

MINUTES OF THE MONTHLY MEETING

OF THE

PUBLIC BUILDING COMMISSION OF McLEAN COUNTY, ILLINOIS

Tuesday, January 8, 2019, at 3:30 p.m. CDT

The Public Building Commission of McLean County, Illinois (the "Commission") was called to order by Chairman Novosad on January 8, 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": Novosad, Zimmerman, Morel, Schultz, Reid, and Fruin. Messrs. Farnsworth and Harris were absent.

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

No members of the media, press, and/or radio were present.

Chairman Novosad began the meeting by presenting the Minutes of the December 4, 2018 Regular Meeting of the Commission for approval. Chairman Novosad asked if there were any questions, additions, and/or revisions to the Minutes. Hearing none, Chairman Novosad asked for a Motion to approve the Regular Meeting Minutes. It was moved by Mr. Reid and seconded by Mr. Schultz that the Minutes of the December 4, 2018 Regular Meeting be approved as submitted. Chairman Novosad called for a vote on the Motion to approve the Minutes and the Motion was unanimously approved by voice vote.

Chairman Novosad next 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 all of its accounts save those at PNC Bank and WinTrust Financial. Mr. Mulligan stated that he had yet to receive monthly statements for those accounts.

Mr. Mulligan then relayed that the Commission's four (4)-week Treasury Bill had matured at the beginning of January and that approximately nine hundred forty-five thousand dollars and 00/100 (\$945,000.00) of the matured funds were wired into the Commission's Project Fund checking account at Bloomington-Normal Community Bank. Mr. Mulligan noted that the transfer increased the Commission's Project Fund checking account balance to two million three hundred fifty-nine thousand three hundred thirty-nine dollars and 05/100 (\$2,359,339.05), which is the maximum amount that the Commission can now legally hold in an FDIC-backed account. Mr. Mulligan stated

that the balance of the matured funds was rolled over into another four (4)-week Treasury Bill.

Mr. Mulligan further indicated that the Commission's unrealized loss on its U.S. Treasury Money Market Fund at Heartland Bank & Trust Co. had recently declined. Mr. Mulligan also noted that the Commission had paid Capen, Frank, Proctor & Bowles two thousand five hundred dollars and 00/100 (\$2,500.00) for the renewal of its surety bonds.

Chairman Novosad then inquired as to the limits on said surety bonds. In response, Commission Attorney Robert Porter noted that the Commission's Treasurer was bonded in the amount of one million dollars and 00/100 (\$1,000,000.00) and that each of its officers were bonded in the amount of one hundred thousand dollars and 00/100 (\$100,000.00).

Mr. Zimmerman asked about the identity of the agent that worked with the Commission on its surety bonds and Mr. Mulligan responded that the Commission worked with Chip Frank.

Mr. Mulligan next noted that the Commission had made its final operations and maintenance payment to the County for calendar year 2018.

Chairman Novosad next asked whether any debt service payments on the Commission's bonds had recently come due and Mr. Mulligan responded in the negative. Mr. Mulligan then stated that the Commission would make its next interest payments on its Series 2010 and 2013 Public Building Refunding Bond Issues and its Series 2015 Public Building Revenue Bond Issue on May 1, 2019 and June 1, 2019, respectively.

Mr. Mulligan finally noted that the Commission had approximately four million five hundred thousand dollars and 00/100 (\$4,500,000.00) remaining in its Project Fund after all current bills and retainage were accounted for.

Chairman Novosad then asked if there were any questions or comments for Mr. Mulligan on the Treasurer's Report. Hearing none, Chairman Novosad asked for a Motion to approve the Treasurer's Report and proposed payments as submitted. It was moved by Mr. Schultz and seconded by Mr. Zimmerman 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.

Chairman Novosad next turned to the Commission's "Old Business" and asked Mr. Porter to address the status of the selection process for a new Public Building Commissioner. Mr. Porter reminded the Commission that the City of Bloomington has not had a representative to the Commission since Mr. Good resigned his position as a Commissioner on September 13, 2018. Mr. Porter next noted that Chairman Novosad announced the City's intention to nominate Ms. Hannah Eisner to fill this seat at the November 6, 2018 meeting. However, Mr. Porter indicated that subsequent conversations between City Administration officials and Ms. Eisner revealed that an appointment to the Commission would conflict with Ms. Eisner's work as a City Administrative

Hearing Officer. Mr. Porter then stated that Ms. Eisner had accordingly withdrawn herself from consideration for appointment as a Public Building Commissioner.

Mr. Porter noted that, following Ms. Eisner's withdrawal from consideration, Mayor Tari Renner nominated Mr. Rob Fazzini to serve on the Public Building Commission. Mr. Porter indicated that Mr. Fazzini was president of the local Busey Bank from 1988 to 2010 and is a former alderman for the City of Bloomington. Mr. Porter indicated that the Bloomington City Council would vote on Mr. Fazzini's appointment at its January 14th meeting and that Mr. Fazzini's first (1st) Commission meeting would be on February 5th. Mr. Porter noted that he and Chairman Novosad would be meeting with Mr. Fazzini on January 15th to provide him with an overview of the Commission.

Mr. Fruin added that he greatly enjoyed serving with Mr. Fazzini on the Bloomington City Council. Mr. Fruin further noted that Mr. Fazzini is a past president of the McLean County Chamber of Commerce.

Mr. Zimmerman then noted that Mr. Fazzini is a past president of the McLean County History Museum.

Mr. Schultz added that he once worked for Mr. Fazzini and that Mr. Fazzini would be a great addition to the Commission.

Chairman Novosad then asked if there were any additional comments on questions regarding the selection process for a new Public Building Commissioner. Hearing none, Chairman Novosad 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., 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. Schmitt initially noted that the new Jail facility would be occupied in a matter of weeks. Mr. Schmitt stated that the County Sheriff's Department personnel were currently conducting inspections of the facility.

Mr. Schmitt then noted that demolition work had been completed in the existing Jail facility and that block wall installation would begin within the next day.

Chairman Novosad then inquired as to how the floor-leveling work was progressing. In response, Mr. Brown stated that the floor-leveling work was eighty-five percent (85%) complete. Mr. Brown noted that primer was added to the existing concrete floor and that small coats of concrete and epoxy were then applied to the floor. Mr. Brown indicated that the mixture did not take long to cure.

Mr. Zimmerman asked whether a subcontractor was performing the floor-leveling work and Mr. Brown stated that the work was being performed by River City Construction, LLC.'s flooring subcontractor. Mr. Brown stated that the new floors looked very nice.

Mr. Bishop added that, prior to the commencement of actual floor-leveling work, River City Construction, LLC. had to find a material that could be "feathered-down" to zero (0) degrees in order to level those areas where the floors and walls met.

Mr. Brown next noted that River City Construction, LLC. was also in the process of updating the existing facility's security electronics and installing new security cameras.

Mr. Bishop then showed the Commission a photograph of the new Jail facility's exterior and a photograph of what will become the new infirmary. Chairman Novosad asked whether the exterior windows were back-lit at night and Mr. Bishop responded in the affirmative.

Mr. Bishop next showed the Commission a photograph of the interior of the existing Jail facility near the opening to the connecting link bridge. Mr. Brown then stated that much of the photographed area still needed to undergo floor-leveling work.

Mr. Bishop then showed the Commission a photograph of the area in the existing Jail facility that is set to become the commissary, IT space, and multi-purpose space. Mr. Bishop indicated that the windows in this area will need to be infilled. Mr. Bishop also stated that, during demolition, River City Construction, LLC. determined that one (1) of the interior walls in this area could not be salvaged. As a result, Mr. Bishop noted that he is currently pricing the cost of replacing the wall.

Mr. Schmitt then noted that a new wall would be a significant structural improvement in the area in question.

Mr. Bishop next showed the Commission a photograph of new piping in the basement of the new Jail facility.

Chairman Novosad inquired as to whether the existing Jail facility's heating and cooling would be fed through the new Jail facility and Mr. Bishop responded in the affirmative.

Mr. Brown indicated that the Jail's heating, cooling, gas, and electrical would be switched over to the new systems during nice weather.

Mr. Mulligan asked whether River City Construction, LLC. was still performing second (2nd)-shift demolition work. Mr. Brown responded by indicating that such work had already been completed.

Chairman Novosad then asked whether River City Construction, LLC. had encountered any

asbestos issues in performing the demolition work and Mr. Schmitt responded in the negative.

Mr. Bishop then showed the Commission a photograph of the fireproofing in the existing Jail facility. Mr. Bishop pointed out that some of the fireproofing had slid down steel beams and/or broken free. Mr. Bishop stated that this was likely caused by the fireproofing being applied when it was too wet as a part of the 1976 construction of the original Law & Justice Center. Mr. Bishop then stated that the fireproofing will need to be patched up throughout the existing Jail facility.

Mr. Zimmerman then inquired as to whether punch list items had been completed. In response, Mr. Brown indicated that the Sheriff's Department was currently in the process of inspecting the new Jail facility and formulating a punch list.

Mr. Schmitt categorized the foregoing punch list items as "minor."

Mr. Zimmerman next sought clarification as to whether the Sheriff's Department was truly formulating punch list items or whether they were seeking enhancements. Mr. Brown responded by noting that the Sheriff's Department was identifying true punch list items and that all punch list items would be completed in the next week or two (2).

Chairman Novosad asked Mr. Schmitt whether the Sheriff was pleased with the new Jail facility and Mr. Schmitt responded in the affirmative.

Mr. Bishop then noted that it would be the middle of January before the new Jail facility was occupied. Mr. Brown added that training on a new system takes some time.

Chairman Novosad then asked Mr. Brown about the status of the Project's schedule. In response, Mr. Brown indicated that the demolition of the existing building had proceeded more quickly than expected. Mr. Brown then stated that he hoped that River City Construction, LLC. would not need to use the additional time it was granted in Change Order Number Four (4) to complete the second (2nd) phase of the Law & Justice Center Expansion Project.

Chairman Novosad noted that the Commission only had approximately seventy-eight thousand dollars and 00/100 (\$78,000.00) remaining in its contingency fund and that the Commission would need to address increasing this fund in the near future. Mr. Bishop indicated that future Allowance Authorizations would likely exceed this seventy-eight thousand dollar and 00/100 (\$78,000.00) amount.

Chairman Novosad then asked if there were any additional questions or comments for Messrs. Schmitt, Bishop, and/or Brown regarding the status of the McLean County Law & Justice Center Expansion Project. Hearing none, Chairman Novosad stated that the Commission had received an invoice from the Farnsworth Group, Inc. on January 2, 2019 in the amount of thirty-one thousand one hundred ninety-five dollars and 11/100 (\$31,195.11). This amount represented the fee

incurred by the Farnsworth Group, Inc. during the month of December 2018.

Chairman Novosad asked Mr. Schmitt whether the invoice was in order. Mr. Schmitt indicated that the invoice was in order and that it represented costs associated with the completion of eighty-eight percent (88%) of the Project's construction phase.

Chairman Novosad then asked if there were any additional questions or comments regarding the Farnsworth Group, Inc.'s December 2018 invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to the Farnsworth Group, Inc. in the amount of thirty-one thousand one hundred ninety-five dollars and 11/100 (\$31,195.11) 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 December 2018. It was moved by Mr. Zimmerman and seconded by Mr. Reid to approve payment to the Farnsworth Group, Inc. in the amount of thirty-one thousand one hundred ninety-five dollars and 11/100 (\$31,195.11) 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.

Chairman Novosad next noted that the Commission had been presented with an invoice from River City Construction, LLC. on January 2, 2019 in the amount of seven hundred seventy-five thousand four hundred fifty dollars and 89/100 (\$775,450.89). This amount represented the fee incurred by River City Construction, LLC. during the month of December 2018. Chairman Novosad asked Mr. Schmitt whether the fee was in order and Mr. Schmitt responded in the affirmative. Chairman Novosad asked Mr. Bishop whether he had approved the invoice and Mr. Bishop responded in the affirmative.

Chairman Novosad then noted that the invoice showed that four million three hundred sixty-one thousand dollars and 00/100 (\$4,361,000.00) remained to be billed on the contract. Chairman Novosad asked whether retainage had been reduced. In response, Mr. Brown indicated that final retention draws would occur in the next few months.

Chairman Novosad then asked if there were any additional questions or comments regarding River City Construction, LLC.'s December 2018 invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to River City Construction, LLC. in the amount of seven hundred seventy-five thousand four hundred fifty dollars and 89/100 (\$775,450.89) 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 December 2018. It was moved by Mr. Schultz and seconded by Mr. Fruin to approve payment to River City Construction, LLC. in the amount of seven hundred seventy-five thousand four hundred fifty dollars and 89/100 (\$775,450.89) 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 December 2018. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Chairman Novosad 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. Chairman Novosad asked Mr. Schmitt to address this matter further with the Commission.

Mr. Schmitt noted that the County was seeking reimbursement from the Commission in the amount of seven thousand one hundred twenty-two dollars and 10/100 (\$7,122.10). Mr. Schmitt indicated that this sum was for the purchase of a roof TV antenna mount, roof TV antenna mount pad, network cables, medical scales, a maintenance tool cabinet, maintenance step ladders, a wall-mount diagnostic wall system, a remote medical rolling stool, a locking first aid cabinet, a remote medical exam table, a remote medical goose neck lamp, a remote medical instrument stand, remote medical glove dispensers, a remote medical waste receptacle, a remote medical blood draw chair, a remote medical filing cabinet, a remote medical aneroid, and remote medical supply bins.

Mr. Porter reminded the Commission that it had set aside four hundred thousand dollars and 00/100 (\$400,000.00) of its Project Budget towards FF&E and had now spent one hundred thirty-two thousand two hundred forty-nine dollars and 15/100 (\$132,249.15) of this budget. Mr. Porter next indicated that the County still anticipated spending less than four hundred thousand dollars and 00/100 (\$400,000.00) on FF&E.

Mr. Schmitt added that he was very comfortable with the FF&E budget.

Chairman Novosad asked if there were any questions or comments for Mr. Schmitt regarding the reimbursement request. Hearing none, Chairman Novosad asked for a Motion to approve reimbursing McLean County in the amount of seven thousand one hundred twenty-two dollars and 10/100 (\$7,122.10) from the Series 2015 Public Building Revenue Bond Issue's Project Fund. It was moved by Mr. Zimmerman and seconded by Mr. Reid to reimburse McLean County in the amount of seven thousand one hundred twenty-two dollars and 10/100 (\$7,122.10) 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.

Chairman Novosad next turned to the Commission's "Other Business" and asked the Commissioners to contemplate the most appropriate way to recognize County Administrator Bill Wasson's upcoming retirement. Chairman Novosad reminded the Commission that it presented Mr. John Zeunik with a resolution of appreciation when Mr. Zeunik retired as County Administrator.

Mr. Schmitt then added that the County had been approached by an organization wanting to hold a commemorative event at the East Street Parking Lot on World Circus Day. Mr. Schmitt noted that the East Street Parking Lot was once the site of the YMCA where many circus performers used to stay when the circus was in Bloomington. Mr. Schmitt indicated that details would be forthcoming.


Chairman Novosad then asked whether any Commissioner had any additional "Other

Business” to discuss before the Commission. Hearing none, Chairman Novosad asked for a Motion to adjourn. It was moved by Mr. Reid and seconded by Mr. Zimmerman to adjourn and the Motion was unanimously approved by voice vote. The Regular Meeting was adjourned at 4:20 p.m.

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

APPROVED:

February 5, 2019



JOHN L. MOREL,
Secretary, Public Building Commission