

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

Tuesday, November 1, 2016, 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 November 1, 2016 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, Zeunik, Morel, Zimmerman, Harris, Farnsworth, Good (arrived at 3:35 p.m.), and Schultz (arrived at 3:35 p.m.). Chairman Novosad noted the presence of a quorum. Mr. Funk was absent.

Also present were Commission Attorney Robert Porter; Assistant McLean County Administrator Hannah Eisner; McLean County Director of Facilities Management Jack Moody; McLean County Director of Administrative Services Eric Schmitt; and Project Manager John Bishop of the Farnsworth Group, Inc.

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

Chairman Novosad presented the Minutes of the October 4, 2016 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. Zeunik and seconded by Mr. Harris that the Minutes of the October 4, 2016 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 presented the Minutes of the October 4, 2016 Reorganizational 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 Reorganizational Meeting Minutes. It was moved by Mr. Zimmerman and seconded by Mr. Farnsworth that the Minutes of the October 4, 2016 Reorganizational 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 then noted that Commission Treasurer James Mulligan was attending an annual tax seminar and thus unable to attend the Commission's meeting. Chairman Novosad therefore asked Commission Attorney Robert Porter to present the Treasurer's Report for the fiscal year. Mr. Porter first noted that the list of disbursements on page sixteen (16) of the Treasurer's

Report reflected the Commission's one million seven hundred sixty-four thousand one hundred fifty-two dollar and 00/100 (\$1,764,152.00) principal and interest payment due on the Series 2015 Public Building Revenue Bond Issue. Mr. Porter noted that this payment is set to be paid on or before December 1st. Mr. Porter then reminded the Commission that the previous month's Treasurer's Report reflected the Commission's seven hundred sixty-five thousand three hundred fourteen dollar and 00/100 (\$765,314.00) principal and interest payment due on the Series 2010 and 2013 Public Building Revenue Bond Issues. Mr. Porter noted that these payments were made by November 1st. Mr. Porter then indicated that the remaining disbursements located on page sixteen (16) of the Treasurer's Report were typical monthly legal and accounting fees.

Mr. Porter next stated that the Treasurer's Report reflected the transfer of one million eight hundred thousand dollars and 00/100 (\$1,800,000.00) to Bloomington-Normal Community Bank from Heartland Bank & Trust Company account number 4230. Mr. Porter noted that account number 4230 will continue to remain open and serve as a debt service account for the payment of the Series 2010 and 2013 Public Building Revenue Bond Issues.

Mr. Porter further indicated that the Commission had received an operation and maintenance invoice from McLean County, but that the invoiced amount for the Law & Justice Center was incorrect. Mr. Porter stated that the County would soon be sending Mr. Mulligan a revised invoice, which would thereafter be paid.

Mr. Porter lastly stated that Mr. Mulligan would soon be incorporating a drawdown schedule into the Treasurer's Report, which would track the dollars spent on the Law & Justice Center Expansion Project and enable the Commissioners to readily compare that figure to the total remaining balance in the Project Fund.

Chairman Novosad then asked if there were any additional questions for Mr. Porter 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. Harris 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 then turned to the Commission's "Old Business" and asked County Director of Facilities Management Jack Moody to provide the Commission with a status report on the Government Center and Juvenile Detention Center roof replacements. Mr. Moody first (1st) indicated that Henson Robinson Company of Springfield, Illinois had submitted the low bid for the performance of the roof replacement work on the Government Center and Juvenile Detention Center and was thus awarded the contract. Mr. Moody reported that it would cost two hundred twenty-one thousand two hundred dollars and 00/100 (\$221,200.00) to replace the roof on the Government Center and one hundred forty-five thousand dollars and 00/100 (\$145,000.00) to replace the roof on the Juvenile Detention Center. Mr. Moody indicated that the County Board's Property Committee would approve the contract at its meeting on November 3rd and that the full County Board would

approve the contract at its meeting on November 15th.

Mr. Harris asked Mr. Moody how the actual bids compared to Mr. Moody's initial cost estimates and Mr. Moody indicated that the bids were lower than anticipated.

Chairman Novosad then asked Mr. Moody whether the Government Center and Juvenile Detention Center had ballasted roofs and whether Mr. Moody considered Henson Robinson Company's bid to be competitive. Mr. Moody responded by noting that both roofs were ballasted and that he considered the bid to be competitive.

Chairman Novosad next asked Mr. Moody whether Henson Robinson Company was qualified to handle the roofing work and Mr. Moody responded in the affirmative. Mr. Moody specifically noted that Henson Robinson Company performed the dome replacement on the Old Courthouse and won an award for its work.

Chairman Novosad further inquired as to whether the roof replacement work would be completed during the remainder of calendar year 2016. Mr. Moody responded by stating that he doubted that the roof replacement would be completed by the end of December.

Chairman Novosad lastly inquired of Mr. Porter as to whether the Commission needed to approve the roof replacement work and Mr. Porter responded by indicating that the Commission had previously approved the funding for the work when it approved the Capital Improvement Agreement between the Commission, McLean County, and the City of Bloomington. Mr. Porter noted that the roof replacement contract itself would solely be between McLean County and Henson Robinson Company.

Chairman Novosad next turned to the Commission's "New Business" and asked Mr. Moody and Assistant County Administrator Hannah Eisner to discuss the McLean County Law & Justice Center Expansion Project.

Mr. Moody first (1st) indicated that the Farnsworth Group, Inc. had completed two (2) full phases of the design – schematic design and design development. Mr. Moody further noted that representatives of the Farnsworth Group, Inc./HOK and McLean County continue to meet on a regular basis. Mr. Moody then invited Project Manager John Bishop of the Farnsworth Group, Inc. to present several interior designs to the Commission.

As an initial matter, Mr. Bishop indicated that the site development package for the winter site preparation work was ready to be placed out for bid. Mr. Bishop noted that the site development package would specifically be made available to contractors on November 7th with a planned bid opening set for December 1st. Mr. Bishop next stated that the Farnsworth Group, Inc. was set to meet with the Illinois Department of Corrections on Monday, November 7th, to secure that agency's approval of the design development for the Law & Justice Center Expansion Project.

Mr. Bishop further stated that he traveled to the Scott County, Missouri Jail on Thursday, October 27th, with County Director of Administrative Services Eric Schmitt and County Jail Superintendent Jamie Kessinger to view the security system. Mr. Bishop indicated that the security system at the Scott County Jail was installed by Mead & Hunt, which is the group that will be designing and installing the security system in the Law & Justice Center Expansion. Mr. Bishop indicated that the trip enabled Mr. Kessinger to become familiar and comfortable with the new security technology that will exist in the McLean County Jail following the completion of the Expansion Project.

Mr. Bishop next noted that the Farnsworth Group, Inc. and HOK are currently working on preparing the construction documents for the Law & Justice Center Expansion Project.

Mr. Bishop thereafter showed the Commission several internal views of the expanded McLean County Jail. Mr. Bishop specifically highlighted the second (2nd) and third (3rd) floor north pods, the sub-day rooms, recreation yards, special needs unit, and staff site lines. Mr. Bishop noted that he had verified that the McLean County Jail staff was comfortable with all of the site lines.

Chairman Novosad asked Mr. Bishop whether the special needs unit was akin to a mental health wing and Mr. Bishop responded in the affirmative. Mr. Bishop specifically stated that the intent of the special needs unit was to facilitate acute mental health care. Mr. Bishop also noted that a smaller pod would be positioned above the special needs unit.

Mr. Harris then asked Mr. Bishop whether the sub-day rooms featured glass partitions. Mr. Bishop responded by indicating that the sub-day rooms would feature detention glaze screens.

Chairman Novosad next inquired as to whether the interior of the expanded McLean County Jail would feature painted concrete block and whether open risers would be used for increased visibility. Mr. Bishop responded in the affirmative to both questions.

Chairman Novosad then asked Mr. Bishop as to the square feet of the Expansion and Mr. Bishop stated that the Expansion would be approximately eighty thousand (80,000) square feet.

Mr. Harris asked whether the interior of the Law & Justice Center Expansion would have concrete floors. Mr. Bishop responded by noting that there would be carpeting in certain areas, solid concrete in other areas, and a flocked floor tile in the special needs unit.

Chairman Novosad next inquired as to whether the recreation yards were the only areas that provide for natural light. Mr. Bishop responded in the affirmative and noted that louvres would allow for more light on the northeast side of the Expansion as opposed to the southeast side.

Chairman Novosad asked Mr. Bishop whether each floor of the Law & Justice Center

Expansion would have a mezzanine and Mr. Bishop stated that the second (2nd) and third (3rd) floors would have mezzanines. Mr. Bishop further indicated that the general population units would be double-bunked, but that the special needs unit would be single-bunked.

Chairman Novosad then inquired as to whether Mr. Bishop expects the Illinois Department of Corrections to approve the Law & Justice Center Expansion Project's design development package and Mr. Bishop indicated that such approval is anticipated.

Chairman Novosad next asked Mr. Bishop to outline certain of the Expansion Project's critical approval dates. Mr. Bishop responded by noting that all drawings were currently awaiting approval by the City of Bloomington's Engineering Department and that review by the Illinois Department of Transportation was also currently underway. Mr. Bishop noted that the design development package would be reviewed by the County Health Department on November 2nd. Mr. Bishop ultimately noted that the Project's schedule called for ninety-percent (90%) document submittal by early January 2017, at which time a final permitting set would be sent to the City of Bloomington and the Illinois State Fire Marshall.

Mr. Zimmerman inquired as to the status of Ideal Environmental Engineering, Inc.'s asbestos testing and Mr. Moody stated that Ideal Environmental Engineering had yet to report on its findings.

Chairman Novosad then inquired as to the status of the remodeling plans and Mr. Bishop indicated that remodeling had been the focus of the past two (2) meetings between representatives of the Farnsworth Group, Inc./HOK and McLean County. Mr. Bishop reiterated that all of the County's "user groups" had signed off on the design development package and that the construction document phase of the Project was well underway.

Chairman Novosad asked Mr. Bishop whether the County Board's Property Committee had approved the Project's design development package and Mr. Bishop stated that the Property Committee had given its approval.

Mr. Farnsworth inquired as to whether representatives of McLean County would formally sign off on the Project at its various critical stages. Mr. Farnsworth iterated the importance to the Commission of seeing memoranda of approval over the signature of County personnel and identified the County Sheriff and Administrator as appropriate individuals to sign such memoranda. Both Messrs. Bishop and Moody indicated that they would work to secure sign-offs from both the Sheriff and Administrator.

Chairman Novosad then asked Mr. Bishop to provide a preliminary cost estimate of the Law & Justice Center Expansion Project. Mr. Bishop indicated that the preliminary cost estimate for the Project was forty-two million dollars and 00/100 (\$42,000,000.00). Mr. Bishop stated that this estimate included construction costs, architect's fees, reimbursables, contingencies, and FF&E. Mr. Bishop noted that he would deliver a formal cost presentation to the Commission at its December

meeting.

Mr. Harris asked Mr. Bishop whether this estimate included the winter site preparation work and Mr. Bishop indicated that the estimate did include the site preparation work.

Mr. Harris then asked Mr. Bishop to estimate what percentage of the cost estimate would be attributed to the new construction as opposed to the remodeling and Mr. Bishop stated that seventy to seventy-five percent (70-75%) of the cost is attributed to the new construction.

Mr. Good asked Mr. Bishop how many general contractors he expected to bid on the Project and whether these general contractors would be "jail specialists." Mr. Bishop responded by indicating that he had already received calls from general contractors. Mr. Bishop further noted that he anticipated that most of the interest would come from out-of-town general contractors as not many local general contracting firms had the bonding capacity that the Project would require. Mr. Bishop noted that there are general contracting firms that specialize in detention facilities.

Mr. Good then asked whether there would be a general contractor for the new construction and a general contractor for the remodeling work and Mr. Bishop said that this would likely not be the case.

Chairman Novosad then asked whether there were any additional questions or comments regarding the status of the Law & Justice Center Expansion Project. Hearing none, Chairman Novosad asked Mr. Porter to address the ratification of the submission of the Applications of General Permit to Discharge Storm Water Associated with Construction Site Activities and Construction Permits to the Illinois Environmental Protection Agency. Mr. Porter indicated that the Farnsworth Group, Inc. had been securing the necessary permitting and approval for the performance of the winter site preparation work at the Law & Justice Center Expansion site. Mr. Porter noted that the City of Bloomington's recent approval of the street vacation and anticipated approval of the zoning variances would partly facilitate the performance of this work. However, Mr. Porter also indicated that the Commission would need to obtain permits from the Illinois Environmental Protection Agency for the discharge of storm water during construction, the construction of new sewer, and the construction of a new water main. Mr. Porter noted that Chairman Novosad signed a Notice of Intent for General Permit to Discharge Storm Water, an Application for Permit or Construction for water and sewer lines, and an Application for Construction Permit for the replacement of the water main on October 17, 2016. Mr. Porter further noted that the Commission had applied to have its permit fees waived as the Law & Justice Center Expansion Project is being funded through "local funds." Mr. Porter ultimately noted that the Commission would need to vote on a Motion to ratify Chairman Novosad's submission of a Notice of Intent for General Permit to Discharge Storm Water, Application for Permit or Construction for water and sewer lines, and an Application for Construction Permit for the replacement of the water main to the Illinois Environmental Protection Agency.

Chairman Novosad then asked whether there were any questions or comments regarding the ratification of the submission of the Applications of General Permit to Discharge Storm Water Associated with Construction Site Activities and Construction Permits to the Illinois Environmental Protection Agency. Hearing none, Chairman Novosad asked for a Motion to ratify his submittal of the Applications of General Permit to Discharge Storm Water Associated with Construction Site Activities and Construction Permits to the Illinois Environmental Protection Agency. It was moved by Mr. Farnsworth and seconded by Mr. Harris that the Commission ratify Chairman Novosad's submittal of the Applications of General Permit to Discharge Storm Water Associated with Construction Site Activities and Construction Permits to the Illinois Environmental Protection Agency and the Motion was unanimously approved by voice vote.

Chairman Novosad next asked Mr. Porter to address the vote on authorizing the Chairman to execute a contract for the winter site preparation work for the Law & Justice Center Expansion Project at a not-to-exceed amount of one million five hundred thousand dollars and 00/100 (\$1,500,000.00). Mr. Porter reminded the Commission that at the last meeting, and in his last two (2) correspondences to the Commissioners, he discussed the winter site preparation work that needed to occur at the site of the Law & Justice Center Expansion Project. Mr. Porter indicated that this work included the demolition of the existing surface parking lot to the southeast of the Law & Justice Center, the relocation of the existing water main along East Street, the relocation of the County and the City's existing fiber optic lines, and the replacement of forty-five (45) linear feet of storm sewer.

Mr. Porter further noted that he and Mr. Bishop had been working together on the Owner-Contractor Agreement for this work, as well as the prime contract, and indicated that an advertisement for bid would be issued in the coming days. Mr. Porter stated that the Farnsworth Group, Inc. estimated the winter site preparation work to cost approximately one million dollars and 00/100 (\$1,000,000.00). In light of the schedule, Mr. Porter noted that a bid might very well be awarded prior to the Commission's December 6th meeting and that the Commission could vote to authorize its Chairman to execute a contract with the firm that is awarded the bid at a not-to-exceed amount of one million five hundred thousand dollars and 00/100 (\$1,500,000.00) to enable the firm to begin work prior to December 6th.

Mr. Good asked how the one million dollar and 00/100 (\$1,000,000.00) figure was derived and Mr. Porter indicated that the estimate was furnished by the Farnsworth Group, Inc.

Chairman Novosad then asked whether there were any additional questions or comments regarding the vote to authorize the Chairman to execute a contract for the winter site preparation work for the Law & Justice Center Expansion Project at a not-to-exceed amount of one million five hundred thousand dollars and 00/100 (\$1,500,000.00). Hearing none, Chairman Novosad asked for a Motion to authorize the Chairman to execute a contract for the winter site preparation work for the Law & Justice Center Expansion Project at a not-to-exceed amount of one million five hundred thousand dollars and 00/100 (\$1,500,000.00). It was moved by Mr. Harris and seconded by Mr. Zeunik to authorize the Chairman to execute a contract for the winter site preparation work for the

Law & Justice Center Expansion Project at a not-to-exceed amount of one million five hundred thousand dollars and 00/100 (\$1,500,000.00). 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 the Farnsworth Group, Inc. in the amount of four hundred one thousand six hundred five dollars and 29/100 (\$401,605.29). This amount represents the fee incurred by the Farnsworth Group, Inc./HOK during the month of October.

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 the design development phase.

Chairman Novosad then asked if there were any questions or comments regarding the Farnsworth Group, Inc.'s October invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to the Farnsworth Group, Inc. in the amount of four hundred one thousand six hundred five dollars and 29/100 (\$401,605.29) 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 October 2016. It was moved by Mr. Zimmerman and seconded by Mr. Good to approve payment to the Farnsworth Group, Inc. in the amount of four hundred one thousand six hundred five dollars and 29/100 (\$401,605.29) 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 October 2016. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Chairman Novosad lastly asked Mr. Porter to address the approval of the City of Bloomington's contract with Automatic Fire Sprinkler Company for the repair of sprinklers in the Abraham Lincoln Memorial Parking Deck. Mr. Porter reminded the Commission that the operation and maintenance of the Lincoln Deck is governed by an Intergovernmental Agreement that was entered into in 1988. Under the Intergovernmental Agreement, Mr. Porter noted that the City was charged with collecting revenue on the Lincoln Deck and paying for the Deck's operation and maintenance from said revenue. Mr. Porter stated that the Intergovernmental Agreement requires the City to secure the permission of the Commission and McLean County before contracting for maintenance work to be performed on the Deck by an amount in excess of five thousand dollars and 00/100 (\$5,000.00).

Mr. Porter indicated that the City of Bloomington had recently contracted with Automatic Fire Sprinkler Company for the performance of emergency repairs to the sprinkler system at the Lincoln Deck in the amount of fourteen thousand eight hundred sixty dollars and 00/100 (\$14,860.00). Mr. Porter noted that the City would be solely responsible to pay for this work and is required to indemnify the Commission under the July 30, 2015 Amended and Restated Lease Agreement.

Mr. Good inquired as to whether the Commission would be setting itself up to pay for future repairs to the Lincoln Deck if it authorized this work. In response, Mr. Porter indicated that the City had performed three (3) repair projects on the Lincoln Deck over the past year and had not asked the Commission for funding. Mr. Porter further noted that the terms of the Intergovernmental Agreement clearly vests maintenance funding with the City.

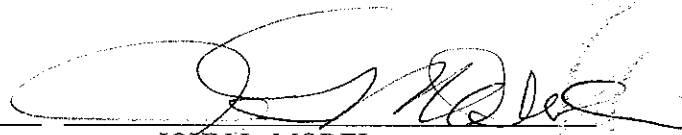
Mr. Harris then asked whether the Commission had any knowledge as to the Lincoln Deck's annual revenue. Mr. Porter responded by indicating that he receives monthly budget statements for the Lincoln Deck and that the Lincoln Deck essentially breaks even each year.

Chairman Novosad then asked if there were any additional questions or comments regarding the approval of the City of Bloomington's contract with Automatic Fire Sprinkler Company for the repair of sprinklers in the Abraham Lincoln Memorial Parking Deck. Hearing none, Chairman Novosad asked for a Motion to approve the City of Bloomington's contract with Automatic Fire Sprinkler Company for the repair of sprinklers in the Abraham Lincoln Memorial Parking Deck. It was moved by Harris and seconded by Mr. Zeunik to approve the City of Bloomington's contract with Automatic Fire Sprinkler Company for the repair of sprinklers in the Abraham Lincoln Memorial Parking Deck. Chairman Novosad called for a vote on the Motion to approve the City of Bloomington's contract with Automatic Fire Sprinkler Company for the repair of sprinklers in the Abraham Lincoln Memorial Parking Deck and the Motion was unanimously approved by voice vote.

Chairman Novosad then asked whether any of the Commissioners had any additional questions or comments. Hearing none, Chairman Novosad asked for a Motion to adjourn. It was moved by Mr. Zeunik and seconded by Mr. Harris that the meeting adjourn and the Motion was unanimously approved by voice vote. The meeting was adjourned at 4:26 p.m. The next regular meeting of the Commission will be Tuesday, December 6, 2016, at 3:30 p.m.

APPROVED:

December 6, 2016



JOHN L. MOREL,
Secretary, Public Building Commission

