

**COUNCIL PROCEEDINGS  
SPECIAL MEETING  
PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL  
OF BLOOMINGTON, ILLINOIS**

**The Council convened in Special Session in the Council Chambers, City Hall Building, at 5:30 p.m., Wednesday, November 5, 2014.**

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

**Aldermen: Mboka Mwilambwe, David Sage, Joni Painter, Scott Black, Karen Schmidt, Jim Fruin, Diana Hauman and Mayor Tari Renner.**

**Alderman absent: Kevin Lower and Judy Stearns.**

**City Manager David Hales, City Clerk Tracey Covert, and Deputy Corporate Counsel Angela Fyans-Jimenez were also present.**

**NOTICE OF SPECIAL MEETING  
CITY OF BLOOMINGTON  
CITY COUNCIL  
NOVEMBER 5, 2014**

YOU AND EACH OF YOU ARE HEREBY NOTIFIED that there will be a Special Meeting of the City Council of the City of Bloomington, Illinois, in the Council Chambers at City Hall, 109 E. Olive Street, Bloomington, IL on WEDNESDAY, NOVEMBER 5, 2014 AT 5:30 P.M.

**SPECIAL MEETING AGENDA**

1. Call to Order
2. Roll Call
3. Public Comment
4. Change Order #2R1 for the Pepsi Ice Center Garage, (PICPG), Structural Repairs. (Recommend that Change Order #2R1 to the PICPG structural repair, with Structural Preservation Systems, LLC be approved and the Resolution adopted.) *Council Memorandum with Attachments.*
5. Adjourn.

**PUBLIC COMMENT: Mayor Renner opened the Public Comment section of the meeting. He added that there would not be a response from the City under the Public Comment portion of the meeting.**

**No one came forward to address the Council.**

**The following was presented:**

**SUBJECT:** Change Order #2R1 for the Pepsi Ice Center Garage, (PICPG), Structural Repairs

**RECOMMENDATION/MOTION:** Recommend that Change Order #2R1 to the PICPG structural repair, with Structural Preservation Systems, LLC be approved and the Resolution adopted.

**STRATEGIC PLAN LINK:** Goal 2. Upgrade City infrastructure and facilities.

**STRATEGIC PLAN SIGNIFICANCE:** Objectives 2c. Well-designed, well-maintained City facilities emphasizing productivity and customer service.

**BACKGROUND:** The City has been working closely with Structural Preservation Systems, LLC, (Structural), for construction services for the needed repairs at the PICPG and Walker Restoration, LLC, (Walker), for professional construction observation services to oversee the work being performed by Structural. It came to staff's attention on October 24, 2014 that there were two (2) issues requiring the attention of the City in terms of change orders:

- 1) Epoxy Injection of cracks found in certain double tees.
- 2) Change in Methods – From “Double Tee Removal and Replacement” to “External Post-Tensioning in Lieu of Replacing Double Tee”.

During the process of preparing the double tees for the carbon Fiber Reinforced Polymer, (FRP), applications, significant cracks were found on the double tees which needed immediate attention. The cracks were made visible only through the sanding and grinding of the double tees.

Before the FRP application could be applied, Structural stated that the cracks needed to be strengthened and sealed with pressurized epoxy ejections. Structural contacted Walker and made them aware of the needed repairs. Walker reviewed the cracks and proposed a method of repairs and agreed with Structural's assessment. Due to the time sensitive nature of the repairs, Structural moved forward with the repairs in good faith that a change order would be approved. There were 110 locations that epoxy was injected in the exterior columns and 390 locations where epoxy was injected in the double tees. The total cost of the epoxy injections is \$39,591.50.

Structural is also proposing a change in methods from a “Double Tee Removal and Replacement” to “External Post Tensioning in Lieu of Replacing Double Tee”. The proposed change in method has been reviewed by Walker and recommended as an acceptable alternative. The proposed change in method would significantly shorten the construction schedule for the project, (from April 2015 to December 5, 2014), open more parking stalls for Coliseum and Pepsi Ice Center patrons, eliminate the need for the use of a crane and the temporary closure of

Olive St., eliminate the risks associated with demolition, and reduce the cost of the project from \$263,741 to \$206,109.

The proposed External Post-Tensioning method has been successfully performed by Structural in Wallingford, PA on the Plush Hills Condominium Parking Garage and in Gaithersburg, MD on the Washington Center Parking Facility IV.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Walker Restoration LLC.

**FINANCIAL IMPACT:** Since the total costs of this project are sizeable, unknown, and subject to a potential reimbursement; it is recommended by Finance staff that General Fund balance be utilized in the short term for all related costs until the design and repair of the garage is complete. Once full project costs are known the City can execute a short term debt instrument to reimburse General Fund balance and finance the project until reimbursement can be achieved. The City's General Fund balance is limited and will be further impacted by upcoming year end budget transfers related to FY 2014 and therefore, this financing approach has been recommended.

Respectfully submitted for Council consideration.

Prepared by: Alexander S. McElroy, Asst. to the City Manager

Recommended by:

David A. Hales  
City Manager

#### **RESOLUTION NO. 2014 - 54**

#### **A RESOLUTION AUTHORIZING A CHANGE ORDER IN THE AMOUNT OF (\$18,040.50) IN THE CONTRACT BETWEEN THE CITY OF BLOOMINGTON AND STRUCTURAL PRESERVATION SYSTEMS, LLC**

WHEREAS, the City of Bloomington has previously entered into a contract with Structural Preservation Systems, LLC; and

WHEREAS, for the reasons set forth in a staff report dated November 5, 2014 it was necessary to inject epoxy into cracks found on double tees and change methodology from Double Tee Removal and Replacement to External Post-Tensioning in Lieu of Replacing Double Tee; and

WHEREAS, it is the finding of the City Council that the decision to perform the work described in the November 5, 2014 memo was in the best interest of the citizens 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 (\$18,040.50) in the contract between the City of Bloomington and Structural Preservation Systems, LLC be approved.

ADOPTED this 5<sup>th</sup> day of November, 2014.

APPROVED this 6<sup>th</sup> day of November, 2014.

APPROVED:

Tari Renner  
Mayor

ATTEST:

Tracey Covert  
City Clerk

**Mayor Renner introduced this item. This Change Order reflected additional and better information regarding this project.**

**David Hales, City Manager, expressed his appreciation to those Council members in attendance. Time was of the essence. He complimented Structural Preservation Systems, LLC (SPS). The firm brought these items to the City's and Walker Restoration Consultants attention. The end result would be additional cost savings for the City. The double T would be shored up and not replaced. Kyle Stanish, Walker Restoration Consultants' Project Manager, and City staff reviewed the recommendation. Additional benefits to this Change Order included a shortened time frame for project completion. Mr. Stanish was in attendance at this evening's meeting.**

**He noted that the epoxy injection work was necessary. He cited the overall cost savings of this change order.**

**Alderman Schmidt expressed her appreciation to City staff and the contractor. She requested commentary regarding the structural integrity of this change order.**

**Kyle Stanish, Project Engineer with Walker Restoration Consultants, addressed the Council. The double T would be strengthened in place. The structural capacity would meet code requirements. He noted SPS experience as a contractor. He also addressed durability. This change order will match the estimated life of the parking structure. He cited the importance of normal maintenance.**

**Mr. Hales questioned if this change was originally considered as a viable option.**

**Mr. Stanish responded affirmatively. He had initially had concerns regarding durability. He noted SPS experience with similar projects, (i.e. Washingtonian Center Parking Facility IV and Plush Mills Condominium Parking Garage). He added that this was not a new approach.**

**Motion by Alderman Black, seconded by Alderman Schmidt that Change Order #2R1 to the PICPG with Structural Preservation Systems, LLC be approved and the Resolution adopted.**

**Ayes: Sage, Mwilambwe, Painter, Schmidt, Black, Hauman and Fruin.**

**Nays: None.**

**Motion carried.**

**Mayor Renner thanked City staff and Mr. Stanish as this Change Order resulted in a shorter timeline, reduced repair cost and protected the public. This was good news.**

**Mr. Hales added that Mr. Stanish provided construction observation services regarding this repair. The hope was for the Pepsi Ice Center Parking Garage to reopen by December 20, 2014.**

**Motion by Alderman Schmidt, seconded by Alderman Hauman, that the meeting be adjourned. Time: 5:37 p.m.**

**Motion carried.**

**Tracey Covert  
City Clerk**

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