

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

Tuesday, May 1, 2018, 3:30 p.m. CDT

The Regular Meeting of the Public Building Commission of McLean County, Illinois (the "Commission") was called to order by Chairman Novosad on May 1, 2018 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": Messrs. Novosad, Zimmerman, Morel, Farnsworth (arrived at 3:35 p.m.), Harris, Good (arrived at 3:35 p.m.), Schultz, and Reid. Mr. Funk was absent.

Also present were Commission Attorney Robert Porter; Commission Treasurer James Mulligan; McLean County Administrator Bill Wasson; McLean 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.

Chairman Novosad presented the Minutes of the April 3, 2018 Regular Meeting of the Commission for approval. Chairman Novosad asked if there were any corrections, 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. Harris and seconded by Mr. Reid that the Minutes of the April 3, 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 asked Commission Treasurer James Mulligan to present the Treasurer's Report for the fiscal year. Mr. Mulligan initially noted that, due to the timing of the meeting, he had simply prepared a disbursement sheet for the Commission to review and approve. Mr. Mulligan specifically indicated that he had yet to receive the Commission's updated account statements reflecting activity during the month of April. Mr. Mulligan noted that the disbursements largely reflected the typical monthly expenditures. In addition, Mr. Mulligan noted that the disbursements included a June 1st interest payment on the Series 2015 Public Building Revenue Bond issue and a payment to *The Pantagraph* for publishing notice of the public availability of the Commission's Fiscal Year 2017 Audit Report.

Chairman Novosad inquired about the due dates for the 2018 interest and principal payments

on the Series 2015 Public Building Revenue Bond Issue. Commission Attorney Robert Porter responded by noting that an interest payment needed to be made by June 1st and an interest and principal payment needed to be made by December 1st.

Chairman Novosad then asked if there were any additional 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. Zimmerman and seconded by Mr. Harris 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 "New Business" and asked Project Manager John Bishop of the Farnsworth Group, Inc., Project Manager Matt Brown of River City Construction, LLC., County Director of Administrative Services Eric Schmitt, and Mr. Jack Moody to discuss the architectural design, engineering services, and construction administration of the McLean County Law & Justice Center Expansion Project. Project Manager John Bishop initially noted that the Project continues to proceed apace. Mr. Bishop indicated that exterior brick work would begin on Monday, May 7th.

Mr. Bishop proceeded to show the Commission several photographs of the new Jail facility. Mr. Bishop specifically showed the Commission a photograph of the connecting bridge, a photograph of the south side of the new Jail facility, a photograph of the new Jail facility's water heaters, a photograph of the new Jail facility's interior masonry work, and a photograph taken just outside of the new Jail facility's kitchen area.

County Director of Administrative Services Eric Schmitt next noted that Abateco, Inc. and Ideal Environmental Engineering, Inc. had completed the first (1st) phase of asbestos abatement and environmental monitoring, respectively. Mr. Schmitt next noted that the electrical in master control was demolished earlier in the day and that the rest of the area would undergo demolition on Thursday, May 4th.

Chairman Novosad then inquired as to how much of the asbestos abatement work remained to be performed. Mr. Schmitt responded that the area where the infirmary will be placed is set to be abated in September or October.

Chairman Novosad next asked whether the County had experienced any surprises during the performance of asbestos abatement and Mr. Schmitt responded in the negative.

Chairman Novosad further requested that Mr. Bishop discuss the Project's time elapsed versus percent complete. In response, Mr. Bishop noted that the Project stands at fifty-two percent (52%) time elapsed and seventy percent (70%) expended. Mr. Bishop indicated that the Project was a little behind projection due to inclement weather that occurred earlier in the year.

Chairman Novosad then asked Mr. Bishop as to whether the new Jail facility would still be completed by September and Mr. Bishop responded in the affirmative.

Chairman Novosad next requested that Mr. Bishop address any outstanding allowance authorizations. Mr. Bishop noted that there were some small, outstanding items to be processed, but that he had not yet had an opportunity to review the pertinent pricing requests.

Chairman Novosad then asked if there were any additional questions or comments for Messrs. Bishop or Schmitt regarding the status of the McLean County Law & Justice Center Expansion Project. Hearing none, Chairman Novosad noted that the Commission had received a change order regarding the Phase II completion date for the McLean County Law & Justice Center Expansion Project. Chairman Novosad asked Mr. Bishop to address the matter.

Mr. Bishop responded by noting that certain of the floors in the existing Jail have a one (1)-degree slope that will need to be rectified in order to facilitate the existing Jail's eventual remodeling. Mr. Bishop reminded the Commission that the flooring in question is slated to be leveled at a cost of three hundred forty-two thousand seven hundred ninety-seven dollars and 05/100 (\$342,797.05). Mr. Bishop noted that the Commission voted to concur with an allowance authorization for this work at its April 3rd meeting. Mr. Bishop indicated that the work would begin in late summer and would add an additional eight and-a-half (8.5) weeks to the remodeling phase of the Project. Mr. Bishop thus noted that it was necessary for the Commission to approve a change order altering the date of substantial completion of the remodeling phase of the Project from April 19, 2019 to June 12, 2019. Mr. Bishop noted that the approval of this change order would not adversely impact the Commission's obligation to expend eighty-five percent (85%) of its bond proceeds by October 6, 2018.

Chairman Novosad asked Mr. Bishop whether the change order would add forty-five (45) additional days to Phase II and Mr. Bishop noted that it would actually add fifty-four (54) additional days.

Chairman Novosad next asked if there were any additional questions or comments for Mr. Bishop regarding the change order extending the deadline of the Phase II completion date of the McLean County Law & Justice Center Expansion Project. Hearing none, Chairman Novosad asked for a Motion to approve the change order extending the completion deadline of Phase II of the McLean County Law & Justice Center Expansion Project from April 19, 2019 to June 12, 2019. It was moved by Mr. Reid and seconded by Mr. Farnsworth to approve the change order extending the completion deadline of Phase II of the McLean County Law & Justice Center Expansion Project from April 19, 2019 to June 12, 2019. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Chairman Novosad then noted that the Commission had received an invoice from the Farnsworth Group on April 25, 2018 in the amount of eighteen thousand nine hundred eighty dollars

and 75/100 (\$18,980.75). This amount represented the fee incurred by the Farnsworth Group during the month of April 2018.

Chairman Novosad 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 seventy percent (70%) of the Project's construction phase.

Chairman Novosad then asked if there were any questions or comments regarding the Farnsworth Group's April 2018 invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to the Farnsworth Group in the amount of eighteen thousand nine hundred eighty dollars and 75/100 (\$18,980.75) 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 April 2018. It was moved by Mr. Zimmerman and seconded by Mr. Harris to approve payment to the Farnsworth Group in the amount of eighteen thousand nine hundred eighty dollars and 75/100 (\$18,980.75) 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 April 2018. 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 on April 25, 2018 in the amount of two million six hundred seventy-four thousand dollars and 26/100 (\$2,674,000.26). This amount represented the fee incurred by River City Construction during the month of April 2018. Chairman Novosad asked Mr. Moody whether the invoice was in order and Mr. Moody 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 asked if there were any questions or comments regarding River City Construction's April 2018 invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to River City Construction in the amount of two million six hundred seventy-four thousand dollars and 26/100 (\$2,674,000.26) 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 April 2018. It was moved by Mr. Harris and seconded by Mr. Schultz to approve payment to River City Construction in the amount of two million six hundred seventy-four thousand dollars and 26/100 (\$2,674,000.26) 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 April 2018. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Chairman Novosad then noted that the Commission had been presented with an invoice from Ideal Environmental Engineering, Inc. on April 26, 2018 in the amount of two thousand one hundred eighty dollars and 00/100 (\$2,180.00). This amount represented the fee incurred by Ideal Environmental Engineering for its performance of environmental monitoring during the first (1st) phase of asbestos remediation. Chairman Novosad noted that this issue had been discussed by Mr. Schmitt earlier in the meeting.

Mr. Porter then noted that the Commission had not yet received an invoice from Abateco, Inc. for the actual remediation work.

Chairman Novosad then asked if there any questions or comments regarding Ideal Environmental Engineering's April 2018 invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to Ideal Environmental Engineering in the amount of two thousand one hundred eighty dollars and 00/100 (\$2,180.00) 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 April 2018. It was moved by Mr. Harris and seconded by Mr. Farnsworth to approve payment to Ideal Environmental Engineering in the amount of two thousand one hundred eighty dollars and 00/100 (\$2,180.00) 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 April 2018. Upon a roll call vote, all Commissioners voted in favor of the Motion.

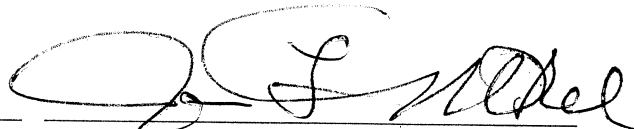
Chairman Novosad next turned to the Commission's "Other Business" and noted that a tour of the new Jail facility would immediately follow the meeting.

Project Manager Matt Brown of River City Construction noted that he would take the Commissioners on a walk-around of the exterior of the facility as well as a tour of the first (1st) and second (2nd) floors.

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. Harris and seconded by Mr. Reid that the meeting adjourn and the Motion was unanimously approved by voice vote. The meeting was adjourned at 3:45 p.m. The next regular meeting of the Commission will be Tuesday, June 5, 2018, at 3:30 p.m.

APPROVED:

June 5, 2018



JOHN L. MOREL,
Secretary, Public Building Commission

