

PROPERTY COMMITTEE MINUTES

DATE OF MEETING: August 4, 2022 at 7:00 a.m. County Building

MEMBERS PRESENT: David Newberg – chair, Dan Matthews, Jamie Prestegaard, and Megan Myers. Also present, Kevin Kemp – Maint. Supervisor, and Dee Rentmeister – County Administrator. Matthews left at 7:43 a.m.

MEMBERS ABSENT: Christy Pruser

SUMMARY OF DISCUSSION:

- No one was present to address the committee.
- Motion by Prestegaard, 2nd by Matthews to approve the June minutes.
- Motion by Matthews, 2nd by Myers to approve the claims.
- Kevin Kemp, maintenance supervisor, informed the committee that the electric bill has doubled. He contacted a solar company to get a quote on solar panels for the county building and jail. Would need to look at the roof at the jail prior to any installation of solar panels due to the roof being 12 years old. General discussion on whether to use depreciation fund money or ARPA money. No action was taken.
- Kevin informed the committee that he has received the building inspection reports from Chastain on the county building and the jail. Total cost for repairs at the county building is approximately \$311,000 in 2022 dollars and the total amount for the jail is \$738,000 in 2022 dollars. Repair timeframe is anywhere from within the next two years to five years. The report indicated that the roofing at the jail is in poor condition and should be replaced in the next one to two years at an estimated cost of \$472,000. (Matthews left at 7:43 a.m.)
- Committee reviewed/discussed budget for fiscal year 2023. Wages will be discussed at finance. Will hold off budgeting a figure for electricity until information with Ameren rates. Committee recommends adding a capital outlay line item for \$300,000 to begin addressing issues found in the building inspections provided by Chastain & Associates. The \$300,000 could come from the escrow account. Will forward budget to the finance committee.
- Discussion on additional wiring needed in dispatch. Additional surface boxes added to the existing service. Motion Prestegaard, 2nd by Myers to upgrade wiring in dispatch at a cost not to exceed \$5,000.00. Motion carried.
- Motion by Prestegaard, 2nd by Myers to adjourn at 7:56 a.m. Voice vote, motion carried.

COMMITTEE ACTION:

Approve June minutes.

Approve the claims.

Upgrade wiring in dispatch at a cost not to exceed \$5,000.00.

RECOMMENDATIONS TO THE FULL BOARD:

None

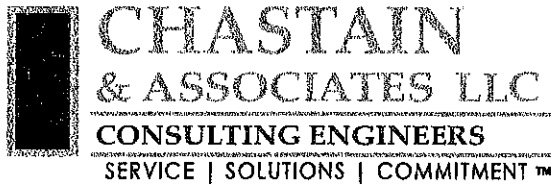
**AGENDA FOR THE
PROPERTY COMMITTEE**

Date and Time of Meeting: August 4, 2022 at 7:00 a.m. Location: County Building

1. Call Meeting to Order
2. Persons Wishing to Address the Committee/Public Comment (If requesting action, also list below in section three).
3. Items for Discussion and Possible Action
 - a. Approve June minutes
 - b. Approve claims
 - c. Discuss/bid solar system panels for co bldg. and jail
 - d. Chastain building repair report
 - e. FY2023 budget
 - f. Dispatch wiring project
4. Closed Session
5. Items for Discussion Only (No Action Requested)
 - a. project updates
 - b.
6. Motion to adjourn.

Posted: August 1, 2022 at 1:20 p.m.

By: Dee Dee Rentmeister



SHERIFF'S BUILDING

DEWITT COUNTY

CLINTON, IL

Introduction

At the request of DeWitt County, Chastain and Associates were requested to make observations and notes on the condition of the building, make recommendations for repair, and provide an estimate for repair. We visited the site on May 24, 2022 and noted the following:

Exterior Observations

Photographs No. 1 through No. 33 were taken from ground level, and a drawing from the original building drawings with photograph locations, is included with this report for historical purposes to compare these areas in the future.

In general, the exterior masonry of the building is in good to fair condition, with isolated areas of brick displacement, stairstep cracking through the mortar, head and bed joint cracking, missing mortar, failing mortar, and failing caulking. It is unlikely that we were able to find all of the areas of deterioration.

No immediate causes of concern were observed on the exterior. However, the areas exhibiting cracking, missing mortar, failing mortar, and failing caulking will deteriorate at an increasingly greater rate due to the nature of the winters in Central Illinois, with a great number of days where precipitation will enter the deteriorated areas during the day, and will freeze and expand at night due to dropping temperatures, increasing the deterioration.

The areas of deterioration should be addressed within the next two to five years to prevent increased damage.

Observations of the roofs and walls from the various roofs

Photographs No. 34 through No. 70 were taken from the various roofs of the different wings of the building. A drawing from the original building drawings with most of the photograph locations is included with this report for historical purposes to compare these areas in the future.

The roof, masonry walls exposed above the roofs, and the parapet caps were observed from the individual roof areas. Access to the roof was provided by DeWitt County staff and we were able to visit all of the areas.

In general, the roofing is in poor condition, with areas exhibiting delamination of the top layer, and soft areas underfoot where the insulation has failed. The roofing issues should be addressed within the next one to two years.

In general, the masonry is in good to fair condition, with isolated areas of brick displacement, stairstep cracking through the mortar, head and bed joint cracking, missing mortar, failing mortar, and failing caulking. It is unlikely that we were able to find all of the areas of deterioration.

No immediate causes of concern were observed to the exterior walls above the roofs. However, the areas exhibiting cracking, missing mortar, failing mortar, and failing caulking will deteriorate at an increasingly greater rate due to the nature of the winters in Central Illinois, with a great number of days where precipitation will enter the deteriorated areas during the day, and will freeze and expand at night due to dropping temperatures, increasing the deterioration.

The areas of deterioration should be addressed within the next two to five years to prevent increased damage.

In general, the parapet caps are in good condition, however, the caulking between the individual cap pieces are failing over the majority of the building. The caulking was noted to be brittle and no longer able to expand and contract with temperature changes. The parapet cap caulking should be removed and replaced with a polyurethane sealant within the next one to two years to prevent water intrusion into the building. This should be in conjunction with the roof replacement.

Interior Observations

Photographs No. 71 through No. 97 were taken from the interior of the building. Descriptions of the photographs are included with the photographs to allow comparisons of the conditions in the future.

In general, the interior of the building is in good condition, with isolated areas that should be addressed in the next five to ten years. It is unlikely that we were able to find all of the areas of deterioration.

Engineer's Estimate of Repair Cost

An Engineer's Estimate of Repair Cost is included with this report, following the Photographs and the Photograph Locations. The scope of repairs will likely change over time, and the unit costs for repair will very likely rise with time.

The total for all repairs at this time is approximately \$738,000 in 2022 dollars, with the majority of the cost, approximately \$472,000, in the replacement of the roofing and parapet cap sealing.

Conclusions and Recommendations

As stated within the observations, the roofing is in poor condition and complete removal and replacement should be undertaken in the next one to two years to prevent any deterioration inside the building due to leakage. Once moisture finds a path to the interior of the building, the damage can be expected to increase at an ever increasing rate.

The existing parapet caps are in good condition with the exception of the sealant at the laps. The existing caps could be removed without damage and re-used, and then sealed with a polyurethane sealant.

The remainder of the noted damages, including of brick displacement, stairstep cracking through the mortar, head and bed joint cracking, missing mortar, failing mortar, and failing caulking are not, at this time, a major issue of concern. These issues should be addressed withing the next two to five years to prevent repeated freeze-thaw damage from increasing the damages. These items could be phased over that time frame to ease the economic burden of the repairs.

As stated earlier, it is unlikely that we found all areas of damage and deterioration. The photographs and locations will allow Dewitt County Personnel the opportunity to monitor the conditions of the various areas of the building.

COURTHOUSE BUILDING

DEWITT COUNTY

CLINTON, IL

Introduction

At the request of DeWitt County, Chastain and Associates were requested to make observations and notes on the condition of the building, make recommendations for repair, and provide an estimate for repair. We visited the site on June 21, 2022 and noted the following:

Exterior Observations

Photographs No. 1 through No. 51 were taken from ground level, and a drawing from the original building drawings with photograph locations, is included with this report for historical purposes to compare these areas in the future.

In general, the exterior masonry of the building is in good to fair condition, with isolated areas of brick displacement, stairstep cracking through the mortar, head and bed joint cracking, missing mortar, failing mortar, and failing caulking. It is unlikely that we were able to find all of the areas of deterioration.

No immediate causes of concern were observed on the exterior. However, the areas exhibiting cracking, missing mortar, failing mortar, and failing caulking will deteriorate at an increasingly greater rate due to the nature of the winters in Central Illinois, with a great number of days where precipitation will enter the deteriorated areas during the day, and will freeze and expand at night due to dropping temperatures, increasing the deterioration.

The areas of deterioration should be addressed within the next two to five years to prevent increased damage.

Roof Observations

No roof observations were made to the Courthouse Building from the roof. General observations were made from the Sheriff's Building, and no issues were noted. The roofing was replaced in the year 2020.

Interior Observations

Photographs No. 52 through No. 54 were taken from the interior of the building. Descriptions of the photographs are included with the photographs to allow comparisons of the conditions in the future.

In general, the interior of the building is in excellent condition, with only isolated areas that should be addressed in the next five to ten years. It is unlikely that we observed all of the areas of deterioration.

Engineer's Estimate of Repair Cost

An Engineer's Estimate of Repair Cost is included with this report, following the Photographs and the Photograph Locations. The scope of repairs will likely change over time, and the unit costs for repair will very likely rise with time.

The total for all repairs at this time is approximately \$311,000 in 2022 dollars, with the majority of the cost, approximately \$236,000, for tuckpointing.

Conclusions and Recommendations

The noted damages, including of brick displacement, stairstep cracking through the mortar, head and bed joint cracking, missing mortar, failing mortar, and failing caulking are not, at this time, a major issue of concern. These issues should be addressed within the next two to five years to prevent repeated freeze-thaw damage from increasing the damages. These items could be phased over that time frame to ease the economic burden of the repairs. The interior damages noted should be addressed in the next five to ten years.

As stated earlier, it is unlikely that we found all areas of damage and deterioration. The photographs and locations will allow Dewitt County Personnel the opportunity to monitor the conditions of the various areas of the building.