

MINUTES OF THE MONTHLY MEETING  
OF THE  
PUBLIC BUILDING COMMISSION OF McLEAN COUNTY, ILLINOIS

Tuesday, February 5, 2019, at 3:30 p.m. CDT

The Public Building Commission of McLean County, Illinois (the "Commission") was called to order by Vice Chairman Zimmerman on February 5, 2019, in Room 404 of the Government Center, 115 East Washington Street, Bloomington, McLean County, Illinois.

Secretary Morel called the roll with the following members answering "present": Zimmerman, Morel, Farnsworth, Schultz, Harris, Reid, Fruin, and Fazzini. Chairman Novosad was absent.

Also present were Commission Attorney Robert Porter; Commission Treasurer James Mulligan; County Director of Administrative Services Eric Schmitt; Mr. Jack Moody; Project Manager John Bishop of the Farnsworth Group, Inc; and Project Manager Matt Brown of River City Construction, LLC.

Edith Brady-Lunny of *The Pantagraph* was present. No other members of the media, press, and/or radio were present.

Vice Chairman Zimmerman began by welcoming Mr. Robert Fazzini as the Commission's newest member. Mr. Fazzini responded by indicating that he was pleased to have the opportunity to serve on the Commission. Mr. Fazzini further introduced himself to the Commission, noting that he is a retired Market President of Busey Bank, former Alderman on the Bloomington City Council, and past president of the McLean County Chamber of Commerce.

The remaining members of the Commission thereafter introduced themselves to Mr. Fazzini one-by-one and provided a brief overview of their professional backgrounds.

Vice Chairman Zimmerman next presented the Minutes of the January 8, 2019 Regular Meeting of the Commission for approval. Vice Chairman Zimmerman asked if there were any questions, additions, and/or revisions to the Minutes. Hearing none, Vice Chairman Zimmerman asked for a Motion to approve the Regular Meeting Minutes. It was moved by Mr. Farnsworth and seconded by Mr. Schultz that the Minutes of the January 8, 2019 Regular Meeting be approved as submitted. Vice Chairman Zimmerman called for a vote on the Motion to approve the Minutes and the Motion was unanimously approved by voice vote.

Vice Chairman Zimmerman then called on Commission Treasurer James Mulligan to present

the Treasurer's Report for the fiscal year. Mr. Mulligan first (1st) noted that the Treasurer's Report had been updated to reflect the Commission's most recent interest earnings on a majority of its accounts. Mr. Mulligan nevertheless stated that certain account statements, including a statement from WinTrust Financial, had not yet been received. Mr. Mulligan indicated that the Commission's various accounts yielded annual interest earnings of between .003% on its small checking accounts to two and-a-half percent (2.5%) on its twelve (12)-month C.D.s at Morton Community Bank.

Mr. Mulligan further stated that he had recently met with Renee Brucker of MCK, CPAs & Advisors regarding the Commission's Fiscal Year 2018 Audit Report. Mr. Mulligan stated that he should receive a "DRAFT" Audit Report for distribution and review within the next several weeks. Mr. Mulligan then indicated that Dawn Carlson of MCK, CPAs & Advisors would be available to present the Audit Report to the Commission at either its April or May 2019 meeting. Mr. Mulligan stated that the Audit Report needed to be completed on or before March 31, 2019. Mr. Mulligan indicated that MCK, CPAs & Advisors historically conducted a compliance interview with a Commissioner drawn at random. Mr. Mulligan stated that Mr. Farnsworth had been selected to be interviewed this year.

Mr. Mulligan noted that the disbursements were listed on page fifteen (15) of the Treasurer's Report. Mr. Mulligan also indicated that the Project Fund payments were delineated on page sixteen (16) of the Treasurer's Report and that approximately six million four hundred thousand dollars and 00/100 (\$6,400,000.00) remained in the Project Fund.

Vice Chairman Zimmerman then asked if there were any questions or comments for Mr. Mulligan on the Treasurer's Report. Hearing none, Vice Chairman Zimmerman asked for a Motion to approve the Treasurer's Report and proposed payments as submitted. It was moved by Mr. Harris and seconded by Mr. Farnsworth that the Treasurer's Report and proposed payments be approved as submitted. Upon a roll call vote, all Commissioners voted in favor of the Motion.

There being no "Old Business," Vice Chairman Zimmerman turned to the Commission's "New Business" and asked Project Manager John Bishop of the Farnsworth Group, Inc., Project Manager Matt Brown of River City Construction, LLC., Mr. Jack Moody, and County Director of Administrative Services Eric Schmitt to discuss the architectural design, engineering services, and construction administration of the McLean County Law & Justice Center Expansion Project.

Mr. Bishop initially noted that work was proceeding in the existing Jail facility. Mr. Bishop then showed the Commission a photograph of the far north wall of the demolished existing Jail facility and pointed out the areas of that space that will become a ramp, infirmary breakroom, pharmacy, and office. Mr. Bishop next indicated that masonry work was proceeding at a satisfactory pace.

Mr. Brown then added that he expected masonry work to be completed by March 5, 2019.

Mr. Bishop thereafter showed the Commission photographs of the site that will become the entry way to the new breakroom as well as the site of the new commissary space. Mr. Bishop noted that these areas were both located at the south-end of the existing Jail facility.

Mr. Bishop next indicated that River City Construction, LLC. was performing extensive work on the existing Jail facility's mechanical, electrical, and plumbing systems.

Mr. Bishop lastly showed the Commission the most-recent cost flow analysis prepared by River City Construction, LLC. and noted that the Project's projected and actual costs were closely aligned.

Vice Chairman Zimmerman then inquired as to when the new Jail facility would be occupied. Mr. Schmitt responded by noting that move-in would begin in approximately two (2) weeks.

Vice Chairman Zimmerman then inquired as to whether the move-in would be gradual and Mr. Schmitt responded in the affirmative. Mr. Schmitt then added that female inmates would be the first (1st) to occupy the new Jail facility.

Vice Chairman Zimmerman then asked if there were any additional general comments or questions regarding the status of the McLean County Law & Justice Center Expansion Project. Hearing none, Vice Chairman Zimmerman asked Mr. Bishop to address Allowance Authorization Twelve (12). Mr. Bishop noted that Allowance Authorization Twelve (12) addresses a variety of issues. Mr. Bishop indicated that the largest of these issues was the wiring for the new video visitation system. Mr. Bishop stated that, during the Project's design phase, McLean County requested that the new Jail facility be designed without video visitation equipment pre-selected by one (1) of the Farnsworth Group, Inc.'s detention consultants. Instead, Mr. Bishop noted that McLean County elected to obtain video visitation equipment directly through an independent procurement process. Mr. Bishop indicated that McLean County has since utilized its procurement process to purchase said equipment and that equipment now needs to be wired at the cost of fifty-four thousand four hundred ninety-nine dollars and 87/100 (\$54,499.87).

Mr. Porter next indicated that the Commission began taking specific "concurrence votes" to approve individual Allowance Authorization items in excess of fifty thousand dollars and 00/100 (\$50,000.00) at its April 3, 2018 meeting. Mr. Porter stated that this step provided an extra safeguard for the use of the funds. Mr. Porter then relayed that the wiring for the new video visitation system listed on Allowance Authorization Twelve (12) meets the threshold for a concurrence vote.

Vice Chairman Zimmerman then asked if there were any comments or questions regarding the wiring for the new video visitation system or Allowance Authorization Twelve (12), more generally. Hearing none, Vice Chairman Zimmerman asked for a Motion to concur with the purchase of wiring for the new video visitation system listed on Allowance Authorization Twelve (12). It was moved by Mr. Schultz and seconded by Mr. Harris to concur with the purchase of wiring for the new

video visitation system listed on Allowance Authorization Twelve (12). Upon a roll call vote, all Commissioners voted in favor of the Motion.

Vice Chairman Zimmerman next asked Mr. Bishop to address River City Construction, LLC.'s proposed Change Order Five (5). Mr. Bishop indicated that Allowance Authorization Twelve (12) all but exhausted the Commission's contractual contingency fund. However, Mr. Bishop indicated that Allowance Authorization Thirteen (13) was still outstanding in the amount of two hundred fourteen thousand nine hundred forty-two dollars and 89/100 (\$242,942.89). Mr. Bishop noted that Change Order Five (5) would increase the Commission's built-in contractual contingency by four hundred thousand dollars and 00/100 (\$400,000.00) out of which Allowance Authorization Thirteen (13) would be paid.

Mr. Porter then inquired of Mr. Bishop as to whether the items listed on Allowance Authorization Thirteen (13) were principally related to unforeseen conditions discovered in the existing Jail facility during the remodeling phase. In response, Mr. Bishop stated that there were a variety of drivers including unforeseen conditions, inspectors' requirements, design omissions, and contractor improvements to the design.

Mr. Schultz then inquired as to whether all required inspections of the new Jail facility had been completed. Mr. Bishop noted that all such inspections had now been completed.

Vice Chairman Zimmerman asked Mr. Bishop whether "punch list" work had been completed in the new Jail facility and Mr. Bishop responded in the affirmative.

Mr. Porter then asked whether the Sheriff's Department had finished its review of the new Jail facility. In response, Mr. Schmitt noted that the Sheriff's Department was still reviewing the facility and conducting refresher training on master control.

Vice Chairman Zimmerman asked whether Jail Superintendent Jamie Kessinger was pleased with the new Jail facility and Mr. Schmitt responded in the affirmative.

Mr. Porter then noted that Change Order Five (5) would place an additional four hundred thousand dollars and 00/100 (\$400,000.00) into contractual contingency. Mr. Porter indicated that the four hundred thousand dollars and 00/100 (\$400,000.00) would thereafter be handled through the Allowance Authorization process. In particular, Mr. Porter noted that it would be available on an "as-needed" basis throughout construction upon the approval of Mr. Bishop, Mr. Brown, and Mr. Schmitt as Owner's Representative. Mr. Porter noted that the Commission would continue to cast concurrence votes on those individual Allowance Authorization items in excess of fifty thousand dollars and 00/100 (\$50,000.00).

Vice Chairman Zimmerman asked whether there were any additional comments or questions regarding Change Order Five (5) or Allowance Authorization Thirteen (13). Hearing none, Vice

Chairman Zimmerman asked for a Motion to approve Change Order Five (5). It was moved by Mr. Reid and seconded by Mr. Harris to approve Change Order Five (5). Upon a roll call vote, all Commissioners voted in favor of the Motion.

Vice Chairman Zimmerman then stated that the Commission had received an invoice from the Farnsworth Group, Inc. on January 30, 2019 in the amount of forty-one thousand seven hundred sixty-nine dollars and 39/100 (\$41,769.39). This amount represented the fee incurred by the Farnsworth Group, Inc. during the month of January 2019.

Vice Chairman Zimmerman asked Mr. Moody whether the invoice was in order. Mr. Moody indicated that the invoice was in order and that it represented costs associated with the completion of ninety percent (90%) of the Project's construction phase.

Vice Chairman Zimmerman noted that twenty-six thousand two hundred seventy-four dollars and 79/100 (\$26,274.79) of the Farnsworth Group, Inc.'s invoice was attributable to testing and special inspections. Vice Chairman Zimmerman then inquired as to the nature of the testing and inspections. In response, Mr. Bishop stated that this was ongoing quality control and envelope testing.

Vice Chairman Zimmerman then asked if there were any additional questions or comments regarding the Farnsworth Group, Inc.'s January 2019 invoice. Hearing none, Vice Chairman Zimmerman asked for a Motion to approve payment to the Farnsworth Group, Inc. in the amount of forty-one thousand seven hundred sixty-nine dollars and 39/100 (\$41,769.39) from the Series 2015 Public Building Revenue Bond Issue's Project Fund for services rendered on the Law & Justice Center Expansion Project during the month of January 2019. It was moved by Mr. Harris and seconded by Mr. Schultz to approve payment to the Farnsworth Group, Inc. in the amount of forty-one thousand seven hundred sixty-nine dollars and 39/100 (\$41,769.39) from the Series 2015 Public Building Revenue Bond Issue's Project Fund. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Vice Chairman Zimmerman next noted that the Commission had been presented with an invoice from River City Construction, LLC. on January 30, 2019 in the amount of four hundred twenty thousand nine hundred sixteen dollars and 00/100 (\$420,916.00). This amount represented the fee incurred by River City Construction, LLC. during the month of January 2019. Vice Chairman Zimmerman asked Mr. Moody whether the fee was in order and Mr. Moody responded in the affirmative. Vice Chairman Zimmerman asked Mr. Bishop whether he had approved the invoice and Mr. Bishop responded in the affirmative.

Vice Chairman Zimmerman asked if there were any additional comments or questions regarding River City Construction, LLC.'s January 2019 invoice. Hearing none, Vice Chairman Zimmerman asked for a Motion to approve payment to River City Construction, LLC. in the amount of four hundred twenty thousand nine hundred sixteen dollars and 00/100 (\$420,916.00) from the

Series 2015 Public Building Revenue Bond Issue's Project Fund for services rendered on the Law & Justice Center Expansion Project during the month of January 2019. It was moved by Mr. Farnsworth and seconded by Mr. Fazzini to approve payment to River City Construction, LLC. in the amount of four hundred twenty thousand nine hundred sixteen dollars and 00/100 (\$420,916.00) from the Series 2015 Public Building Revenue Bond Issue's Project Fund for services rendered on the Law & Justice Center Expansion Project during the month of January 2019. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Vice Chairman Zimmerman next noted that McLean County was requesting reimbursement from the Commission for its purchase of various items as a part of the McLean County Law & Justice Center Expansion Project's FF&E package. Vice Chairman Zimmerman asked Mr. Schmitt to address this matter further with the Commission.

Mr. Schmitt noted that the County was seeking reimbursement in the amount of five thousand one hundred seventy-eight dollars and 78/100 (\$5,178.78) for FF&E items purchased as a part of the Law & Justice Center Expansion Project. Mr. Schmitt noted that the County spent two hundred eighty-two dollars and 92/100 (\$282.92) on computer racks, one hundred fifty-nine dollars and 98/100 (\$159.98) on DVD players, six hundred twenty-four dollars and 88/100 (\$624.88) on a pallet jack and two (2)-ton crane, and four thousand one hundred eleven dollars and 00/100 (\$4,111.00) on shower curtains and rods.

Mr. Porter then reminded the Commission that it had set aside four hundred thousand dollars and 00/100 (\$400,000.00) as an FF&E budget and had thus far spent one hundred thirty-five thousand two hundred forty-nine dollars and 15/100 (\$135,249.15) of that budget.

Vice Chairman Zimmerman then asked whether the County anticipated using the entire four hundred thousand dollars and 00/100 (\$400,000.00) on FF&E. In response, Mr. Schmitt stated that the County would likely only use three hundred thousand dollars and 00/100 (\$300,000.00) of the FF&E budget.

Vice Chairman Zimmerman asked if there were any additional comments or questions regarding the reimbursement request. Hearing none, Vice Chairman Zimmerman asked for a Motion to approve reimbursing McLean County in the amount of five thousand one hundred seventy-eight dollars and 78/100 (\$5,178.78) from the Series 2015 Public Building Revenue Bond Issue's Project Fund. It was moved by Mr. Reid and seconded by Mr. Farnsworth to reimburse McLean County in the amount of five thousand one hundred seventy-eight dollars and 78/100 (\$5,178.78) from the Series 2015 Public Building Revenue Bond Issue's Project Fund. Upon a roll call, all Commissioners voted in favor of the Motion.

Vice Chairman Zimmerman next turned to the Commission's "Other Business" and recognized Mr. Schmitt. Mr. Schmitt thereafter informed the Commission that a water main located near the northeast corner of the Law & Justice Center burst on Monday, January 28th, at

approximately 10:00 a.m. Mr. Schmitt indicated that the break was repaired by 4:00 a.m. the following day. Mr. Schmitt informed the Commission that River City Construction, LLC. and its sub-contractors were mobilized to assist the County with the repair and back-fill work. Mr. Schmitt next noted that another water main broke in the vicinity on Friday, February 1st. Mr. Schmitt noted that the County has since installed a temporary line and turned in an insurance claim.

Mr. Fazzini inquired about the cost of the work and the cost of the deductible. In response, Mr. Schmitt noted that the County had a ten thousand dollar and 00/100 (\$10,000.00) deductible and estimated the cost of the work at thirty thousand dollars and 00/100 (\$30,000.00).

Vice Chairman Zimmerman inquired about whether the work entailed overtime and weekend work and Mr. Brown responded in the affirmative.

Mr. Porter then asked whether the breaks were caused by the work being performed as a part of the Project. Mr. Bishop answered in the negative and stated that the breaks were simply caused by the age of the cast-iron water mains and the settling of the Law & Justice Center's foundation.

Mr. Fazzini then asked whether the Commission was getting the benefit of needed water main work for the cost of the County's deductible. However, Mr. Brown stated that abandoning and re-installing water lines had already been priced into the scope of the Project.

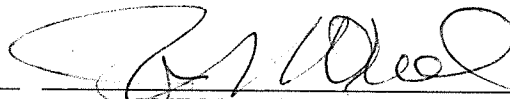
Turning to additional "Other Business," Mr. Schmitt noted that he would have some forthcoming information for the Commission about the planned erection of a statue in the East Street Parking Lot.

Vice Chairman Zimmerman then asked whether any Commissioner had any additional "Other Business" to discuss before the Commission. Hearing none, Vice Chairman Zimmerman asked for a Motion to adjourn. It was moved by Mr. Harris and seconded by Mr. Schultz to adjourn and the Motion was unanimously approved by voice vote. The Regular Meeting was adjourned at 4:05 p.m.

The next meeting of the Commission will be Tuesday, March 5, 2019, at 3:30 p.m.

APPROVED:

March 5, 2019



JOHN L. MOREL,  
Secretary, Public Building Commission

