooms. This evaluation includes only the Community Building and parking areas. Our evaluation specifically excludes assessment of the White Oak Park athletic fields and related facilities. Table 1-1 below provides a summary of the building.

Table 1-1 – Subject Building

Building	Approx. Gross Square Footage	Levels	Construction Date
White Oak Park Community Building	4,000	One	2002

1.3 Scope of Services

On June 3 and June 4, 2013, Mr. Richard North, BScHons and Mr. Benjamin Dutton, MRICS, MCIQB from Faithful+Gould, Inc. visited the Property to complete a comprehensive facilities condition assessment. The objectives of the assessment were to:

1. Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years
2. Determine failure probability of the various systems and components
3. Determine criticality of system and component failure

In order to meet the above objectives, we evaluated the current condition of the buildings and utilities and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

1.4 Financial Requirements

The following section provides a summary of capital expenditures for the building over the study period. Tables 1-2 and 1-3 provide a tabular listing of expenditures for the Property over the 10 year period. All numbers are shown in 2014 dollar values.

Table 1-2 – Summary of Total Expenditures over 10-year Study Period

Year	Expenditures
Immediate	\$0
1	\$0
2	\$10,300
3	\$0
4	\$6,400
5	\$0
6	\$0
7	\$5,500
8	\$0
9	\$4,800
10	\$0
TOTAL	\$27,000

Table 1-3 – Expenditures by Named Priority over 10-year Study Period

Priority Grouping	Expenditures
Priority I – Life safety and code compliance	\$0
Priority II – Currently critical	\$0
Priority III – Necessary / not critical	\$0
Priority IV – Recommended	\$17,400
Priority V – Appearance	\$9,600
TOTAL	\$27,000

1.5 Risk

To allow the City of Bloomington to balance containment of capital investment with probability and consequence of failure, we have assigned each project with a risk number. A complete risk assignment for

each recommended project is included within Appendix C of this report. Items of high risk from both a criticality, condition and failure probability standpoint are summarized in Table 1-4 on the following page.

Table 1-4 – Near-Term Risk Items

Item	Cost
None	

1.6 Facility Condition Index

The Facility Condition Index (FCI or FCNI) provides a relative measure for comparing one building (or group of buildings) to another. This index is a calculation, derived by dividing the total accumulated project cost for the 10-year window covered by this report by the total Component Replacement Value (CRV) of the building. The index is intended to show the current and future conditions of the buildings if no capital investment is made. Tables 1-5 provide a summary of the FCI / FCNI condition ranges for the Property.

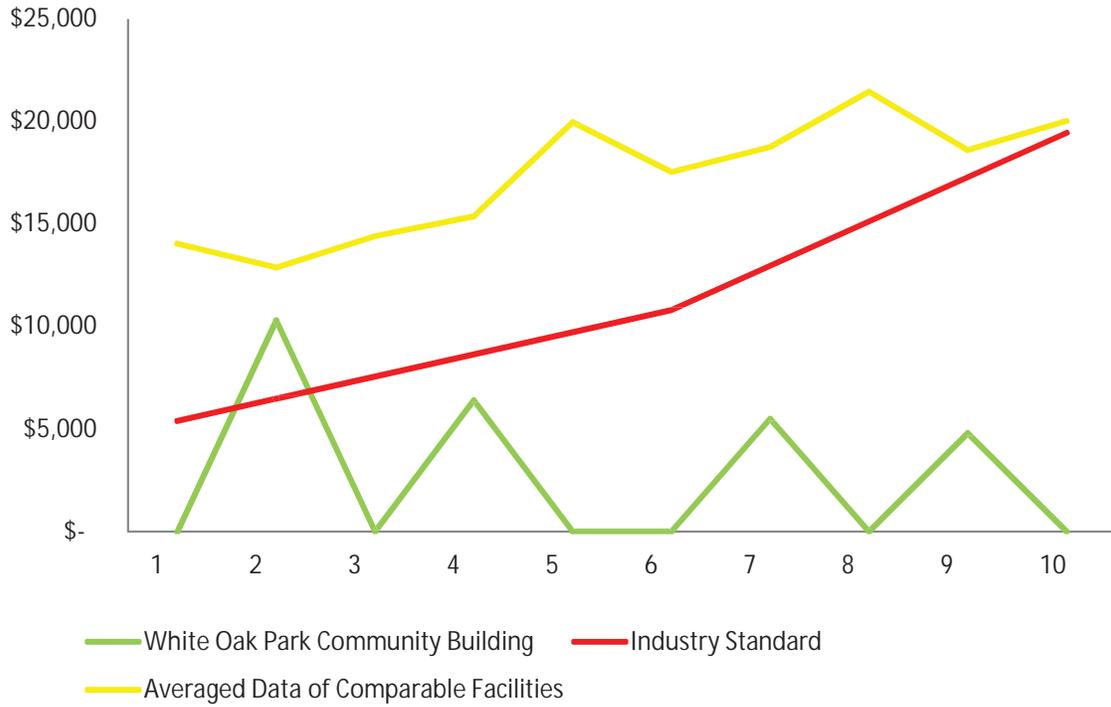
Table 1-5 – Facility Condition Index

Accumulated Deferred Maintenance	Current Replacement Value (CRV)	Facility Condition Index (FCI)
\$27,000	\$410,000	0.06 / Excellent

1.7 Comparison to Other Municipalities

Each year, Faithful+Gould completes condition assessment of hundreds of municipal buildings. This subsection aims to benchmark the subject building with comparable facilities assessed by Faithful+Gould for other municipalities. Furthermore, to provide an additional benchmark of condition, we have compared the capital investment requirements of the building with a commonly held industry standard as published by the International Facility Management Association (IFMA). This standard states that capital investment in facilities should total between 2 and 4% of their replacement value. Refer to Chart 1-1 for details.

Chart 1-1 – Capital Requirements Vs. Comparable & Industry Standard



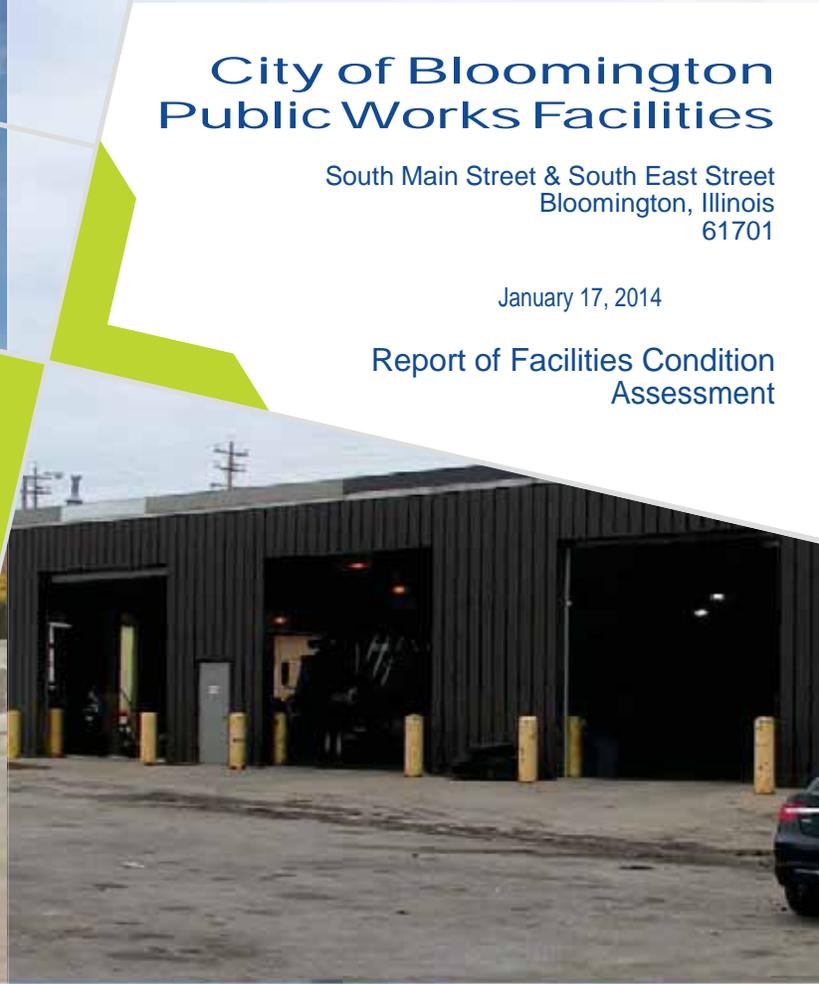
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City of Bloomington Public Works Facilities

South Main Street & South East Street
Bloomington, Illinois
61701

January 17, 2014

Report of Facilities Condition
Assessment



1.1 SUMMARY OF FINANCIAL REQUIREMENTS & CONDITIONS

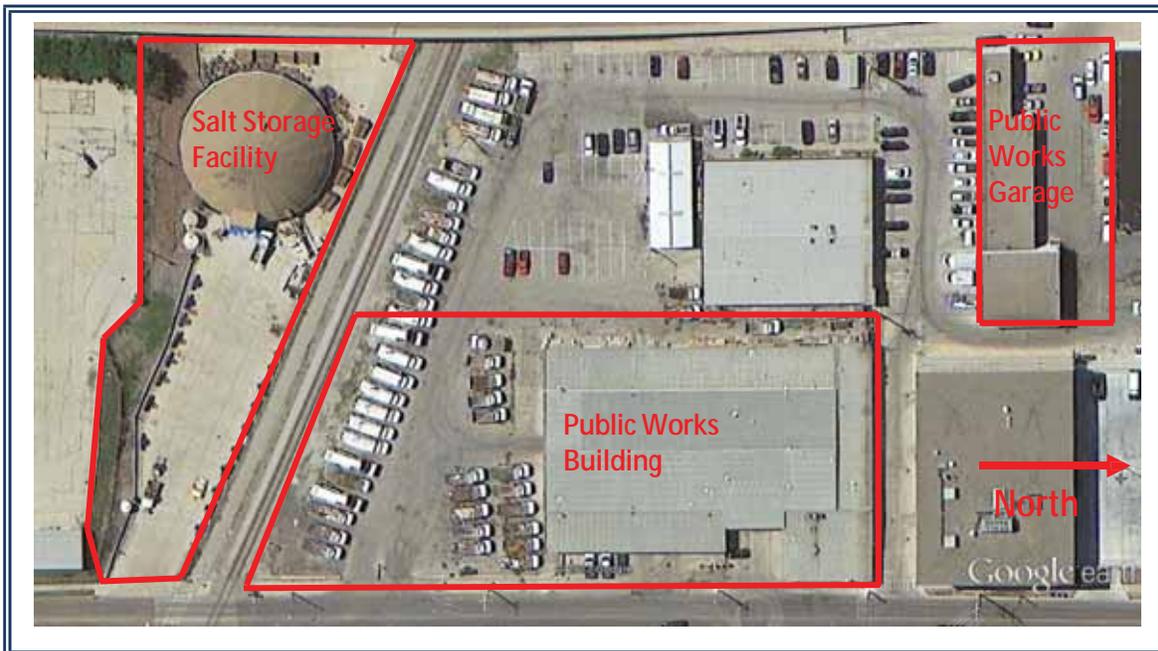
1.2 Introduction

The City of Bloomington Public Works Facilities (“the Property”) consists of a three building facility contained on South Main Street and South East Street in Bloomington, Illinois. Two of the buildings (Public Works Building and Public Works Garage) support the City of Bloomington Fleet Management Department in the upfitting, preventative maintenance, predicted maintenance, repairs and decommissioning of the City’s vehicle fleet. The third building (Public Works Salt Storage Facility) provides storage of road salt for the City of Bloomington Public Works Department. Table 1-1 and Plan 1-1 below provide a summary of the buildings contained at the Property and considered by this report.

Table 1-1 – Subject Buildings

Buildings	Levels	Construction Date	Approx. Gross Square Footage
Public Works Building	1	1966	29,598
Public Works Garage	1 + Partial Basement	1950 + 1972	6,392
Public Works Salt Storage Facility	1	1992	8,146
TOTAL			44,136

Plan 1-1 – Aerial View of Subject Buildings



The Public Works Building is located at 401 South East Street and consists of a single-story concrete-framed maintenance facility constructed in 1966. Architecturally the building contains asphalt and concrete paved parking areas, a precast concrete roof deck supported on either concrete columns or the exterior wall system, a gable roof system installed as a recovery system and covered with standing seam metal panels, and a brick veneer exterior wall system with prefinished steel overhead doors and replacement double glazed windows. Services consist of split system air conditioning units, unit heaters, 120/208-volt electrical service, and domestic water service.

The Public Works Garage located at 336 South Main Street consists of a single-story (with partial basement level) maintenance garage constructed in circa 1950 and extended to the east in 1972. Architecturally the building contains a concrete paved parking area, a structure consisting of open web bar joists supported on steel columns and concrete masonry units (CMU), a low-slope roof covered with a built-up roofing system, and an exterior enclosed by painted CMU, brick, steel panels and wood siding. Services consist of a rooftop package air conditioning unit, vehicular exhaust systems, unit heaters, 120/208-volt electrical service, and domestic water service.

The Public Works Salt Storage Building is located at 502 South Main Street and consists of a wood-framed domed storage facility constructed in 1992. Architecturally the building contains concrete paved parking area, a wood-framed superstructure, and a domed roof covered with asphalt shingles. Services consist of 120/208-volt electrical service, transfer pumps, and the salt dome loading system. Most pressing issues at the building consist of near-term refurbishment of the salt dome loading system due to its current condition and potential for failure.

1.3 Scope of Services

On May 16, 2013, Mr. Benjamin Dutton, MRICS, MCIQB and Mr. D. Jonathan Bailey, CCM, CEM from Faithful+Gould, Inc. visited the Property to complete a comprehensive facilities condition assessment of the included buildings and site systems. The objectives of the assessment were to:

1. Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years
2. Determine failure probability of the various systems and components
3. Determine criticality of system and component failure

In order to meet the above objectives, we evaluated the current condition of the included buildings, site system and utilities and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

1.4 Financial Requirements

The following section provides a summary of capital expenditures for the included buildings and site systems over the study period. All numbers are shown in 2014 dollar values. Refer to the complete report and capital expenditure forecast for further details.

Table 1-2 – Summary of Total Expenditures per Building over 10 year Study Period

Year	Public Works Building	Public Works Garage	Salt Storage Facility	TOTAL
Immediate	\$0	\$0	\$0	\$0
1	\$159,470	\$18,950	\$0	\$178,420
2	\$22,650	\$10,050	\$25,769	\$58,469
3	\$0	\$0	\$31,788	\$31,788
4	\$442,580	\$17,100	\$9,450	\$469,130
5	\$30,150	\$127,840	\$0	\$157,990
6	\$17,250	\$0	\$0	\$17,250
7	\$0	\$0	\$0	\$0
8	\$0	\$0	\$0	\$0
9	\$0	\$0	\$0	\$0
10	\$0	\$0	\$0	\$0
TOTAL	\$672,100	\$173,940	\$67,006	\$913,047

Table 1-3 – Expenditures by Named Priority over 10 year Study Period

Priority Grouping	Expenditures (All Buildings)
Priority I – Life safety and code compliance	\$0
Priority II – Currently critical	\$145,509
Priority III – Necessary / not critical	\$719,088
Priority IV – Recommended	\$48,450
Priority V – Appearance	\$0
TOTAL	\$913,047

1.5 Risk

To allow the City of Bloomington to balance containment of capital investment with probability and consequence of failure, we have assigned each project with a risk number. A complete risk assignment for

each recommended project is included within Appendix C of this report. Items of high risk from both a criticality, condition and failure probability standpoint are summarized in Table 1-4 below.

Table 1-4 – Near-Term Risk Items

Item	Cost
Failed lintels at Public Works Building	\$65,340
Failed brick and mortar at Public Works Building	\$11,500
Failure of Conveyor at Salt Storage Facility	\$22,000
Structural Movement	(monitor)
TOTAL	\$98,840

1.6 Facility Condition Index

The Facility Condition Index (FCI or FCNI) provides a relative measure for comparing one building (or group of buildings) to another. This index is a calculation, derived by dividing the total accumulated project cost for the 10-year window covered by this report by the total Component Replacement Value (CRV) of the building. The index is intended to show the current and future conditions of the buildings if no capital investment is made. Tables 1-5 provide a summary of the FCI / FCNI condition ranges for the Property.

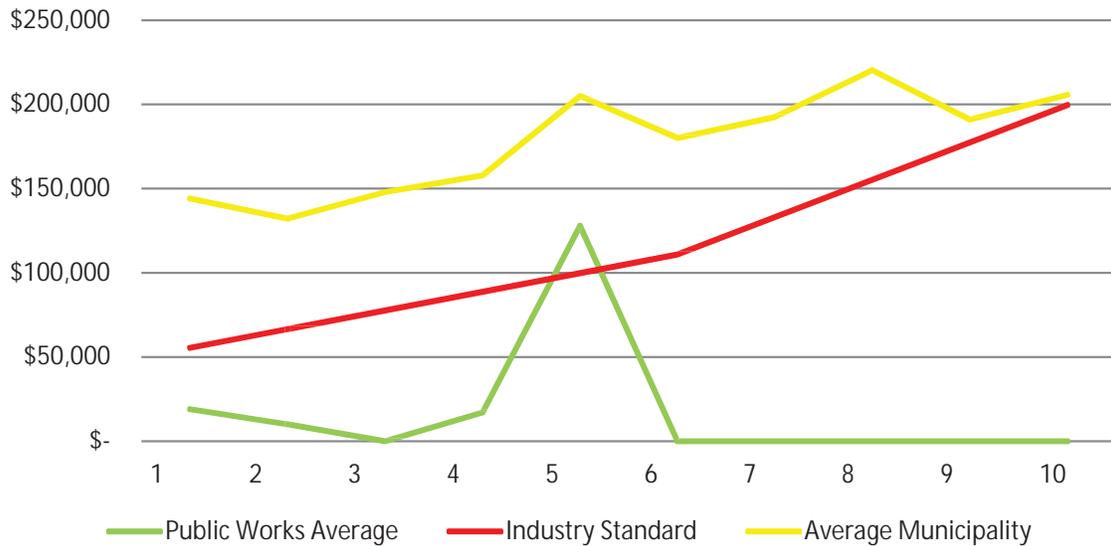
Table 1-5 – Facility Condition Index

Buildings	Accumulated Deferred Maintenance	Current Replacement Value (CRV)	Facility Condition Index (FCI)
Public Works Building	\$672,100	\$4,143,720	0.16 / Good
Public Works Garage	\$173,940	\$894,880	0.19 / Good
Public Works Salt Storage	\$67,006	\$506,165	0.13 / Good
TOTAL	\$913,047	\$5,544,765	

1.7 Comparison to Other Municipalities

Each year, Faithful+Gould completes condition assessment of hundreds of municipal buildings. This subsection aims to benchmark the subject buildings with comparable facilities assessed by Faithful+Gould for other municipalities. Furthermore, to provide an additional benchmark of condition, we have compared the capital investment requirements of the buildings with a commonly held industry standard as published by the International Facility Management Association (IFMA). This standard states that capital investment in facilities should total between 2 and 4% of their replacement value. Refer to Chart 1-1 for details.

Chart 1-1 – Capital Requirements Vs. Comparable & Industry Standard

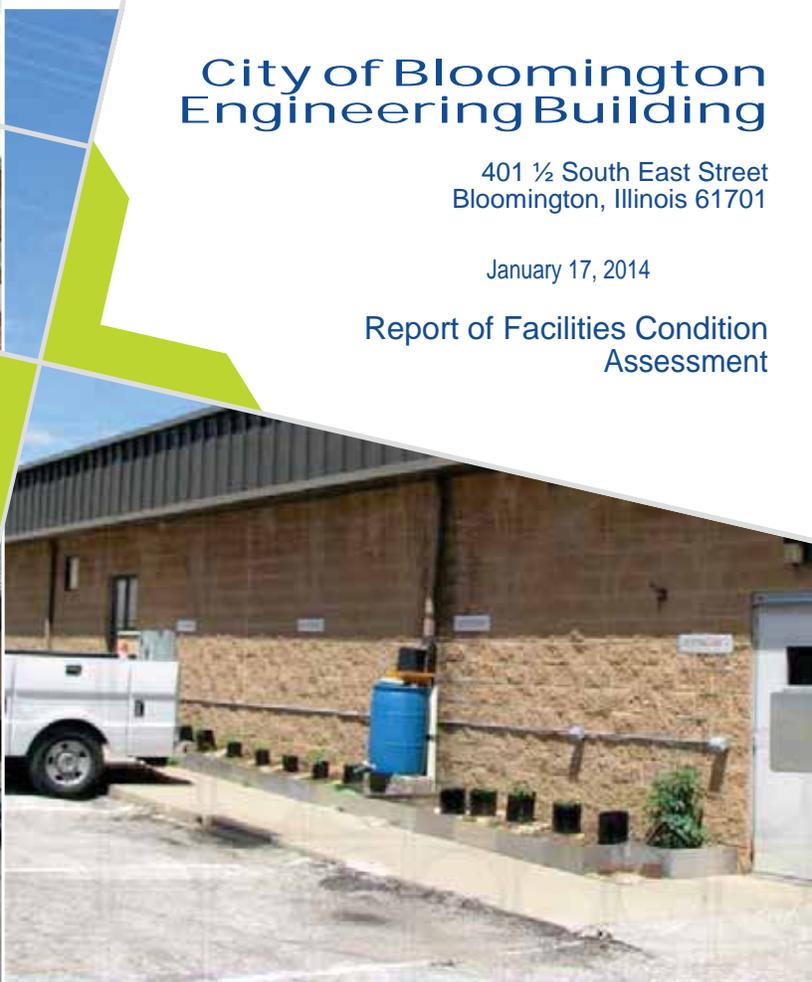


City of Bloomington Engineering Building

401 ½ South East Street
Bloomington, Illinois 61701

January 17, 2014

Report of Facilities Condition
Assessment



1.1 SUMMARY OF FINANCIAL REQUIREMENTS & CONDITIONS

1.2 Introduction

The City of Bloomington Engineering Building (“the Property”) is located at 401 ½ South East Street in the Public Works Facilities complex in Bloomington, Illinois. The building is currently occupied by the Special Weapons and Tactics (SWAT) division of the police department and by the Department of Transportation. Table 1-1 and Plan 1-1 below provide a summary of the buildings contained at the Property and considered by this report.

Table 1-1 – Subject Building

Buildings	Approx. Gross Square Footage	Levels	Construction Date
Engineering Building	9,203	1	1986

Plan 1-1 Overview of Property



The Engineering Building consists of a single-story building constructed in circa 1986. Architecturally the building contains an asphalt paved parking area, a structure consisting of a steel portal frame, a concrete masonry unit exterior wall system, standing seam metal mansard and roofing system, prefinished steel overhead doors and double glazed windows. Services consist of split system air conditioning units, unit heaters, 120/208-volt electrical service, and domestic water service.

1.3 Scope of Services

On June 3, 2013, Mr. Benjamin Dutton, MRICS, MCIQB and Mr. Jonathan Bailey, CEM from Faithful+Gould, Inc. visited the Property to complete a comprehensive facilities condition assessment. The objectives of the assessment were to:

1. Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years

2. Determine failure probability of the various systems and components
3. Determine criticality of system and component failure

In order to meet the above objectives, we evaluated the current condition of the buildings and utilities and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

1.4 Financial Requirements

The following section provides a summary of capital expenditures for the building over the study period. Tables 1-2 and 1-3 provide a listing of expenditures for the Property over the 10 year period. All numbers are shown in 2014 dollar values.

Table 1-2 – Summary of Total Expenditures over 10-year Study Period

Year	Expenditures
Immediate	\$0
1	\$111,650
2	\$16,350
3	\$19,200
4	\$152,400
5	\$7,000
6	\$0
7	\$0
8	\$21,000
9	\$0
10	\$0
TOTAL	\$327,600

Table 1-3 – Expenditures by Named Priority over 10-year Study Period

Priority Grouping	Expenditures
Priority I – Life safety and code compliance	\$0
Priority II – Currently critical	\$6,000

Priority III – Necessary / not critical	\$298,550
Priority IV – Recommended	\$23,050
Priority V – Appearance	\$0
TOTAL	\$327,600

1.5 Risk

To allow the City of Bloomington to balance containment of capital investment with probability and consequence of failure, we have assigned each project with a risk number. A complete risk assignment for each recommended project is included within Appendix C of this report. Items of high risk from both a criticality, condition and failure probability standpoint are summarized in Table 1-4 on the following page.

Table 1-4 – Near-Term Risk Items

Item	Cost
None	

1.6 Facility Condition Index

The Facility Condition Index (FCI or FCNI) provides a relative measure for comparing one building (or group of buildings) to another. This index is a calculation, derived by dividing the total accumulated project cost for the 10-year window covered by this report by the total Component Replacement Value (CRV) of the building. The index is intended to show the current and future conditions of the buildings if no capital investment is made. Tables 1-5 provide a summary of the FCI / FCNI condition ranges for the Property.

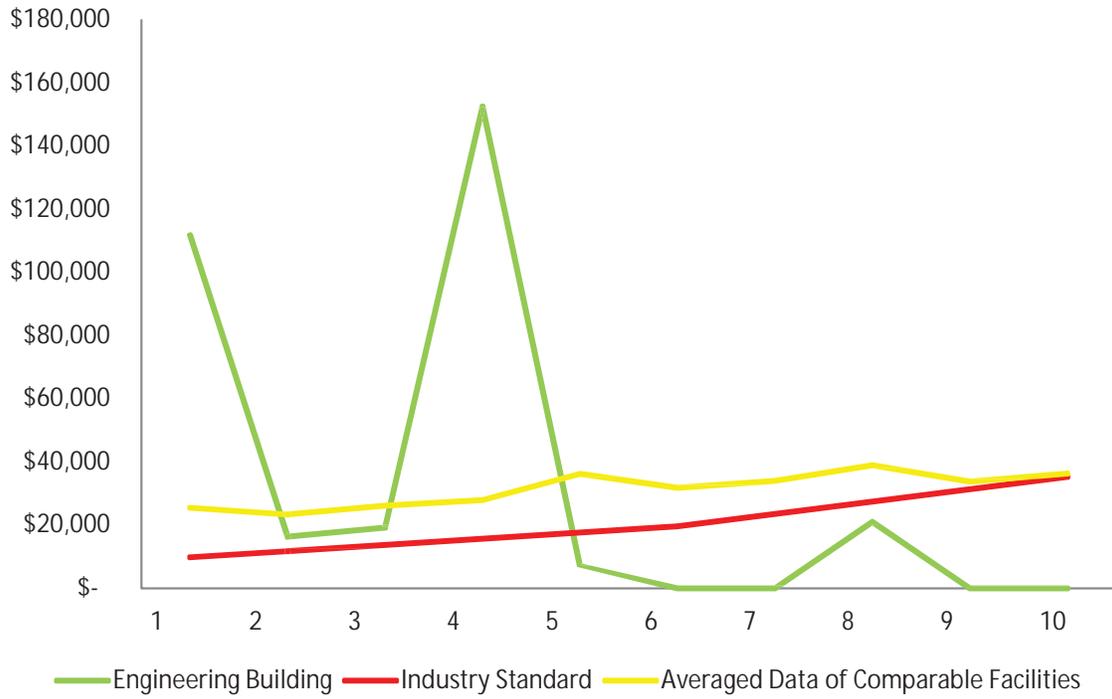
Table 1-5 – Facility Condition Index

Accumulated Deferred Maintenance	Current Replacement Value (CRV)	Facility Condition Index (FCI)
\$327,600	\$980,000	0.33 / Fair

1.7 Comparison to Other Municipalities

Each year, Faithful+Gould completes condition assessment of hundreds of municipal buildings. This subsection aims to benchmark the subject building with comparable facilities assessed by Faithful+Gould for other municipalities. Furthermore, to provide an additional benchmark of condition, we have compared the capital investment requirements of the building with a commonly held industry standard as published by the International Facility Management Association (IFMA). This standard states that capital investment in facilities should total between 2 and 4% of their replacement value. Refer to Chart 1-1 for details.

Chart 1-1 – Capital Requirements Vs. Comparable & Industry Standard



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Report of

Facilities Condition Assessment

For

U.S. Cellular Coliseum and Pepsi Ice Rink
101 South Madison Street
Bloomington, Illinois 61701



October 18, 2013

Provided By:
Faithful+Gould, Inc.

Provided For:



1.1 SUMMARY OF FINANCIAL REQUIREMENTS & CONDITIONS

1.2 Introduction

The U.S. Cellular Coliseum & Pepsi Ice Rink (“the Property”) located at 101 South Madison Street in Bloomington, Illinois consists of a three story approximately 5,600 seat coliseum and an attached single story community ice skating rink. A detached, pre-cast concrete parking garage containing a counted 264 parking spaces is also located on the Property. The Property was originally designed and constructed beginning in 2004 and completed in 2006. The coliseum is utilized to hold entertainment and sporting events for the City of Bloomington. Table 1-1 provides a summary of the Property.

Table 1-1 – Subject Building

Levels	Construction Date	Approx. Seating Capacity
Three Story	2006	5,600

Architecturally the building contains a three level precast concrete double-tee parking garage, a superstructure consisting of pre-cast concrete tilt up panels and structural steel, a metal framed low-slope roof structure covered with either a ethylene propylene diene monomer (EPDM) or a thermoplastic polyolefin (TPO) single-ply roof system, and a painted pre-cast concrete exterior wall panel system with double glazed aluminum framed windows. Services consist of rooftop package units, hydronic distribution systems, boiler, rooftop exhaust units, refrigeration plant, 240/480-volt electrical service, emergency power service, domestic water service, natural gas fired water heaters, fire and life safety systems, hydraulic passenger elevators, and interior areas including the main bowl arena, community ice skating rink, support areas, suite level services, and the main concourse concession area.

1.3 Scope of Services

On September 10, 2013, Mr. Benjamin Dutton, MRICS, MCIQB and Mr. D. Jonathan Bailey, CCM, CEM from Faithful+Gould, Inc. visited the Property to complete a comprehensive facilities condition assessment of the building and site systems. The objectives of the assessment were to:

1. Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years
2. Determine failure probability of the various systems and components
3. Determine criticality of system and component failure

In order to meet the above objectives, we evaluated the current condition of the building, site systems and utilities and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

1.4 Financial Requirements

The following section provides a summary of capital expenditures for the building and site systems over the study period. All numbers are shown in 2014 dollar values. Note, due to the need for further evaluation, these cost exclude any potential costs for repair of structural concerns at the parking garage.

Table 1-2 – Summary of Expenditures over 10 year Study Period

Year	Expenditures
Immediate	\$0
1	\$652,672
2	\$2,136,707
3	\$53,500
4	\$21,000
5	\$86,400
6	\$146,232
7	\$377,950
8	\$613,398
9	\$2,429,600
10	\$496,200
TOTAL	\$7,013,658

Table 1-3 – Expenditures by Named Priority over 10 year Study Period

Priority Grouping	Expenditures
Priority I – Life safety and code compliance	\$210,000
Priority II – Currently critical	\$1,513,440
Priority III – Necessary / not critical	\$1,483,508
Priority IV – Recommended	\$3,039,735
Priority V – Appearance	\$766,975
TOTAL	\$7,013,658

1.5 Risk

To allow the City of Bloomington to balance containment of capital investment with probability and consequence of failure, we have assigned each project with a risk number. A complete risk assignment for each recommended project is included within Appendix C of this report. Items of high risk from both a criticality, condition and failure probability standpoint are summarized in Table 1-4 below.

Table 1-4 – Near-Term Risk Items

Item	Cost	Consequence
Repair Parking Garage Structure	Unknown (Pending Evaluation)	Unknown (Pending Evaluation)
Test, Balance, & Commission Smoke Control System	\$35,000	Smoke control system not functioning/installed properly can result in disrupted protection of egress.
Allowance for modifications to Smoke Control System	\$175,000	Smoke control system not functioning/installed properly can result in disrupted protection of egress.
Replace video display system	\$1,500,000	Repair/replacement parts not available. loss of video display for events
TOTAL	\$1,710,000	

1.6 Facility Condition Index

The Facility Condition Index (FCI or FCNI) provides a relative measure for comparing one building (or group of buildings) to another. This index is a calculation, derived by dividing the total accumulated project cost for the 10 year window covered by this report by the total Component Replacement Value (CRV) of the building. The index is intended to show the current and future conditions of the building if no capital investment is made. Table 1-5 on the following page provides a summary of the FCI / FCNI condition ranges for the Property.

Table 1-5 – Facility Condition Index

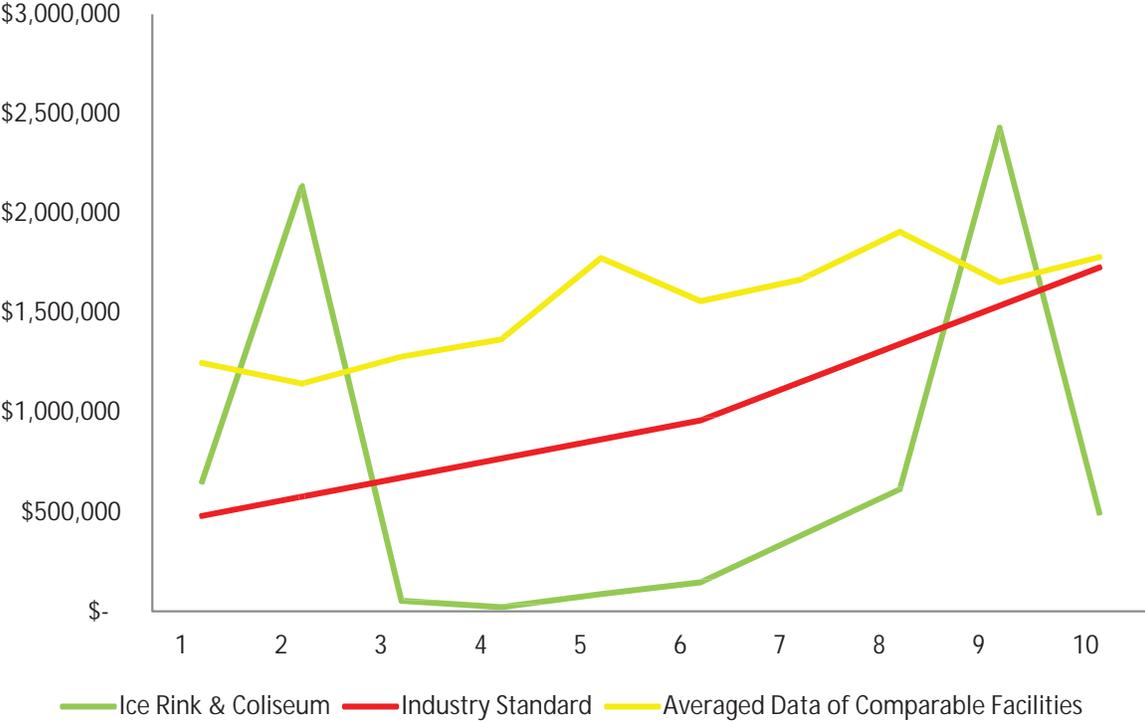
Accumulated Capital Expenditures	Current Replacement Value (CRV)	Facility Condition Index (FCI)
\$7,013,658	\$48,000,000	0.15/ Fair - Good

1.7 Comparison to Other Municipalities

Each year, Faithful+Gould completes condition assessment of hundreds of municipal buildings. This subsection aims to benchmark the subject buildings with comparable facilities assessed by Faithful+Gould

for other municipalities. Furthermore, to provide an additional benchmark of condition, we have compared the capital investment requirements of the building with a commonly held industry standard as published by the International Facility Management Association (IFMA). This standard states that capital investment in facilities should total between 2 and 4% of their replacement value. Refer to Chart 1-1 below for details.

Chart 1-1 – Capital Requirements Vs. Comparable & Industry Standard



City of Bloomington



Facilities Master Plan

Objective / Scope

- Objective - identify
 - Systems
 - Conditions
 - Capital Requirements / Risks
- Scope
 - 40 buildings / 743,538 sq ft
 - Departments: Administration, Park & Rec, Police, Public Works, Water

Objective / Scope



Water Damage in Police Training Facility Lodge

Mold Damage in Police Training Facility Lodge



Objective / Scope



Ramp and Wall Deterioration at City Hall

Window Sill Deterioration at City Hall



Objective / Scope



Water Damage at Police Department Administration Office

Failed Windows at Water Treatment Plant



Objective / Scope



Severely Deteriorated Siding at Public Works Garage

Deteriorated Wall at Public Works Garage



Objective / Scope



Old / Obsolete HVAC Systems – Various Facilities

Old / Obsolete Building Components – Various Facilities



Objective / Scope



Old / Obsolete HVAC Systems – Various Facilities

Old / Obsolete Fire Alarm Systems – Various Facilities



Facility Condition Index

The Facility Condition Index (FCI) provides a relative measure for comparing one building (or group of buildings) to another.

This index is a calculation, derived by dividing the total accumulated project cost for the 10-year window covered by this report by the total Component Replacement Value (CRV) of the building. The index is intended to show the current and future conditions of the building if no capital investment is made. The following table provides FCI condition ranges.

Facility Condition Index

Facility Condition Index Range	Facility Condition
0.00 – 0.20	Good
0.21 – 0.30	Fair
0.31 – 0.50	Poor

Facility Condition Index

Sample Condition Ratings

City Average - 0.18 Good to Fair

Fair (.21 - .30)

- Creativity Center - 0.24
- Highland Maintenance & Office - 0.29

Poor (.31 - .50)

- Engineering Building - 0.33
- Police Training Facility Lodge- 0.44
- Old Division Street Pump Station – 0.49

Beyond Economically Repairable Life Span (Above .50)

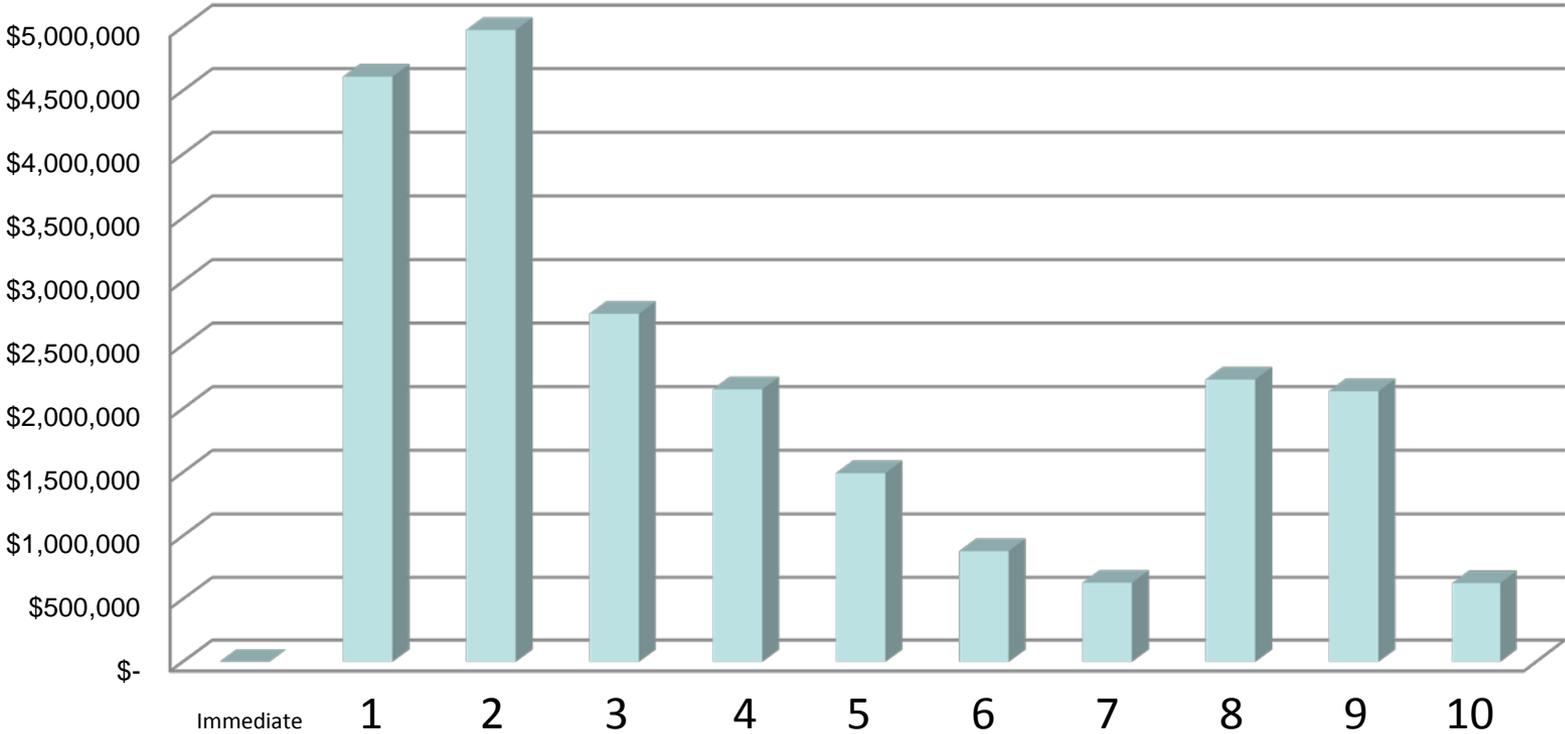
- Highland Pro Shop – 0.56
- Public Works Building – 0.75

Results

Facilities Total Expenditure Estimates (to Prevent Facilities from becoming No Longer Economically Repairable)		
	Immediate (1-5 years)	Long Term (6-10 years)
Center for the Performing Arts	\$1,881,224	\$261,575
City Hall & Records Storage	\$610,575	\$74,750
Fire Stations	\$1,720,451	\$315,375
Golf Course Buildings	\$644,242	\$63,375
Lincoln Garage	\$799,272	\$636,452
Market Street Garage	\$570,200	\$162,800
Miller Park Zoo Buildings	\$199,660	\$232,460
Parks & Recreation Buildings	\$1,263,139	\$526,445
Police Facilities	\$1,595,565	\$977,310
Public Works Buildings	\$82,007	\$0
Water Administration Building	\$209,160	\$249,050
Water - Davis Lodge	\$31,209	\$52,698
Water Pump Stations	\$4,993,877	\$2,322,623
Water Treatment Plant	\$4,344,235	\$1,981,813
US Cellular Coliseum & Pepsi Ice Center	\$2,950,279	\$4,063,380
Totals	\$21,895,095	\$11,920,106

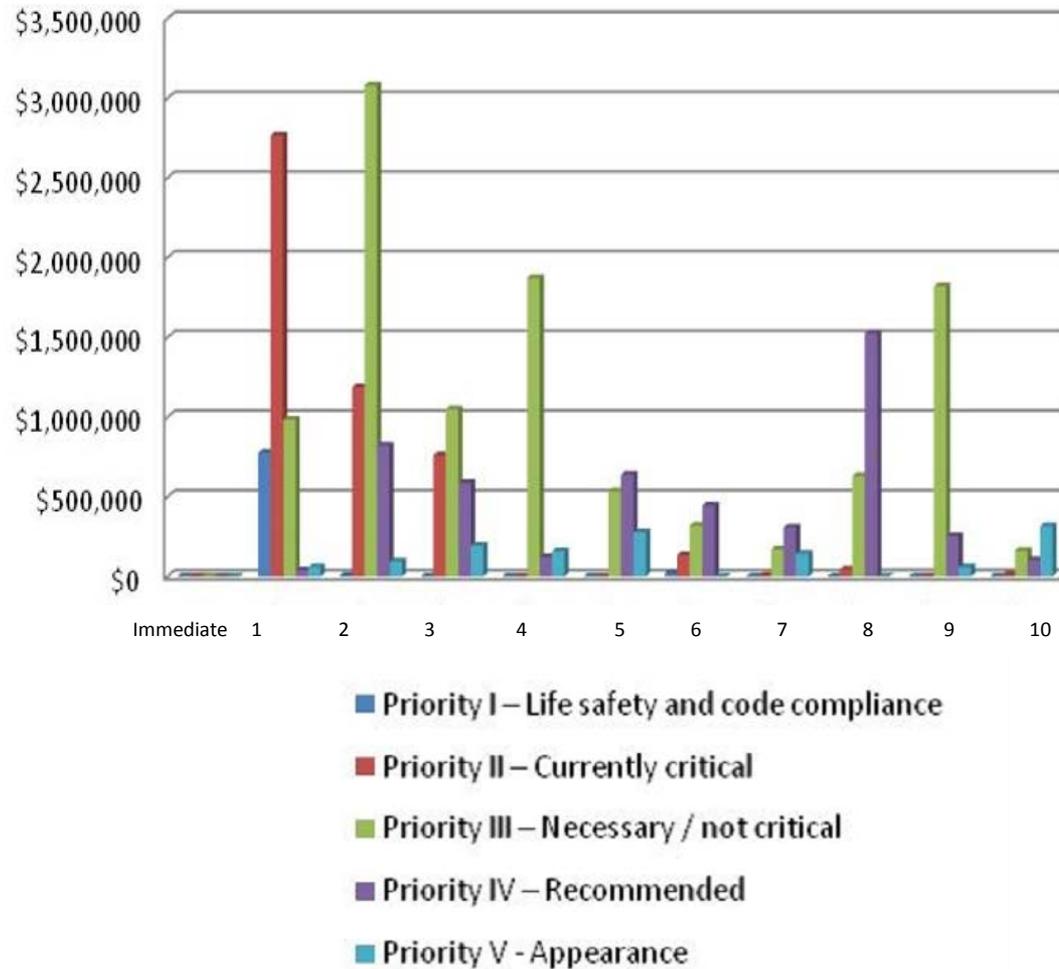
Grand Total: \$ 33,815,201

Expenditure Forecast by Year



Results

Cost by Priority





REGULAR CITY AGENDA ITEM NO. 8B

FOR COUNCIL: November 23, 2015

SUBJECT: Consideration of adoption of an ordinance for Case SP-02-15 Petition requesting approval of a Special Use Permit for Multiple-Family Dwellings for the property located at 1021, 1025, 1031, 1037 and 1041 Ekstam Drive.

RECOMMENDATION/MOTION: Adopt an ordinance for Case SP-02-15 for the Special Use Permit for Multiple-Family Dwellings, for the property located at 1021, 1025, 1031, 1037 and 1041 Ekstam Drive.

STRATEGIC PLAN LINK: The amended preliminary plan is linked to Goal 3, Grow the Local Economy and Objective A, Retention and growth of current local businesses.

STRATEGIC PLAN SIGNIFICANCE: The Special Use Permit for Multiple-Family Dwellings will facilitate the objective of retention of local businesses. This includes the developer as well as the building trades that will be associated with building the new apartments.

BACKGROUND:

The subject site is located on the east side of Ekstam Drive. It is approximately a quarter mile northeast of Empire Street and Haefele Way. It is currently zoned B-1, Highway Business District. Multi-family is allowed in this zoning district only with a special use permit. The proposal is for 68 apartments.

There are apartments across Ekstam Drive to the west and adjacent to the site to the north. To the east it is open farm land. Development to the east is unlikely because of the airport runway approach. There are businesses to the south. Single-family homes are beyond the apartments to the northwest.

Given that there are apartments adjacent to the site or directly across the street and businesses to the south, the proposed multi-family dwellings will be compatible with the adjacent neighboring uses. The single-family area to the northwest is buffered from the new apartments by the existing townhomes and apartments and there should be little impact from the new apartments.

Parking and Traffic

The developer is complying with the required amount of parking. No parking is allowed on the west side of Ekstam. This is a result of neighborhood complaints in recent years about traffic congestion. Sidewalks will be provided along the east side of Ekstam to protect the pedestrians from the vehicle traffic. Vehicle access to the new apartments will be off Ekstam Drive. The developer prepared a traffic study demonstrating Ekstam Drive, the intersections of Haefele and Gerig, and Haefele and Empire all have the capacity to accommodate the increased traffic generated by the new apartments.

ZONING BOARD OF APPEALS

This case was before the Zoning Board of Appeals for public hearings and review on June 17, and July 15, 2015. Planning staff explained how the adjacent uses are compatible with the proposed multi-family residences. Staff recommended approval conditioned upon a traffic study

being provided that demonstrated adequate capacity on Ekstam and the nearby intersections. The study was performed between the two meetings and the findings were presented at the July 15, meeting which showed the capacity was adequate.

The petitioner explained the development will have a reduction in the number of dwelling units from a previous proposal, they will provide a playground, and will meet the code requirements. They will communicate street closures, welcome the removal of on street parking and stage construction to minimize congestion. They explained the traffic study shows adequate capacity for Ekstam Drive and the nearby intersections and how the study had been based upon assumptions of a worst case scenario. In response to Zoning Board of Appeals members' questions, they emphasized that it is not their job to show there will be no plane crashes or to change school districting policies, and these are not standards related to approval of their project.

No citizens spoke in favor of the petition. Ten citizens spoke in opposition to the petition. Their comments pertained to the following: insufficient access to off-site parks, no market need for the new apartments, noise, crime, apartments being an eyesore, school districting policies, overpopulation, light pollution and property values. Other opposing comments regarding the increased traffic pertained to bus congestion, the bottleneck at Gerig and Empire, an alternative subdivision exit, insufficient parking, mailboxes, children's safety, speeding cars, and emergency vehicles.

The Board voted in favor of recommending Ekstam by a vote of 3-2; this did not provide the four vote minimum required to constitute a formal recommendation. A recommendation in favor is consistent with staff's position.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:

Public notice was published in the Pantagraph in accordance with City Code. In accordance with the Zoning Code (Ordinance No. 2006-137), courtesy copies of the Public Notice were mailed to approximately 26 property owners within 500 feet of the proposed site. In addition, a public notice/identification sign was posted on the property.

FINANCIAL IMPACT: If the special use permit is approved, there should be an increase in property and sales taxes as the site is developed.

Respectfully submitted for Council consideration.

Prepared by: Tom Dabareiner, Director of Community Development

Financial & Budgetary review by: Chris Tomerlin, Budget Analyst

Legal review by: George D. Boyle, Assistant Corporation Counsel

Recommended by:



David A. Hales
City Manager

Attachments:

- Zoning Board of Appeals Report for 6-17-15
- Zoning Board of Appeals Minutes for 6-17-15
- Zoning Board of Appeals Minutes for 7-15-15
- Location Map
- Zoning Map
- Site Plan
- Traffic Study
- Aerial Photograph
- Map where Neighboring Property Owners Notified
- List of Property Owners Notified

Motion: Council adopt an ordinance for Case SP-02-15 for the Special Use Permit for Multiple-Family Dwellings, for the property located at 1021, 1025, 1031, 1037 and 1041 Ekstam Drive.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Mwilambwe			
Alderman Hauman				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman Lower				Alderman Buragas			
Alderman Painter							
				Mayor Renner			

**CITY OF BLOOMINGTON
REPORT FOR THE ZONING BOARD OF APPEALS
JUNE 17, 2015**

SUBJECT:	TYPE:	SUBMITTED BY:
SP-02-15 1021, 1025, 1031, 1037, 1041 Ekstam Drive	Special Use for Multi-Family Dwellings	Mark Woolard City Planner

REQUEST

The petitioner is seeking a special use for multi-family dwellings.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements for a special use.

GENERAL INFORMATION

Owner and Applicant: HL Bloomington, LLC and CIP, LLC

PROPERTY INFORMATION

Existing Zoning: B-1, Highway Business District
 Existing Land Use: Agricultural
 Property Size: 149,600 square feet (3.43 acres)
 PIN: 15-31-454-011, 15-31-454-012

Surrounding Zoning and Land Uses

Zoning

North: R-3B, Multi-Family Residence District
 South: B-1, Highway Business District
 West: R-3B, Multi-Family Residence District
 West: B-1, Highway Business District
 East: A, Agricultural District (County)

Land Uses

North: Apartments, Townhomes
 South: Victory Academy
 West: Townhomes
 West: Apartments
 East: Agricultural

Analysis

Submittals

This report is based on the following documents, which are on file with the Community Development Department:

1. Application for Special Use
2. Site Plan
3. Aerial photographs

PROJECT DESCRIPTION

The subject site is commonly known as 1021, 1025, 1031, 1037, 1041 Ekstam Drive and is located southeast of the intersection of Ekstam and Cornelius Drives. It is currently zoned B-1, Highway Business District. The proposal is for 68 apartments. A small playground is proposed for the site.

ANALYSIS

Nearby Land Uses

There are apartments across Ekstam Drive to the west and adjacent to the site to the north. To the east it is open farm land. Development to the east is unlikely because of the airport runway approach. There are some businesses to the south. There are single-family homes beyond the apartments to the northwest.

Traffic and parking

The developer is complying with the required amount of parking. No parking is allowed on the west side of Ekstam. Sidewalks will also be provided along the east side of Ekstam to protect the pedestrians from the vehicle traffic. A sidewalk already exists on the west side of Ekstam. This is a result of neighborhood complaints about possible congestion. Access will be off Ekstam Drive. The new apartments will generate about 540 to 680 average daily traffic trips. Ekstam Drive is designed to handle 12,000 trips per day. In 2013 the projected amount of trips per day along Ekstam was from 3,000 to 4,000 which is well below what the road is designed to handle. However the developer should still provide an estimated projection of the total amounts of trips per day reflecting all of the recent nearby land use changes and allow consideration of this important question.

Compatibility with Nearby Land Uses

Given that there are apartments or townhomes to the north and west, farm land to the east, and a business to the south, the proposed multi-family dwellings should be compatible with the adjacent neighboring uses. The single-family area to the northwest is buffered from the new apartments by the existing townhomes and there should be little impact from the new apartments. In a previous Special Use review of multi-family dwellings for the property, neighbors were concerned about traffic impacts on the neighborhood.

Staff supports the land use in terms of compatibility with the neighboring uses however approval should be conditioned upon a traffic study being provided substantiating that the trips generated per day are well under the 12,000 trips per day that Ekstam was designed for.

Action by the Board of Zoning Appeals.

For each special use application the Board of Zoning Appeals shall report to the Council its findings of fact and recommendations, including the stipulations of additional conditions and guarantees, when they are deemed necessary for the protection of the public interest or to meet the standards as specified herein. No special use application shall be recommended by the Board of Zoning Appeals for approval unless such Board shall find:

- 1. that the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;**

provided the traffic on Ekstam is under 12,000 trips per day the special use will not be detrimental to the public health in that it will be compatible with adjacent land uses.

2. **that the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;** the use will not be injurious to others in that potential traffic problems have been planned for in the street design and the provision of sidewalks.
3. **that the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district;** the use will not be impede development and improvements and will complement the nearby apartments.
4. **that adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;** utilities and drainage will be provided and be in compliance with city code.
5. **that adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;** traffic will meet the ingress and egress standards for city.
6. **that the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals. (Ordinance No. 2006-137)** compliance with city codes will be adhered to.

STAFF RECOMMENDATION:

Based on the above analysis and meeting the standards for granting the special use required by the Zoning Ordinance, staff recommends approval of the special use in Case SP-02-15 condition upon a traffic study being provided demonstrating that the traffic counts for Ekstam Drive will be less than 12,000 trips per day.

Respectfully submitted,

Mark Woolard
City Planner

**MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING
WEDNESDAY, JULY 15, 2015, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST., BLOOMINGTON, IL**

Members present: Mr. Ireland, Mr. Briggs, Mr. Kearney (arrived at 5:03), Mr. Simeone, Mr. Zimmerman

Members absent: Ms. Meek

Also present: Mr. Tom Dabareiner, Community Development Director
Mr. George Boyle, Assistant Corporation Counsel
Mr. Kevin Kothe, City Engineer
Mr. Mark Woolard, City Planner

Mr. Woolard called the meeting to order at 4:03 p.m. and called the roll. A quorum was present.

PUBLIC COMMENT: None

The Board reviewed the minutes from June 17, 2015 and accepted the minutes as printed.

Chairman Ireland explained the meeting procedures. Mr. Woolard stated the case had been published.

REGULAR AGENDA:

SP-02-15 Public Hearing and Review on the petition submitted by HL Bloomington, LLC and CIP, LLC requesting approval of a special use permit for multiple-family dwellings for the property located at 1021, 1025, 1031, 1037 and 1041 Ekstam Dr. Zoned B-1, Highway Business District.

Chairman Ireland introduced the case and explained it is a continuance from the previous meeting. Mr. Dabareiner and Mr. Boyle suggested the Board wait until Mr. Kearney arrives. Chairman Ireland stated that since they are only advisory and that there is a quorum that we will begin.

Chairman Ireland asked for the findings of the traffic study. Neil Finlen, Farnsworth Group, 2709 McGraw Dr., was sworn in at the previous meeting. He stated he would like to give an overview of the project and these are related to traffic. He said they intend to provide a playground to prevent children from going back and forth across Ekstam to other playground areas. The construction traffic would be done sequentially with the buildings to reduce congestion. They do not see a need to close Ekstam. The street capacity is in line with the land use. The land use steps down the intensity from the single-family uses, condominiums and then to the commercial uses. He said the average daily traffic counts on Ekstam were done for what is there now and in addition projected what this development would produce. Twenty percent was added to account for not being in the school period. They worked with Unit 5 to know what buses came in that area. He said with a street capacity at 12,000 vehicles per day, we are at about 2,800 on Ekstam. They also looked it as at a local street with a capacity at 5,000 vehicles per day

and they would still be well below the capacity for a local or collector street. The developer is fine with eliminating parking on the east side of Ekstam. This will not impede the visibility. It will make Ekstam more of collector than a local street.

Mr. Finlen explained the traffic counts at the three intersections at Route 9, Haeffele, Gerig and at the Ekstam curve. They were well within their capacity even with the same projections. They also assumed that all of the traffic would come to Route 9 even though some would not. The counts were done at the peaks.

Ms. Kathryn Schmitt, 1803 Myra Ridge Ct. Urbana, was sworn in. She stated 20 percent is to be added to the ADT received from the counter of 2,800. The apartment numbers were added which was about 40 cars. This is a picture for the worst case scenario. She explained the difference between a collector and local street and if you classify the street either way it is still well within its capacity. If cars parked on the street the traffic tends to be slower yet visibility for darting kids decreases. Without parked cars on the street there is good visibility yet the traffic tends to go faster. She explained the intersection studies and the queuing. The study showed there is not major queuing problems. The intersections are at a level of service of C up to and A and well within capacity. Mr. Zimmerman stated he has been out there and never seen a substantial problem. Ms. Schmitt stated the peak times of the roadway is not the same for the school buses. They used 20 percent for the school time addition even it may only be between 10 to 20 percent.

Mr. Finlen stated the traffic at the Buffalo Wild Wings intersection was never intended to create a C level of service. People hop the median and it was never the intent. If there is a problem it should be fixed. It would not be fair for this to impact this development review since the apartments are some distance away. The numbers and projections show the intersections function very well and may with a tweak at the Buffalo Wild Wings function a little better.

Mr. Hundman was previously sworn in. He stated if there was three bedrooms there would be less two or one bedrooms but the developer has not made that determination. They understand that they will have to live with the number of units that they have committed to. They are beyond the required amount of parking spaces by the code.

Mr. Finlen stated the Deneen family is willing to dedicate right-of-way for a temporary path. A permanent path would damage a pipe. He thought the park dedication fee could be used and maybe a mulch trail could be put in. Mr. Kothe stated a temporary trail would have to accommodate the drainage and with weather as in the last month it would wash it out. The city does not have resources to build a temporary trail and then try to maintain it. Mulch is not good for all users. A temporary trail would be destroyed when a road is built and it is not realistic at this time. There was discussion on running the street through, who bears the cost and if it should be tied to this development. Mr. Kothe stated there now is parkland on Pamela Drive.

Mr. Briggs asked about the percentage of school age children in the apartments. Mr. Finlen stated they do not know. He said when they worked for the development on the west side of Ekstam, there were not many children there. The people were often gone on the weekends.

Mr. Bugg was previously sworn in. He said he represents the developers and they had tried this before. His clients listened and have done what they needed to show this is a good project. They reduced the footprint, the number of units and looked at ways to deal with parking. They provide

the required parking by code and everything before the Board is well within the code. He said it is not fair to present standards that are not in the code and to say you cannot do this until there is a direct route to the park, all of the traffic problems at the corner by Buffalo Wild Wings are solved. There was a concern about traffic and they did a study and it is not even close to a problem. He said it is about his client's right to do the things that the code allows. Multi-family has already been done across the street and this is in keeping with what has been done and stepping the use down. He hopes these hearings do not become a cheering contest. It is about the rules, laws, and what is fair and right which is to allow the special use.

Renarda Dumas was previously sworn in. She stated this is in their back yard. It is the last piece of land for a park or something sufficient for their children. She asked if this is just a way to sell the land or is it really a need for the city and neighborhood. The other apartments are not 100 percent utilized and if these are also like that we will have a problem. If it is something that they want out of the property would there be some time for neighbors to come up with money to buy the land. The proposed park is small and on the other side of the apartment where they cannot see the kids. What happens when the apartment numbers dwindle? They have nowhere for the kids to play. They can drive to the park but cannot ride the bikes to the park. If she does not get out quickly to the bus stop she is stuck behind the buses. There is a bottleneck. The traffic has gotten heavier since the apartments have been built. She asked what would be offered for the other park by Sapphire Lake. The sidewalk up there is not complete. The numbers will be more than 20 percent. Kids do dart in and out and they do speed. Some do not have parking for their quests. She does not want to move and to put her son in another school. Her mother-in-law from Alabama said we do not need any more apartments. Ms. Dumas said she hopes they will do something for the property owners and people who live there. It would be detrimental to remove the on-street parking.

William Shelton was previously sworn in. He stated according to Unit 5, in the open district 30 students in the apartments are bussed to Glen Elementary, 30 to Colene Hoose, 16 to North Pointe plus 82 from their subdivision. Adding more apartments will add students to the open district. There are almost 200 elementary students and for junior high there will also be a problem. The busses come from Pamela and exit through Haeffele.

Brantley Dumas, 1102 Ekstam Dr. #1, was sworn in. He stated the school has open enrollment because the students were for Benjamin which became overcrowded. He said they put them in open enrollment because they had the most children in one particular area. They would divide the children for different schools. Children who live adjacent to each other could go to different schools. Additional children could lead to a change in schools. The bus stop has congested every morning. The traffic is very fast even with the parked cars. Adding more cars will add to the problem. For them it is about the neighborhood, the people who live there and their quality of life. They were told ten years that there would be access to McGraw Park.

Mr. Shelton stated the families with a single child would get moved around versus those with two children.

Peggy DeHaven was previously sworn in. She asked if the additional apartments can handle the additional water and sewer. She said the count was done over a holiday week and not accurate. There were no sporting events at that time. There are Friday nights when Buffalo Wild Wings is full at 5:00. There was a time when they were going to make two lanes off Route 9 and if it was

that congested will not the additional apartments make it worse. With the existing apartments not being full there are a 100 plus cars that are not being taken in to account. With summer vacation and the apartments not being full she said she does not see how the counts can be accurate. She asked what is the justification for additional apartments when employers are not increasing their work force. Avanti's traffic will have to come out to Gerig and cause further congestion. Ekstam is a short road to handle 3,000 plus cars a day. The existing apartments have just a small area to play with not much to play on. They are playing in the parking lots. The kids could be playing across the street. She said we were told there was too much traffic to add a median and yet this would add more. The Pamela Park may not ever get done. She asked why it should be their problem when we purchased the land knowing it was zoned B-1 and would be for business. She does not want to deal with the busses and has to leave early or wait to later.

Ms. Dumas stated she would want the developer to give the residents some time to purchase the land and know that they are serious.

Mr. Woolard stated the difference between subject site and the land on the south side of the airport is that this land for the apartments is not owned by the airport where the other land is airport property.

Mr. Briggs stated the FAA is requiring the airport to remove the soccer fields on the south side of the airport. He explained his research shows that athletic areas in an emergency situation have a chance of direct impact. High density is also inappropriate in those flight path areas. He said the FAA is very concerned about that and accidents do happen. He said the instruments do fail. He is concerned that we are putting a high density development in an area that we should not. There will be more air traffic over the next 20 years. His other concern is we would exasperate the school situation.

Mr. Bugg stated he thinks we have got way off track. This is a zoning and a land use question and the plane and schools are not an appropriate discussion. It is not the petitioner's job to show that there are not going to be any school problems, plane crashes and natural disasters but to comply with the zoning code which we have. He said it is only 68 units. He said this is all imagined problems. It is important to get to what we have presented and have to approve.

Mr. Briggs stated the finding of fact for the special use is not to be detrimental, or endanger the public health, safety, comfort and general welfare. He said these fall into that finding of fact.

Mr. Bugg said he disagrees with it being code related. The Broadmoor crash is not even close to the site. It is outside the standards for the committee.

Chairman asked about the occupancy rate. Mr. Bugg said his clients would not bring it forward if they did not think it was financially viable. They are hoping for 80 -90 percent and as high as possible. He said they have not been approached to purchase the property but they would entertain a reasonable offer. They are not in the business of providing a community park.

Mr. Kearney explained we have to review the project for the finding of facts. The issues discussed are pretty close to the general welfare. Mr. Bugg stated one cannot just pick whatever issue one wants and say it fits into that code's category. He does not believe it is the code's

structure to say that unless the school district fixes their issue you cannot have the special use. He does not think we should torture the code and say it is all about public welfare and safety.

Mr. Kothe said the capacity is there for water and sewer.

Mr. Finlen said they have tried to facilitate the connection to McGraw Park but staff has indicated that a temporary path would not be able to be used by roller bladers, strollers and similar users. There would be a need for a drainage structure. It did not look as if would be feasible. Parks and Recreation thought it would be better for a permanent path. It will be on the table in the future. He said the airport authority and the FAA have full knowledge of these projects. They are the experts and they say okay. He said they use flight patterns which are better for determinations than crash areas but the truth be told the planes could drop out of anywhere. It is a sad situation and we cannot get out of where they might fall.

Mr. Briggs said he brings it up because Minnesota Transportation is discouraging those situations. He said everything else you have done to accommodate the neighborhood is good. Schools is still an issue but the air traffic is his concern. He said there needs to be dialogue between the schools and the commissions.

Mr. Woolard stated staff has recommended approval conditioned upon the traffic study being provided with verification the traffic volume was acceptable and that has been provided. The standards need to be used in the review.

Mr. Simeone asked for clarification on the general standards for a special use as it applies to general welfare and safety. Mr. Dabareiner stated the standards need to be applied in terms of the immediate neighborhood. There are children in the immediate neighborhood already. School policies are not one of the standards. They can be changed and are completely irrelevant. It is based on what is in the neighborhood and in the district. In the B-1 we can have taverns, restaurants, and all kinds of other things that are allowed without seeing any of you and without a special use. Compared to those apartments are not that impactful. The courts require that we need to make these within the immediate neighborhood, are there similar uses and if children are a concern are there other children in the area. The issues of public health are addressed because it is already there. He explained you do not base the vote only on the general welfare because it is too broad but on the district and what can be found in the B-1 district.

Chairman Ireland explained that this is an advisory vote and the Council makes the decision. He said we appreciate everyone's testimony.

Mr. Kearney invited anyone to put on the record if there was an objection to him voting as he missed the hour of testimony. He did participate in the 2.5 hour hearing last month and did hear 75 minutes today so he personally feels informed enough to vote. But he did want to give anyone the opportunity to object to him voting based on him missing the hour. No one objected.

Mr. Kearney prefaced his vote by stating that all of the testimony he heard is in fact relevant. It may be the case that the standards are vague and he does not know if they are unconstitutionally vague. Nevertheless we are to weigh whether a special use is detrimental or will endanger public health, safety, comfort and general welfare and that is the job we are tasked to. He does not think it is appropriate to rewrite the code but it is our job to simply to do the best we can given the

language that we are given. Much of this if not the entirety is at the feet of the city. He does not fault the developer for the half-built roads, all of the other school issues and a growingly unpleasant area in which to try to raise a family. He has great concerns that there does not seem to be any plan and it is the city's job to either finish roads or not, finish park access or not, and help out. He wanted the developer to do, since the last meeting, what he can do. He cannot create a plan for the area even though it is needed. What he asked him to do was to try very hard to ease one problem that seemed under its control and to work with the nearby property owners to see if we can get these kids to the park. He did that and it was a real good example of good faith on the petitioner's part. He does not blame the petitioner for all of the other problems that are appropriately laid at the feet of the city. So because they answered the job he gave them and the concern that he had thought was in their control and they exercised good faith, his vote is yes.

Mr. Briggs prefaced his vote by stating the petitioner has done an excellent job trying to accommodate concerns from previous cases to this case but for the issues with the soccer field, the high density use and the airport, the City Council needs to take a closer look. He is voting no.

Chairman Ireland said one thing that was offered that still might be something that both sides can consider is the idea that they are working on a plan to get together with the developer. That may shed new light on things and wants to encourage that.

The vote on variance was approved with three (3) voting in favor and two (2) against with the following votes being cast on roll call: Mr. Simeone--No; Mr. Kearney--Yes; Mr. Zimmerman--Yes; Mr. Briggs--No; Mr. Ireland—Yes.

Chairman Ireland stated the recommendation is that this should go forward but concerns have been expressed with not just public safety but with city planning and development which only the City Council can address.

Chairman Ireland thanked everyone for attending.

OTHER BUSINESS:

Any Other Business to Come Before the Board: None

NEW BUSINESS: None

ADJOURNMENT: 6:23 p.m.

Respectfully;

Mark Woolard

**MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING
WEDNESDAY, JUNE 17, 2015, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST., BLOOMINGTON, IL**

Members present: Mr. Ireland, Mr. Briggs, Ms. Meek, Mr. Kearney, Mr. Simeone, Mr. Zimmerman

Members absent: None

Also present: Mr. Tom Dabareiner, Community Development Director
Mr. Kevin Kothe, City Engineer
Mr. Mark Woolard, City Planner

Mr. Woolard called the meeting to order at 4:02 p.m. and called the roll. A quorum was present.

PUBLIC COMMENT: None

The Board reviewed the minutes from May 20, 2015 and accepted the minutes as printed.

Chairman Ireland explained the meeting procedures. Mr. Woolard stated the case had been published.

REGULAR AGENDA:

SP-02-15 Public Hearing and Review on the petition submitted by HL Bloomington, LLC and CIP, LLC requesting approval of a special use permit for multiple-family dwellings for the property located at 1021, 1025, 1031, 1037 and 1041 Ekstam Dr. Zoned B-1, Highway Business District.

Chairman Ireland introduced the case and asked for anyone who would like to speak in favor of the petition. Neil Finlen, Farnsworth Group, 2709 McGraw Dr., was sworn in. He stated the number of dwelling units have been decreased by about 25 percent from 92 apartments to 68. He said they are not asking for a floor area waiver. They show a playground in the plan. They are looking about a 3-4 year build out and that will help with construction traffic and without much disruption. They will communicate street closures. The \$48,000 in park fees could help pay for the access to McGraw Park. For traffic, they are only at one-third of the capacity for Ekstam Drive. They will verify the numbers together with projections that need to be added. There has been traffic calming to the north. They have an excess amount of required parking by 14 percent. The parking has been removed on the west side Ekstam and they would be fine with a parking ban on the east side. There is not a need for on street parking. The property taxes will be over \$100,000. He is agreeable to the sidewalk, the small park, and the staged construction.

Mr. Briggs stated the issue is not just traffic on Ekstam but the bottleneck by Buffalo Wild Wings. Mr. Finlen said they would have to look at a traffic analysis that showed adequate capacity. He said the density is 19.8 units per acre. There will be a mix between one and two bedrooms. He said they believe the apartments will generate between 540 – 680 trips per day for Ekstam. There will be about 3,000 to 4,000 cars per day on Ekstam which has a capacity of

about 12,000 per day. They will have to look at the intersection. He said the population of Unit 5 Schools has plateaued. He does not know the percentage of the apartments that will be school age children and where the children will attend school is beyond their purview.

Mr. Briggs asked if the FAA is concerned about children there. Mr. Finlen stated the airport and the FAA is well aware of the project and is fine with it. The project is outside their runway protection zone. Also the runway is a safer runway when coming in from the north with better instrumentation.

Mr. Kearney asked if there will be on-street parking on the east side of Ekstam. Mr. Finlen stated the parking is allowed now. Through the previous special use review parking on the west side was eliminated. He thinks it is worth discussing for the east side. The development has enough parking and there is no need for on-street parking on Ekstam. If there are no cars parked on Ekstam it will give a clearer view so children cannot dart through parked cars.

Mike Hundman, 5 Jody Lane, and Todd Bugg, 1001 N. main were sworn in. Mr. Hundman stated there are no three bedroom units proposed at this time. Mr. Kearney asked if there is anything special about this site. Mr. Hundman stated they have had that property on the market for over ten years trying to sell it with it zoned as it is and there is no interest. The highest and best use is what is all around there which is apartments. Other developers in the area have sites with incentives which makes this site less desirable. He said it is difficult to know how many children would be there or if they would want three bedroom units. They could discuss this with the owner across the street. Mr. Finlen said they are locked with the 50 percent floor area ratio.

Chairman Ireland asked for anyone else who would like to speak in favor of the petition and no one spoke. Chairman Ireland asked for anyone who would like to speak in opposition to the petition. Ralph Driver, 11 Zavitz Ct., was sworn in. He said he works for a private management company. They say there is no three bedrooms at this time but a three bedroom will increase the population of the apartments. Most places are set up for two cars per household. If the children are of legal driving age they are granted a parking permit which will triple your cars in there. There will always be parking on the street. Parking will always be an issue and there will never be enough room. He absolutely does not recommend the removal on-street parking. He said the police cannot enforce no parking on the street. The existing parking complex has tenants parking two or three blocks away. He is concerned about the traffic flow and where the overflow of the cars are going to go. He does not see the need for apartments and the existing ones are not full. They park everyday where it is signed no parking.

Melanie Ward, 5 Zavitz Ct., was sworn in. She said apartment complexes bring a lot of traffic, noise, potential for crime and an eyesore as they age. As their occupancy rate goes down it will lower rents and they become less picky about the tenants that they have. The area can become less safe and their property values decrease. Currently two of the biggest employers in town are at a zero percent growth rate for the area. Country Companies has laid off people and will continue to do that. State Farm's plan is to not grow the number of employees. The traffic by Buffalo Wild Wings backs up from the corner all the way to Route 9. That is a major thoroughfare to get out. An airplane crash on Ekstam will not allow another way out. Many kids wait for the bus and people go very fast on Ekstam. No parking on Ekstam will be a good thing but their concern is on enforcement. She would be concerned about a street closure and leaving only one way out. She understands the property being on the market for ten years but if her

house is on the market for ten years, is it then somebody else's responsibility to take care of buying my house for me. Bad investments is part of business and she does not want something going in that will cause her investment to go down. It is in a neighborhood where she would like to stay.

Mr. Briggs said with the business zone we can have special uses that give us the ability to place conditions on an approval. Ms. Ward stated that as a concerned citizen in a very highly congested area additional multi-family will hurt our property values and our quality of life in our neighborhood. The perception of their neighborhood will go down.

Peggy DeHaven, 7 Zavitz Ct., was sworn in. She stated they been told numerous times that Cornelius will not be finished until all of the property to the west is sold. She was told when she moved in that it will be completed in a couple of years and it is still not there. She questioned if Wingover is at 86 percent that is 82 vacant apartments and why do they not first fill what they have? They do not need to extend further and congest their lives. If the apartments do not rent it could open up for section 8 housing, crime and drugs. Even if it is full it is too much traffic for that area. Should she have to be inconvenienced when the apartments move in on her space when she was there first? She asked if it is fair to me? She also asked where the mailboxes will be located because they drive the wrong way on Ekstam now to get their mail. It is a bad situation right now until at least Cornelius is extended. If there is an emergency there will be up to a 1,000 cars trying to get out. Speed bumps on Cornelius would help and we have been told Ekstam cannot have speed bumps. Hopefully the apartments will not go through.

John Bishop, 3404 Prescher Pt., was sworn in. He stated the redistricting of the schools have been an issue with the apartments and is also an issue when we have buses for four different schools coming in at the same time and you have to wait for four buses stacked up. It is a long 1.5 to 1.7 miles to get to McGraw Park without Cornelius extended. Some kind of access to the park will help with getting kids out of playing in the streets. The Cornelius extension is essential with the viability of that neighborhood and the redistricting for the schools is huge for property values. Their point in moving out there was they knew what school they would go to.

Renarda Dumas, 1102 Ekstam Dr. #1, was sworn in. She stated she has lived there for ten years and she has had redistricting. It is really congested in the mornings. Neighboring children can go to different schools. She would like to see the site as a nice park for the 200 plus children to have a place to play. They are now playing in the driveways. She also agrees with the Country and State Farm facts given. When their contracts are given up they will not be here. The neighbors that are here permanently pay the taxes and want the neighborhood sustainable. The little park on the back of the apartments will not serve the whole area. She asked if there is room for compromise where we could do two buildings and the rest of the area be a park.

Glen Hill, 1211 Norma Dr., was sworn in. He stated there has been more and more traffic already and the apartments will just add more to Norma Drive. He said it is already overpopulated and they should not do anything to increase it. Cornelius will not be done and the apartments will be there. The whole subdivision will suffer.

Kathryn Dunmeyer, 1104 Ekstam Dr. #2, was sworn in. She stated a concern is getting rid of parking on the east side of Ekstam north of Cornelius, as they do not have additional parking.

Linda Utley, 3420 Prescher Pt., was sworn in. She stated it is crowded enough and when they built it was a different design. Everything has changed and she does not want to move. When this was rejected the last time, one of the City Council members said they were appalled when they drove out there to see how many apartments there was in this very congested area. Even if Cornelius went through it is still so crowded.

Ms. Ward stated the city's web site states that rental properties have been found to be one of the most neglected properties within the city and creates a serious concern regarding safety and health issues as well as overall appearance of our neighborhoods.

William Shelton, 1125 Rader Run, was sworn in. He stated the big construction referred to earlier will only be on one side of Cornelius and we still have to wait for all of other area to be developed. He said we have concern for emergency vehicles during and after construction and all of the extra traffic. People have called several times for cars in the no parking area but the police have other issues to worry about and the cars will stay parked there. The park on the plan is not big enough even for the kids that will move in. In the Wingover apartments we were promised a huge park area for their children and the apartments and it is was never developed. They ended up sticking a tiny little building that only has only four apartments instead of the park so we are not guaranteed the park area that our kids are not going to even have access to. There are many kids that play together at night but attend different schools. The more kids we put in there the bigger the mess will be for the neighborhood and the school district.

Mr. Bishop stated the lighting on Ekstam is atrocious and there is no consideration as to light pollution. It is a combination of street and the flood lights in the apartments. He said study after study shows intense light actually creates darker shadows which is less safe for crime. Care needs to be taken and cut-offs used to provide even distribution of light in the appropriate places.

Chairman Ireland asked for anyone else who would like to speak and no one spoke.

Mr. Woolard described the location of the property. He identified the adjacent land uses and zoning. The site plan has been revised to show a playground, detention area and one driveway in the north instead of two. He explained the adjacent uses are compatible and there will be less dwelling units from the previous proposal. Sidewalks will be provided and the off-street parking will exceed the code requirements. Staff is recommending approval condition upon an updated traffic study indicating the Ekstam traffic will not exceed its designed capacity.

Mr. Dabareiner stated we have heard a number of concerns and we would prefer this be extended to next month. It would give them a chance to respond to the traffic and parking concerns. It would not be limited to just Ekstam. Mr. Kearney stated while some adjustments have been made it is staggering that problems remain as if we are supposed to solve them for the city. One, Cornelius is not through and two, there is no passage to the park. The school buses go in four different directions which is unreasonable. There appears to be no plan whatsoever.

Mr. Kothe explained that as Empire Business Park develops the road would be extended. He said the developers build the streets as they can afford to. At that time the city would pay for oversizing with Cornelius and the trail. Drainage structures would have to be constructed. The city would have to pay for the trail up front and it would get destroyed when the road is constructed. He said we do not have the money to spend on the construction. Mr. Finlen stated

for the pavement and the street it is market driven. Regarding the trail the Deneen family could entertain the idea for a dedicated right-of-way and something would be a temporary nature such as a mulch trail. He said the parkland dedication fee could be used. There is parkland to the north. Mr. Finlen stated it would be wise to carry this over to do the study. He also said there will be a whole lot more traffic generation from other land uses than an apartment complex. There was discussion on comparing the Ekstam and the intersection traffic with other B-1 areas. Mr. Kothe explained the traffic counts in the study look at the peak hours. He said there was a study previously done indicating Ekstam had the capacity. Part of the issue at Haeffele has been illegal left turns. If they would go through the intersection we would not have the same bottlenecks. Ultimately the city is probably going to have to install a raised median so people cannot turn left.

Mr. Kearney asked if the city will commit to providing at least a temporary access to McGraw Park. Mr. Kothe said that is something we would have to take up with the internal staff. Mr. Kearney said it is unfair to ask us to approve something without significant progress and commitment by the city to do more for an area with half-built roads, no park access, and no plan. He said to approve projects with half built roads is madness. The city needs to step up with a plan and vision for the area. Chairman Ireland said the city staff does not have the ability to make a financial commitment. Mr. Kothe said there is a preliminary plan but it does not have a time commitment or appropriation factors. The plan does show the streets connecting through.

Mr. Kothe explained if there is a citizen request to remove parking there would be a process used to look at the issue. He stated that if there is no parking on both sides it will tend to encourage higher speeds.

Mr. Briggs stated our decision could possibly exasperate the school issue. He asked for staff to determine if there is an issue when comparing the south side soccer field and the FAA with this development.

Mr. Bugg stated he would be in favor of tabling the petition. Chairman Ireland asked if he could provide at the next meeting the number of kids going to the Unit 5 schools from that area. Mr. Kearney asked for follow through regarding the access to the park issue. Chairman Ireland stated other issues that could be addressed are the mailboxes, emergency access, and the lighting. Mr. Briggs asked to provide information on impacts of three bedroom apartments. Mr. Finlen will address in the study the traffic from the Haeffele Way businesses.

Mr. Kearney stated the plan he was thinking about is more of a global nature and there needs to be a sense of what we want out in that area. He wondered if in a case like this could we send the notices to all of the subdivision.

Ms. DeHaven requested to know the percent of one, two and three bedrooms.

Ms. Dumas stated the park area on Pamela has houses being built. She stated if that is supposed to be a park area then we need to get that under the way. She still hopes a compromise is on the table. She said you cannot use a stroller and kids cannot ride a bike on mulch.

Mr. Briggs moved that we continue this until next meeting in July and allow staff, petitioner and residents to gather homework. Ms. Meek seconded the motion which passed on a by a vote of six (6) voting in favor and zero (0) against.

Chairman Ireland thanked everyone for attending.

OTHER BUSINESS:

Any Other Business to Come Before the Board: None

NEW BUSINESS: None

ADJOURNMENT: 6:32 p.m.

Respectfully;

Mark Woolard

ORDINANCE NO. 2015 –

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR MULTIPLE-FAMILY DWELLINGS FOR PROPERTY LOCATED AT:

1021, 1025, 1031, 1037 AND 1041 EKSTAM DRIVE

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a petition requesting a Special Use Permit for Multiple-Family Dwellings for certain premises hereafter described in Exhibit A; and

WHEREAS, the Bloomington Board of Zoning Appeals, after proper notice was given, conducted a public hearing on said petition; and

WHEREAS, Bloomington Board of Zoning Appeals, after said public hearing made findings of fact that such Special Use Permit would comply with the standards and conditions for granting such special use permit for said premises as required by Chapter 44, Section 44.6-30 of the Bloomington, City Code, 1960; and

WHEREAS, the City Council of the City of Bloomington has the power to pass this Ordinance and grant this special use permit.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Bloomington, McLean County, Illinois:

That the Special Use Permit for Multi-Family Dwellings on the premises hereinafter described in Exhibit A shall be and the same is hereby approved.

This Ordinance shall take effect immediately upon passage and approval.

PASSED this 23rd day of November, 2015.

APPROVED this ____ day of November, 2015.

CITY OF BLOOMINGTON

ATTEST

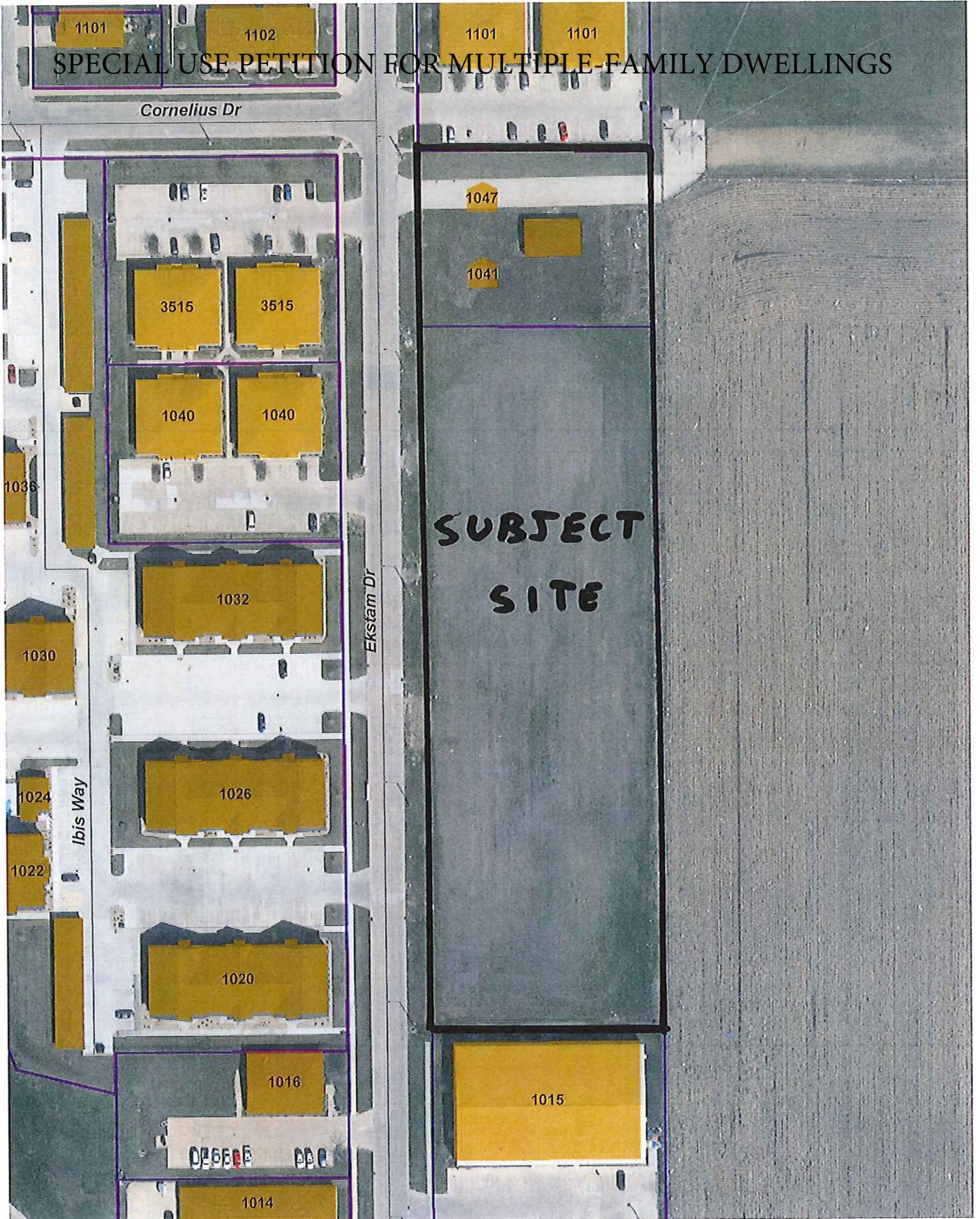
Tari Renner, Mayor

Cherry L. Lawson, City Clerk

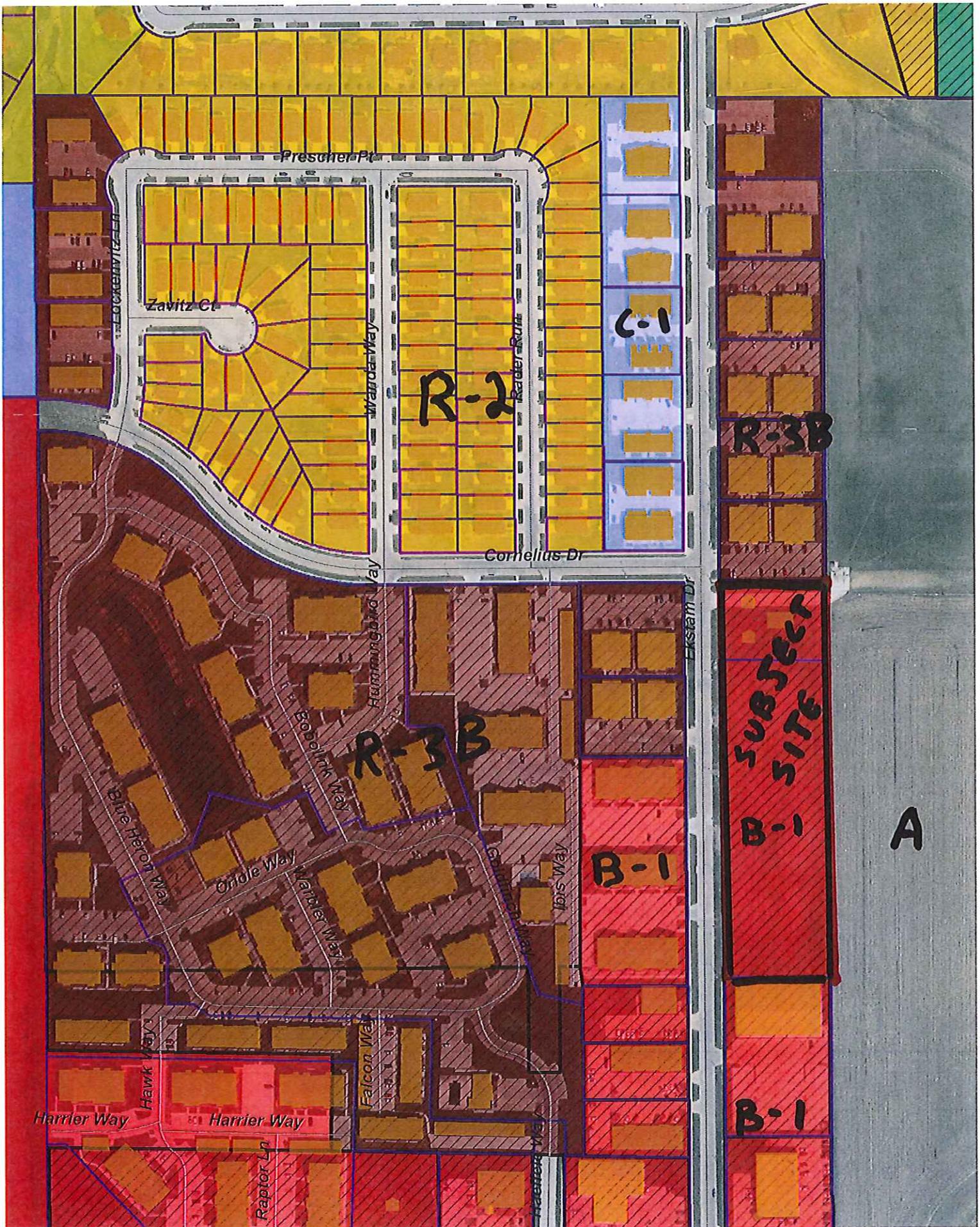
APPROVED AS TO FORM

Jeffery R. Jurgens, Corporate Counsel

SPECIAL USE PETITION FOR MULTIPLE-FAMILY DWELLINGS



ZONING MAP FOR SPECIAL USE FOR MULTI-FAMILY DWELLINGS





Memorandum

To: Kevin Kothe, P.E.
From: Jason Frericks, P.E.
Date: July 9, 2015
Subject: Ekstam Apartment Development

Introduction

This memo is written with the intent to summarize the findings of the traffic analysis of the study area in Bloomington, IL that consists of three intersections: IL Rte. 9 & Haefele Way, Ekstam Drive & Haefele Way, and Haefele Way & Buffalo Wild Wings/Avanti's driveway entrances. This summary includes results from a comparison of existing average daily traffic (ADT) to the allowable ADT threshold for a two lane street, existing traffic counts, trip generation for the proposed apartment buildings, and proposed traffic volumes.

Existing ADT

An existing 24 hour ADT count was taken for Ekstam Drive on Tuesday July 7, 2015 from 12:00AM to 12:00AM on Wednesday July 8, 2015. The recorded ADT from that count is 2,800 vehicles. Figure 32-2H: Geometric Design Criteria for Urban Local Streets, which can be located in the Illinois Department of Transportation (IDOT) Bureau of Local Roads & Streets Manual, states that a two way urban local street can accommodate an ADT up to 5,000 vehicles. Figure 32-2H as well as the data from the 24 hour ADT count can be found included with this report.

Existing Traffic

Traffic counts were taken at the three study intersections on Wednesday July 1, 2015 by Central Illinois Properties. It was found that the AM peak occurs at 7:30am to 8:30am at the IL Rte. 9 intersection and 7:45am to 8:45am at the other two study intersections. The PM peak occurs at 4:45pm to 5:45pm at the Ekstam Drive intersection and 5:00pm to 6:00pm at the other two study intersections. All traffic count data, as well as an exhibit depicting the peak hour volumes can be found included with this report.

School Traffic

Since this traffic count was performed during the summer when school is not in session, the count may be lower than during the school year. It is estimated the traffic counts taken for this study are 15% to 20% lower than what they may be if school was in session. To account for this possible difference, a 20% increase in the existing counted traffic volumes was added to develop the 2015 traffic. The 20% increase was chosen because it is the most conservative choice. It accounts for not only passenger car traffic during school months, but also school buses.

Wes Caldwell with the transportation center that operates the school buses in Bloomington, IL reported that there are 9 buses that travel the study area between 6:30AM and 8:30AM, 2 buses between 11:30AM and 12:30 PM, and 17 buses from 3:00PM to 4:30PM. As stated above, the 20% increase in the existing counted traffic volumes accounts for the bus traffic present during school months. It should be noted that the 2 buses that travel through the study area between 11:30AM and 12:30AM, and the 17 buses that travel through the study area between 3:00PM and 4:30PM do not affect this traffic analysis, as they travel through the study area outside of the AM and PM peak hours.

An exhibit depicting the adjusted 2015 existing peak hour traffic volumes can be found included with this report. The adjusted 2015 existing peak hour volumes were used in the analysis of the 2015 Existing condition.

Development Traffic

The proposed development consist of five apartment buildings located on the east side of Ekstam Drive, south of Cornelius Drive. This development is planned to have a total of 68 units among the five buildings.

The ITE Trip Generation Manuals were used to generate new development trips for the proposed development. ITE Land Use Code 220 (Apartment), A.M. and P.M. Peak Hour of the Generator criteria was used for this analysis. The results from the new development trip generation can be found in Table 1 below. The calculations for the new development trips can be found included with this report.

Table 1. New Development Trips (vehicles)

	Entering	Exiting
AM	11	26
PM	28	18

Directional Distribution

The directional distribution for the new development trips was based off of the existing directional distribution of eastbound and westbound thru traffic at the intersection of IL Rte. 9 & Haeffele Way. Table 2 below depicts the directional distributions for the AM and the PM.

Table 2. Directional Distribution of New Development Trips

	Westbound	Eastbound
AM	60%	40%
PM	45%	55%

It is assumed that none of the new development trips will travel to or from the north or south during the peak hours. This assumption was made because IL Rte. 9 is a much larger road than any other in the surrounding area. It is likely that residents will choose to travel along IL Rte. 9 to and from the proposed development. It should be noted that this assumption is the most conservative assumption that can be made in this case. In other words, this assumption routes 100% of the new development trips through the study intersections.

Based on the directional distribution above, the new development trips were assigned to each of the three study intersections. The new development trips were then added to the adjusted 2015 peak hour volumes to get the 2015 proposed peak hour volumes. Exhibits depicting the new development trips as well as the 2015 proposed peak hour volumes can be found included with this report.

Capacity Analysis

AM and PM peak hour traffic capacity analyses were performed for the following conditions: 2015 Existing, and 2015 Proposed. The intersection capacity analyses for were evaluated in *Synchro, Version 9*, which uses the *Highway Capacity Manual* (HCM) methods.

To analyze intersection operations, vehicular delay is equated to Level of Service (LOS) criteria with an A through F scale. LOS A is the most desirable, with the least delay, while LOS F is the least desirable, where excessive delay is experienced. A summary of LOS, as defined by the HCM, is shown in Table 3. For this study, LOS C is the minimum acceptable LOS for all intersections and approaches.

Table 3. Level of Service (LOS) Definition

LOS	Average Delay per Vehicle (sec)	
	Signalized Intersections	Unsignalized Intersections
A	Less than 10	Less than 10
B	10 to 20	10 to 15
C	20 to 35	15 to 25
D	35 to 55	25 to 35
E	55 to 80	35 to 50
F	Greater than 80	Greater than 50

The intersection capacity analyses for the AM and PM peak hours for the 2015 Existing condition can be found below in Table 4. An optimized signal timing plan was used to analyze the signalized intersection of IL Rte. 9 & Haeffele Way.

Table 4. 2015 Existing Condition Capacity Analysis

Approach	Movement	Intersection						
		IL Rte. 9 & Haeffele Way			BWW/Avanti's & Haeffele Way		Ekstam Drive & Haeffele Way	
			LOS	DELAY	LOS	DELAY	LOS	DELAY
EB	LT	AM	B	12.7	-	-	-	-
		PM	C	29.0	-	-	-	-
	TH	AM	B	12.6	A	9.6	A	9.7
		PM	B	15.8	B	13.5	A	9.7
	RT	AM	-	-	-	-	-	-
		PM	-	-	-	-	-	-
WB	LT	AM	B	13.1	-	-	-	-
		PM	B	17.3	-	-	-	-
	TH	AM	B	17.6	B	11.1	B	13.8
		PM	C	21.4	C	21.2	C	21.3
	RT	AM	B	13.7	-	-	-	-
		PM	C	24.7	-	-	-	-
NB	LT	AM	C	26.2	A	8.2	A	7.6
		PM	C	24.2	A	7.9	A	7.6
	TH	AM	C	27.9	-	-	-	-
		PM	C	26.7	-	-	-	-
	RT	AM	-	-	-	-	-	-
		PM	-	-	-	-	-	-
SB	LT	AM	C	23.6	A	7.5	A	7.3
		PM	C	24.0	A	8.5	A	7.6
	TH	AM	A	0.0	-	-	-	-
		PM	C	25.5	-	-	-	-
	RT	AM	C	26.4	-	-	-	-
		PM	C	22.0	-	-	-	-
INTERSECTION	AM	B	18.8	A	0.1	A	6.1	
	PM	C	21.8	A	2.1	A	6.4	

As can be seen from Table 4 above, all intersection movements meet or exceed the LOS criteria for both the AM and the PM peak hours. The HCM 2010 Reports from *Synchro* for the 2015 Existing condition can be found included with this report.

The intersection capacity analyses for the AM and PM peak hours for the 2015 Proposed condition can be found below in Table 5. An optimized signal timing plan was used to analyze the signalized intersection of IL Rte. 9 & Haeffele Way.

Table 5. 2015 Proposed Condition Capacity Analysis

Approach	Movement	Intersection						
		IL Rte. 9 & Haeffele Way			BWW/Avanti's & Haeffele Way		Ekstam Drive & Haeffele Way	
			LOS	DELAY	LOS	DELAY	LOS	DELAY
EB	LT	AM	B	13.1	-	-	-	-
		PM	C	27.5	-	-	-	-
	TH	AM	B	13.0	A	9.7	A	9.7
		PM	B	15.8	B	14.0	A	9.7
	RT	AM	-	-	-	-	-	-
		PM	-	-	-	-	-	-
WB	LT	AM	B	13.6	-	-	-	-
		PM	B	18.7	-	-	-	-
	TH	AM	B	18.2	B	11.4	B	14.4
		PM	C	23.2	C	22.6	C	23.0
	RT	AM	B	14.2	-	-	-	-
		PM	C	28.3	-	-	-	-
NB	LT	AM	C	26.3	A	8.3	A	7.6
		PM	C	24.4	A	8.0	A	7.6
	TH	AM	C	27.9	-	-	-	-
		PM	C	27.0	-	-	-	-
	RT	AM	-	-	-	-	-	-
		PM	-	-	-	-	-	-
SB	LT	AM	C	23.2	A	7.5	A	7.3
		PM	C	24.2	A	8.6	A	7.6
	TH	AM	A	0.0	-	-	-	-
		PM	C	25.5	-	-	-	-
	RT	AM	C	26.6	-	-	-	-
		PM	C	20.4	-	-	-	-
INTERSECTION	AM	B	19.2	A	0.1	A	6.5	
	PM	C	22.1	A	2.1	A	6.8	

As can be seen from Table 5 above, all intersection movements meet or exceed the LOS criteria for both the AM and the PM peak hours. The HCM 2010 Reports from *Synchro* for the 2015 Proposed condition can be found included with this report.

Queue Analysis

The queue lengths in the following analyses were calculated using the average of five runs in *Sim Traffic, Version 9*. For comparison, one car takes up about 20 feet of queue space. Table 6 below depicts the available queue storage length at the three study intersections.

Table 6. Available Storage Length (feet)

Approach	Movement	Intersection		
		IL Rte. 9 & Haeffele Way	BWW/Avanti's & Haeffele Way	Ekstam Drive & Haeffele Way
EB	LT	470	-	-
	TH	-	-	-
	RT	-	-	-
WB	LT	200	-	-
	TH	-	-	-
	RT	200	-	-
NB	LT	-	-	-
	TH	-	-	-
	RT	-	-	-
SB	LT	155	-	-
	TH	-	-	-
	RT	250	-	-

- Indicates no dedicated turn lane provided

Table 7 below depicts the queue lengths required for both the AM and the PM peak hours of the 2015 Existing condition.

Table 7. 2015 Existing Condition Queue Analysis

Approach	Movement	Intersection			
		IL Rte. 9 & Haeffele Way		BWW/Avanti's & Haeffele Way	Ekstam Drive & Haeffele Way
			QUEUE LENGTH (FT)	QUEUE LENGTH (FT)	QUEUE LENGTH (FT)
EB	LT	AM	73	-	-
		PM	289	-	-
	TH	AM	88	7	46
		PM	160	51	47
	RT	AM	-	-	-
		PM	-	-	-
WB	LT	AM	24	-	-
		PM	40	-	-
	TH	AM	204	8	60
		PM	179	62	70
	RT	AM	32	-	-
		PM	95	-	-
NB	LT	AM	56	14	19
		PM	69	48	26
	TH	AM	16	-	-
		PM	47	-	-
	RT	AM	-	0	-
		PM	-	3	-
SB	LT	AM	113	10	-
		PM	70	18	-
	TH	AM	8	0	11
		PM	17	38	7
	RT	AM	68	-	-
		PM	79	-	-

As can be seen from Table 7 above, the queue lengths required for the 2015 Existing condition do not exceed any of the existing storage lane lengths provided. Additionally, the queue lengths required where there is not a storage lane provided are not substantial. The *Sim Traffic* queue reports for the 2015 existing condition can be found included with this report.

Table 8 below depicts the queue lengths required for both the AM and the PM peak hours of the 2015 Proposed condition.

Table 8. 2015 Proposed Condition Queue Analysis

Approach	Movement	Intersection			
		IL Rte. 9 & Haeffele Way		BWW/Avanti's & Haeffele Way	Ekstam Drive & Haeffele Way
			QUEUE LENGTH (FT)	QUEUE LENGTH (FT)	QUEUE LENGTH (FT)
EB	LT	AM	75	-	-
		PM	257	-	-
	TH	AM	82	12	45
		PM	136	46	54
	RT	AM	-	-	-
		PM	-	-	-
WB	LT	AM	23	-	-
		PM	36	-	-
	TH	AM	195	7	71
		PM	186	56	79
	RT	AM	33	-	-
		PM	111	-	-
NB	LT	AM	65	16	22
		PM	66	66	29
	TH	AM	14	-	-
		PM	52	-	-
	RT	AM	-	0	0
		PM	-	22	5
SB	LT	AM	112	11	-
		PM	75	22	-
	TH	AM	0	4	7
		PM	20	38	9
	RT	AM	71	-	-
		PM	68	-	-

As can be seen from Table 8 above, the queue lengths required for the 2015 Existing condition do not exceed any of the existing storage lane lengths provided. Additionally, the queue lengths required where there is not a storage lane provided are not substantial. The *Sim Traffic* queue reports for the 2015 Proposed condition can be found included with this report.

Conclusions

This memo summarizes a comparison of existing average daily traffic (ADT) to the allowable ADT threshold for a two lane street, the existing traffic counts, trip generation for the proposed development, and proposed traffic volumes.

Existing traffic counts were taken at all three study intersections on July 1, 2015. It was found that the AM peak occurs at 7:30am to 8:30am at the IL Rte. 9 intersection and 7:45am to 8:45am at the other two study intersections. The PM peak occurs at 4:45pm to 5:45pm at the Ekstam Drive intersection and 5:00pm to 6:00pm at the other two study intersections.

A 20% increase was applied to the peak hour volumes obtained from the traffic counts to account for the fact that school is not in session. This 20% increase encompasses the passenger vehicles as well as busses that

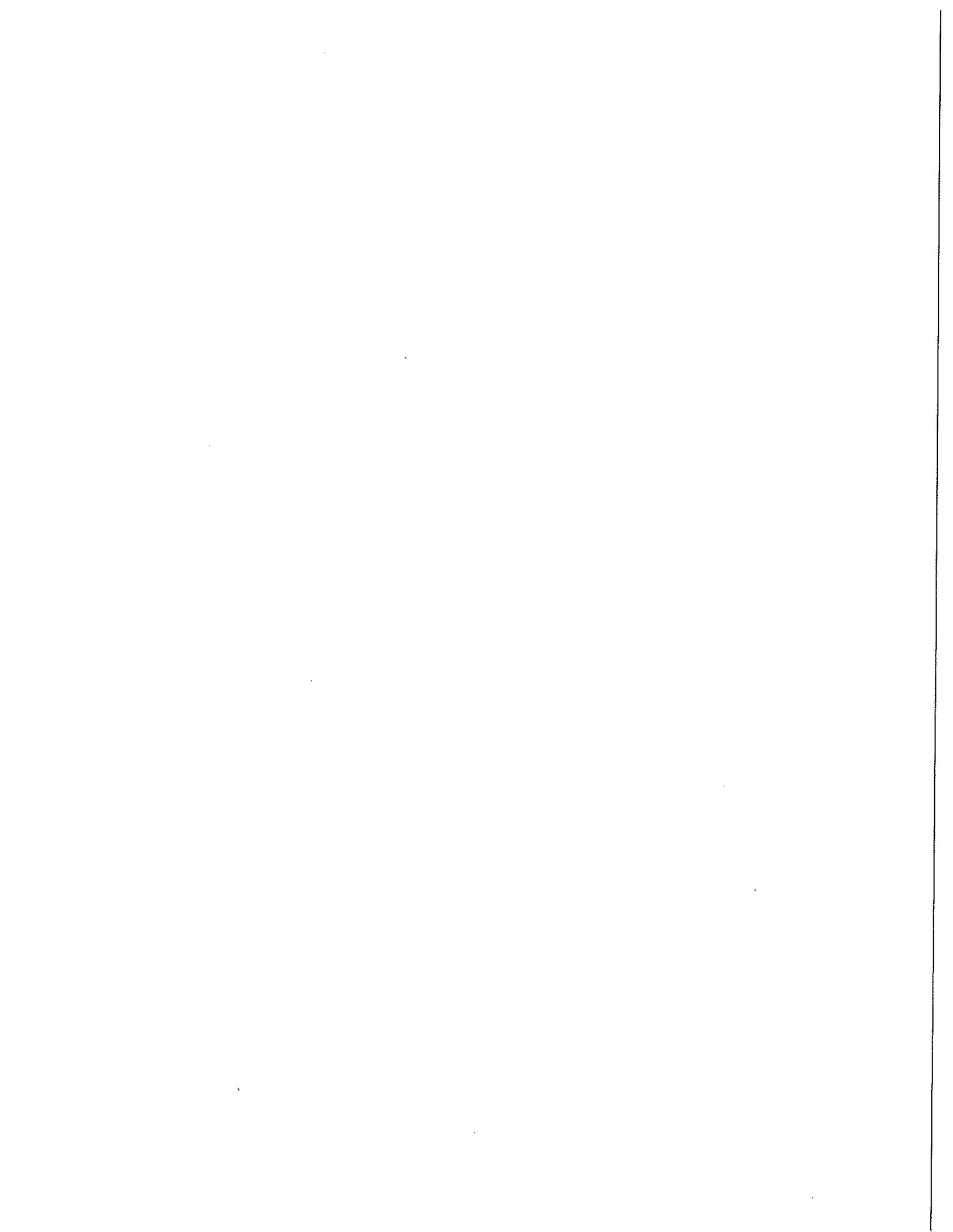
normally would be added to these study intersections during school months. The 2015 Existing condition analyses were conducted using the traffic volumes increased by 20%.

100% of the new development trips were routed through the three study intersections. This is the most conservative option for the new development trips. The 2015 Proposed condition analyses were conducted using 2015 proposed traffic volumes, which are equal to the new development trips added to the existing traffic volumes with the 20% increase.

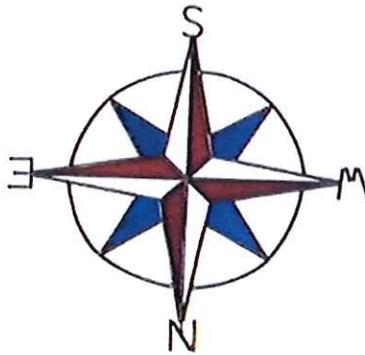
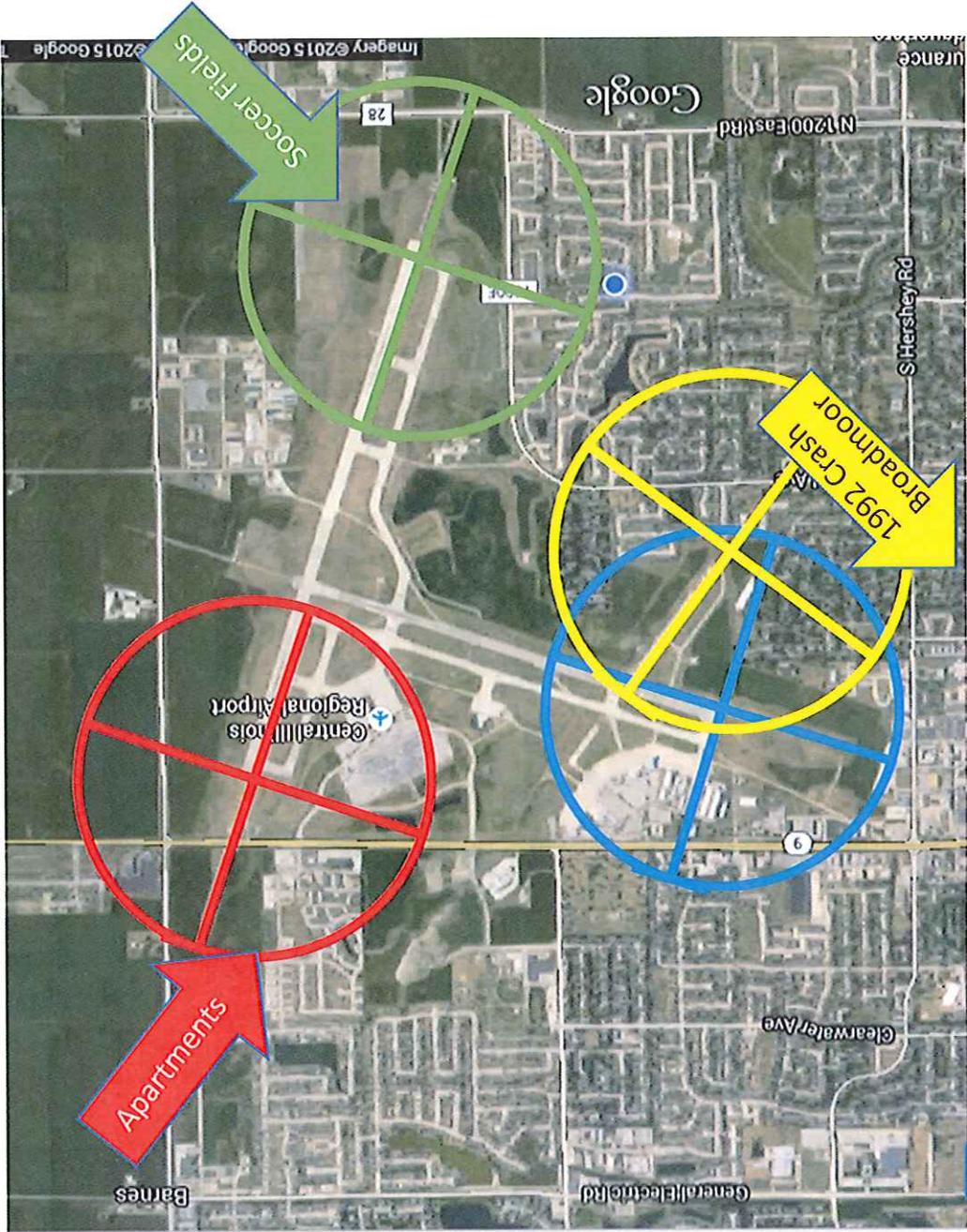
Both the 2015 Existing and 2015 Proposed capacity analyses shows a LOS C or better at all movements and intersections within the study area. For LOS C, flow is stable, at or near free flow. Ability to maneuver through lanes is noticeably restricted and lane changes require more driver awareness. Most experienced drivers are comfortable, roads remain safely below but efficiently close to capacity, and posted speed is maintained. Minor incidents may still have no effect but localized service will have noticeable effects and traffic delays will form behind the incident. This is the target LOS for this study area.

The queue lengths required for both the 2015 Existing and 2015 Proposed condition do not exceed any of the existing storage lane lengths provided. Additionally, the queue lengths required where there is not a storage lane provided are not substantial.

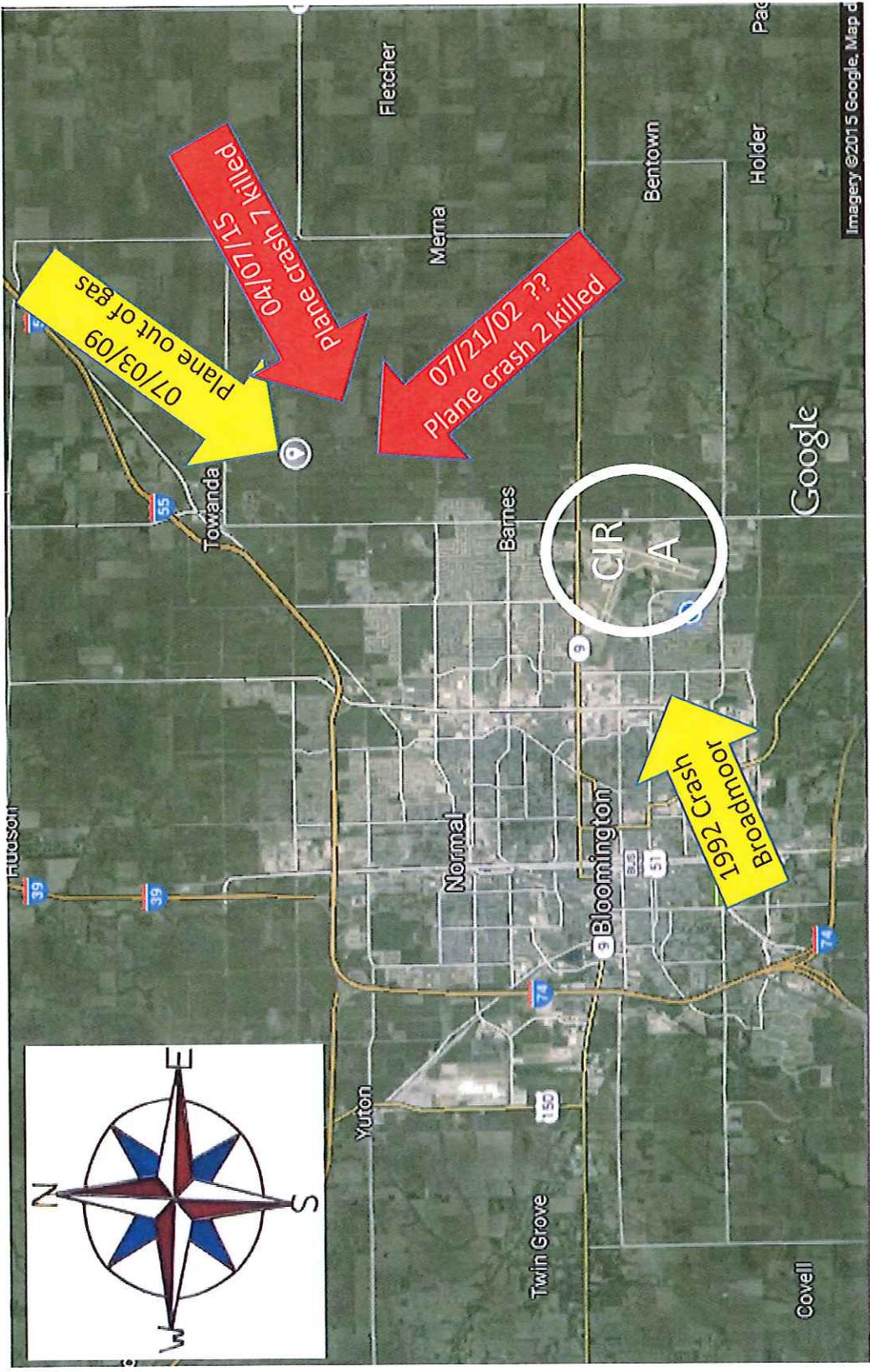
Based on the above capacity and queue analyses of the three study intersections, it can be concluded that the existing geometric configuration of the three study intersections is sufficient to handle the additional traffic that the Ekstam Apartment development will add to the system. However, it should be noted that many cars (up to 48 in the PM peak hour) enter the Buffalo Wild Wings driveway illegally by making a northbound left turn into the right-in, right-out driveway off of Haeffele Way.



Presented by Dick Briggs



Presented by Dick Briggs



October 29, 2015

Mr. Tom Dabareiner
Director of Community Development
PACE Department
115 E. Washington St.
P.O. Box 3157
Bloomington, IL 61702-3157

Subject: CIRA - Ekstam Apartments

Dear Tom:

This letter is a follow-up to our July 15, 2015 Zoning Board of Appeals meeting pertaining to the Ekstam Apartment project and its proximity to the flight patterns of the Central Illinois Regional Airport. As mentioned during my testimony, we have a policy to advise Carl Olson of any project of this type in proximity of his facility and certainly, this was done with the proposed apartment project. As you know we are outside the runway protection zone and because of this, the Airport Authority does not object to our project and its placement.

In preparation for the City Council Meeting of November 23, I have again been in conversation with Mr. Olson recently and the Airport Authority is of the same opinion in that it does not oppose our proposed project. Absent an approval letter from the Airport Authority, I am furnishing this correspondence to summarize and advise you of our previous conversations with them. As you know, we have enjoyed a very close relationship with all of the individuals at CIRA and want to maintain this rapport.

I hope this helps prepare for our meeting with the Mayor and Council, however, should you have any other items to address, please advise.

Thank you for your consideration.

Very truly yours,

FARNSWORTH GROUP, INC.

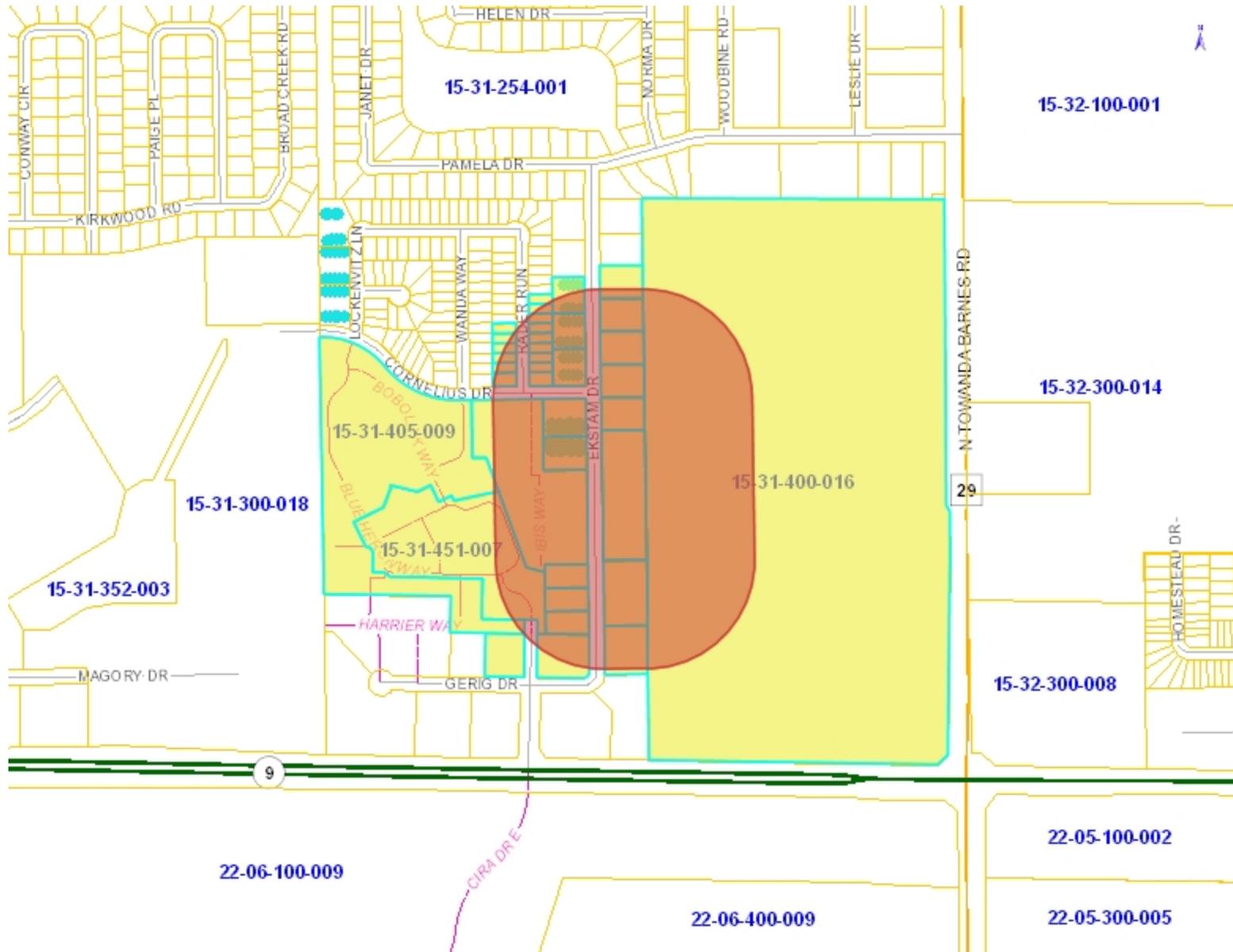
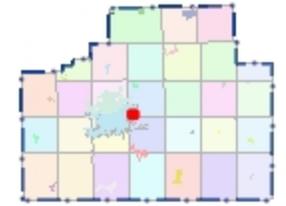


C. Neil Finlen, P.E.
Principal

cc: Carl Olson, Executive Director CIRA
Mike Hundman, Developer ✓



Parcels Where Owners Notified of Hearing for Ekstam Apartment Special Use Petition



Legend

- Parcels
- Condo_Improve
- Interstates
- US_Highways
- State_Highways
- County_Highways
- Minor_Arterial
- Major_Collector
- Minor_Collector
- Local_Road_Street
- Alleys
- Private_Streets
- Railroad
- County



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Notes

PROPERTIES NOTIFIED SPECIAL USE FOR MULTI-FAMILY. EKSTAN DRIVE

BLOOMINGTON-NORMAL AIRPORT
AUTHORITY
3201 CIRA DR STE 200
BLOOMINGTON, IL 61704-8396

JANE LOPICCALO
PO BOX 6372
BLOOMINGTON, IL 61702-6372

LF & PA HUNDMAN GRANDCHILDREN
TRUST
802 S ELDORADO RD
BLOOMINGTON, IL 61704-6090

% GREGORY S. REIMER AND DAVID R.
OAKLEY G & D INVESTMENTS
1400 W LAMBERT RD STE E
BREA, CA 92821-2874

MICHAEL P OLSON
1101 RADER RUN
BLOOMINGTON, IL 61704-6355

% CORE 3 PROPERTY MGMT EKSTAM
DRIVE LLC
1716 R T DUNN DR STE 4
BLOOMINGTON, IL 61701-8730

JACOBSEN & SIKORA LLC
3220 GERIG DR
BLOOMINGTON, IL 61704-6394

DOUGLAS GERIG
209 S PROSPECT RD STE 3B
BLOOMINGTON, IL 61704-4697

HL BLOOMINGTON LLC
1716 R T DUNN DR STE 4
BLOOMINGTON, IL 61701-8730

% STARK MANAGEMENT CIP, LLC
1805 W WASHINGTON ST
BLOOMINGTON, IL 61701-3703

VICTORY ACADEMY INC
1015 EKSTAM DR
BLOOMINGTON, IL 61704-6368

MIKE MAVEC
3810 BALDOCCHI
BLOOMINGTON, IL 61704

BLARNEY STONE V LLC
PO BOX 1900
BLOOMINGTON, IL 61702-1900

WINGOVER EAST LLC
912 N LINDEN
BLOOMINGTON, IL 61701

% APT MART INC WINGOVER APTS
912 LINDEN
BLOOMINGTON, IL 61701

% APT MART INC WINGOVER APTS
912 LINDEN
BLOOMINGTON, IL 61701

SAMUEL WILLIAM BRIDGER
1103 RADER RUN
BLOOMINGTON, IL 61704

KYLE & TELISA SIMPSEN
1104 Rader Run
Bloomington, IL 61704-6338

SATISH GURRALA
1117 RADER RUN
BLOOMINGTON, IL 61704

SRIM LLC
104 WEXFORD CT
NORMAL, IL 61761-2289

% GREGORY S. REIMER AND DAVID R.
OAKLEY G & D INVESTMENTS
1400 W LAMBERT RD STE E
BREA, CA 92821-2874

KATHRYN RHODES
1111 RADER RUN
BLOOMINGTON, IL 61704

CHRISTINE FRANKLIN
1109 RADER RUN
BLOOMINGTON, IL 61704

STEPHEN THOMAS
1105 RADER RUN
BLOOMINGTON, IL 61704-6355

LOUISE JOHNSON
1113 RADER RUN
BLOOMINGTON, IL 61704-6355

SRIM LLC
104 WEXFORD CT
NORMAL, IL 61761-2289

LYNETTE BANKS
1106 RADER RUN
BLOOMINGTON, IL 61704-6338

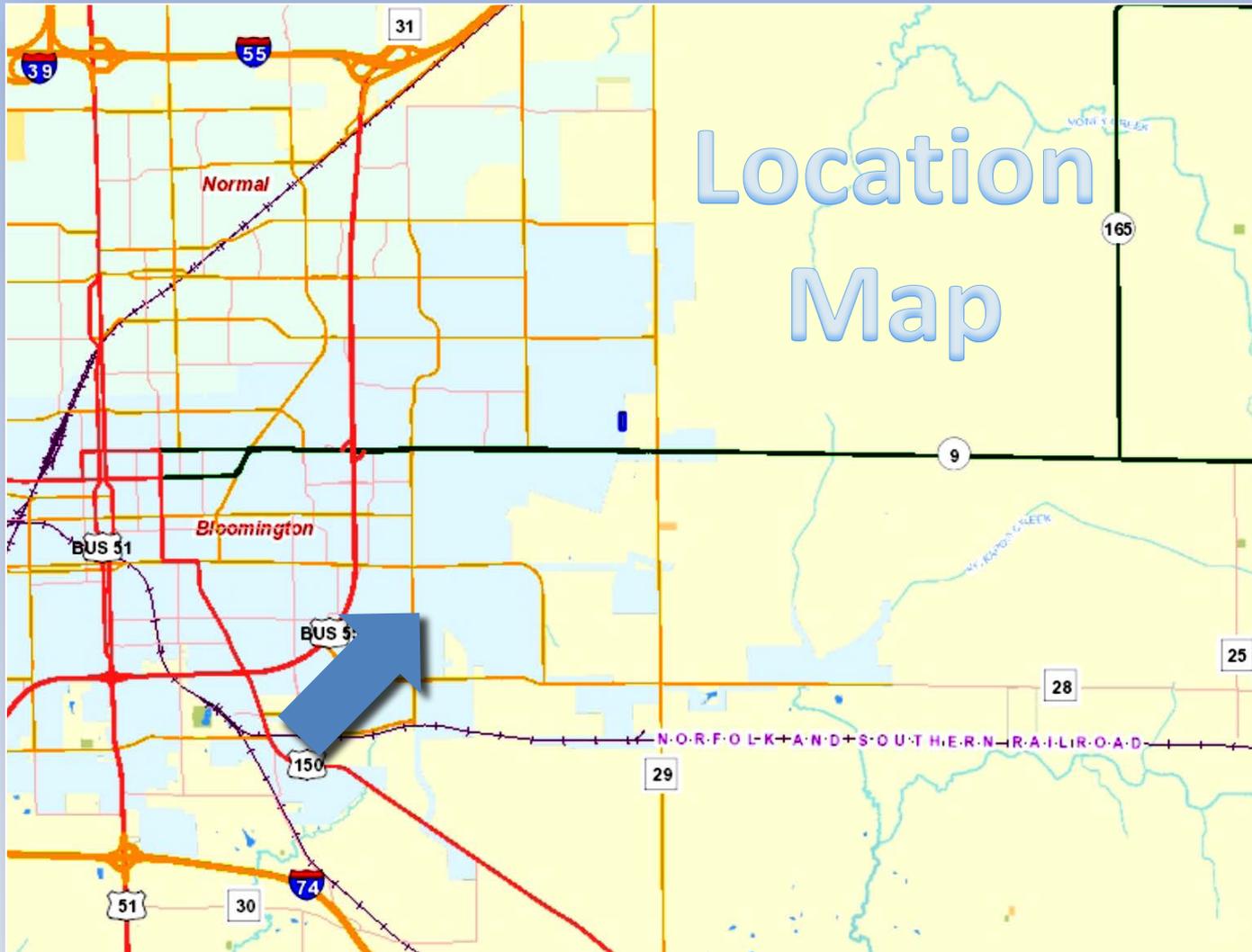
RAMA TRIPATHY
1110 Rader Run
Bloomington, IL 61704-6338

Item 8.B.
Special Use Permit
Multiple-Family Dwellings
1021, 1025, 1031, 1037 and 1041 Ekstam Drive



Special Use Permit Multiple-Family Dwellings

1021, 1025, 1031, 1037 and 1041 Ekstam Drive



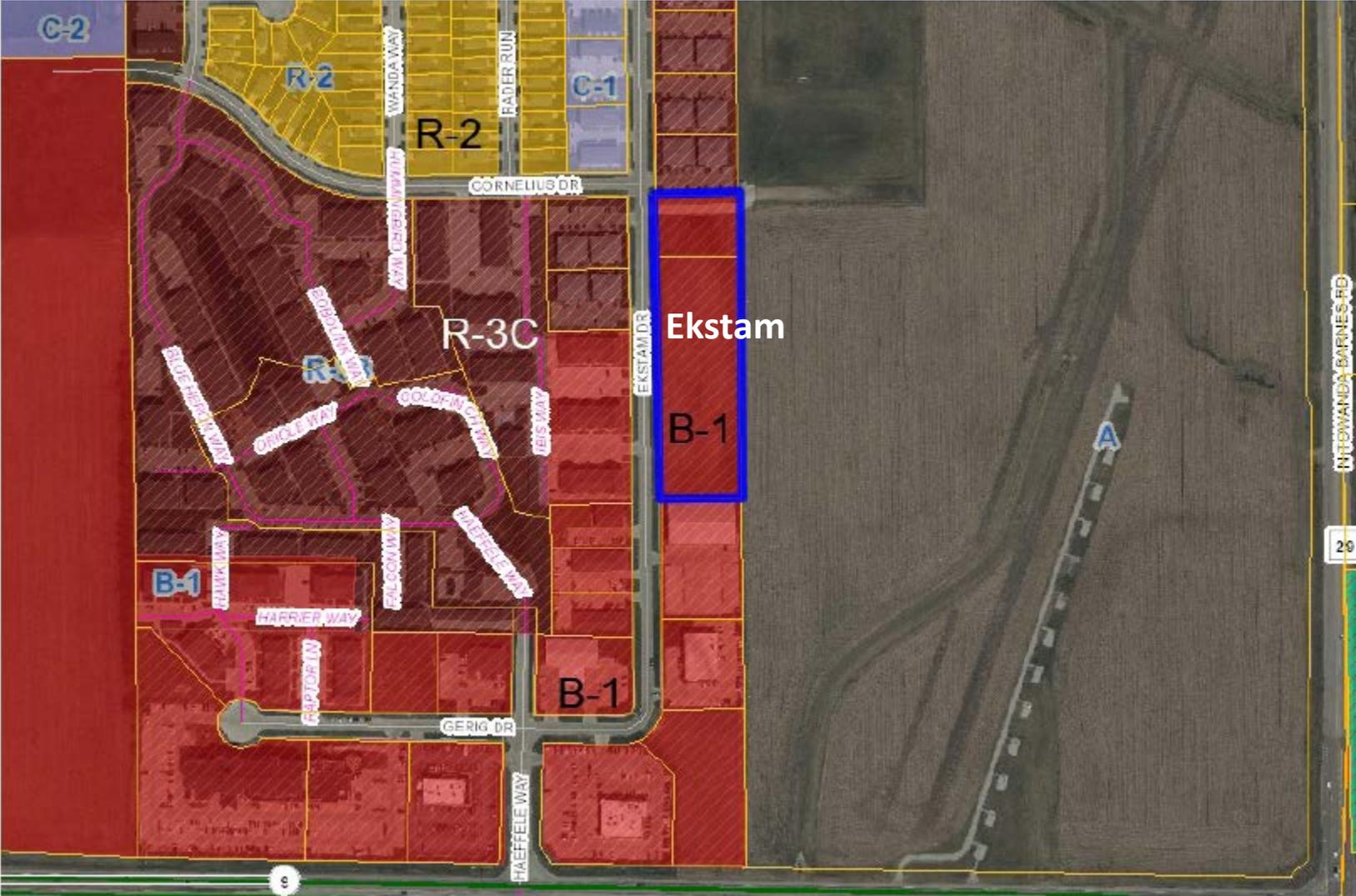
Special Use Permit Multiple-Family Dwellings

Aerial



Special Use Permit Multiple-Family Dwellings

Zoning





SITE OF PROPOSED MULTI-FAMILY DWELLINGS - EAST SIDE OF EKSTAM DRIVE



VIEW TO WEST ACROSS EKSTAM FROM SUBJECT PROPERTY

- **Multi-family allowed as a Special Use in B-1**
- **Staff recommended in favor**
 - MFD and High Density SFD nearby
 - Traffic and parking demands addressed
 - Smaller number of units than previous proposals
- **ZBA – Met June 17 & July 15**
- **Voted 3 – 2 in favor** (needs 4 to “recommend”)
 - Dissent focused on proximity to airport



Item 8.B.
Special Use Permit
Multiple-Family Dwellings
1021, 1025, 1031, 1037 and 1041 Ekstam Drive

