

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

Tuesday, October 2, 2018, at 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 October 2, 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, Schultz, and Reid. Mr. Harris was absent.

Also present were Commission Attorney Robert Porter; Commission Treasurer James Mulligan; 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.

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

Chairman Novosad began the meeting by presenting the Minutes of the September 4, 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. Farnsworth and seconded by Mr. Reid that the Minutes of the September 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 asked Commission Treasurer James Mulligan to present the Treasurer's Report for the fiscal year. Mr. Mulligan initially noted that the Treasurer's Report featured several new lines pertaining to the Commission's recent purchase of a Treasury Bill. Mr. Mulligan specifically indicated that the balance sheet now included both a WinTrust account and WinTrust Treasury account. Mr. Mulligan stated that WinTrust was the broker utilized by Morton Community Bank. Mr. Mulligan then noted that the Commission purchased a Treasury Bill for approximately eight million eight hundred seventy-eight thousand dollars and 00/100 (\$8,788,000.00) on September 20th, that the Treasury Bill would mature on October 23rd, and that the Commission would earn a yield of approximately fifteen thousand dollars and 00/100 (\$15,000.00) during this time.

Chairman Novosad asked Mr. Mulligan why the Treasurer's Report showed a WinTrust

account that contained eight hundred thirteen dollars and 50/100 (\$813.50). In response, Mr. Mulligan indicated that Kyle Sheets of Morton Community Bank likely purchased an even number of Treasury Bills and then deposited the small balance of unused Bond proceeds into the WinTrust account in question.

Mr. Mulligan further stated that the Commission had received all scheduled lease payments from McLean County for calendar year 2018. Mr. Mulligan indicated that the next principal and interest payments on the Series 2010 and 2013 Public Building Refunding Bond Issues are due on November 1st and the next principal and interest payments on the Series 2015 Public Building Revenue Bond Issue are due on December 1st.

Mr. Mulligan also noted that the Commission had received its second (2nd) installment under the Capital Improvement Agreement from both the County and City in the amount of sixty thousand dollars and 00/100 (\$60,000.00).

Mr. Mulligan lastly noted that Chairman Novosad had recently signed the engagement letter for Sulaski & Webb, CPAs to perform the Commission's Fiscal Year 2018 Audit Report.

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. Schultz 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 noted that the Commission had no "Old Business" and instead turned to the Commission's "New Business." Chairman Novosad specifically 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.

Mr. Bishop first (1st) noted that there have been many Project developments since the Commission last met on September 4th. Mr. Bishop noted that River City Construction, LLC. was making a final push to complete all overhead work in the interior of the new Jail facility. Mr. Bishop additionally indicated that kitchen equipment was being installed in the new facility. With respect to the facility's exterior, Mr. Bishop stated that the louver brackets were currently being installed.

Mr. Bishop next showed the Commission several photographs of the construction including a photograph of the south-side of the new Jail facility, a photograph of the metal roof panels, a photograph of housing control, a photograph of the new facility's security ceiling and light fixtures, a photograph of the interior of the connecting link bridge, and a photograph of one (1) of the recreation yards.

Mr. Bishop then indicated that representatives of the Farnsworth Group, Inc., River City Construction, LLC., and McLean County were currently developing a fourth (4th) Change Order that would finalize Phase II completion dates. Mr. Bishop noted that this Change Order had several drivers and would help to clarify the staging for occupying the new Jail facility.

Chairman Novosad asked Mr. Bishop whether the new Jail facility would still be occupied by the end of November and Mr. Bishop responded in the affirmative.

County Director of Administrative Services Eric Schmitt noted that the fourth (4th) Change Order would provide that demolition of the existing Jail facility occur by October 29th. Mr. Schmitt stated that this Phase II demolition was originally slated to begin last week, but has been delayed due to a high number of individuals currently incarcerated in the Jail.

Project Manager Matt Brown of River City Construction, LLC. then added that the fourth (4th) Change Order would not entail any changes to Phase I of the Project.

Chairman Novosad inquired as to whether the fourth (4th) Change Order would entail additional cost and Mr. Bishop responded that additional cost may be incurred on the back end.

Mr. Schmitt then clarified that the fourth (4th) Change Order would extend the completion date for Phase II from June 12th to July 19th. Mr. Schmitt indicated that this additional time may not in fact be needed, but that, if used, River City Construction, LLC. would charge for any work performed during this timeframe.

Mr. Bishop stated that any additional cost would be capped at a not-to-exceed amount.

Commission Attorney Robert Porter asked Mr. Brown whether Phase II may still be completed by June 12th and Mr. Brown responded in the affirmative. Mr. Porter then inquired as to whether the delayed demolition of the existing Jail was the sole driver behind the schedule change and Mr. Bishop responded in the affirmative. Mr. Porter lastly asked Mr. Schmitt how the County could be certain that the Jail population would decline in October such that demolition could begin on October 29th. In response, Mr. Schmitt noted that the Jail population has historically declined as fall progresses towards the holidays.

Chairman Novosad asked Mr. Bishop to estimate the likely cost of an additional five (5) weeks of work and Mr. Bishop responded that the work would not exceed forty-seven thousand dollars and 00/100 (\$47,000.00).

Chairman Novosad then indicated that delays in a project invariably compound cost, but noted that Mr. Schmitt was informing the Commission that it did not have much choice in the matter. In response, Mr. Schmitt noted that the scheduling delay would prove less costly than contracting to

house detainees in other county jails.

Mr. Bishop next noted that, in the coming weeks, a new hole would be cut into the side of the existing Jail facility in order to facilitate the eventual demolition work.

In addressing River City Construction, LLC.'s cost flow analysis, Mr. Brown remarked that the actual amounts expended were very closely aligned to the projected cumulative amounts.

Chairman Novosad then inquired as to whether Project commissioning had begun and Mr. Bishop responded in the affirmative. Mr. Brown added that the stakeholders have all participated in a number of commissioning meetings to date. Mr. Brown also stated that heat, gas, and water were all ready and that maintenance personnel had participated in a number of training sessions.

Chairman Novosad next asked Mr. Bishop to address River City Construction's Tenth (10th) Allowance Authorization and Mr. Bishop stated that the Allowance Authorization encompassed a number of items. Chairman Novosad remarked that the items were really adding up.

Mr. Porter then asked Mr. Bishop as to when the Allowance Authorization items were passed through to the Commission on River City Construction, LLC.'s invoices. In response, Mr. Bishop noted that the items on Allowance Authorization Ten (10) would be reflected on River City Construction, LLC.'s October invoice.

Mr. Zimmerman noted that Allowance Authorization Ten (10) totaled nearly one hundred twenty-two thousand dollars and 00/100 (\$122,000.00) and inquired whether this amount would be reflected on River City Construction, LLC.'s October invoice. Mr. Brown responded that he only bills for work when it is completed and when the sub-contractor has submitted an invoice for the same.

Chairman Novosad then indicated that the Commission had expended two and-a-half to three percent (2 ½ % to 3%) of its contingency fund to date. Chairman Novosad asked Mr. Reid whether this seemed like an appropriate amount. Mr. Reid responded by noting that this was a very good value on a project of this size, scope, and complexity. Mr. Reid further indicated that existing buildings always have surprises.

Chairman Novosad next asked if there were any additional questions or comments for Messrs. Bishop, Brown, and/or Schmitt 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 September 25, 2018 in the amount of seventeen thousand eight hundred ninety-eight dollars and 65/100 (\$17,898.65). This amount represented the fee incurred by the Farnsworth Group, Inc. during the month of September 2018.

Chairman Novosad asked Mr. Jack 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 eighty and-a-half percent (80.5%) of the Project's construction phase.

Chairman Novosad then asked if there were any additional questions or comments regarding the Farnsworth Group, Inc.'s September 2018 invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to the Farnsworth Group, Inc. in the amount of seventeen thousand eight hundred ninety-eight dollars and 65/100 (\$17,898.65) 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 2018. It was moved by Mr. Farnsworth and seconded by Mr. Reid to approve payment to the Farnsworth Group, Inc. in the amount of seventeen thousand eight hundred ninety-eight dollars and 65/100 (\$17,898.65) 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 September 26, 2018 in the amount of one million eight hundred eighty-five thousand eight hundred forty-four dollars and 93/100 (\$1,885,844.93). This amount represented the fee incurred by River City Construction, LLC. during the month of September 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 additional questions or comments regarding River City Construction, LLC.'s September 2018 invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to River City Construction, LLC. in the amount of one million eight hundred eighty-five thousand eight hundred forty-four dollars and 93/100 (\$1,885,844.93) 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 September 2018. It was moved by Mr. Reid and seconded by Mr. Zimmerman to approve payment to River City Construction, LLC. in the amount of one million eight hundred eighty-five thousand eight hundred forty-four dollars and 93/100 (\$1,885,844.93) 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 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 payment to SHI International Corporation 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 had purchased five (5) power supply units for the administrative network in the new Jail facility from SHI International Corporation for five thousand seven hundred twenty-four dollars and 65/100 (\$5,724.65). Mr. Schmitt indicated that the County was seeking reimbursement from the Commission for this item from the Commission's four hundred

thousand dollar and 00/100 (\$400,000.00) 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 five thousand seven hundred twenty-four dollars and 65/100 (\$5,724.65) from the Series 2015 Public Building Revenue Bond Issue's Project Fund. It was moved by Mr. Schultz and seconded by Mr. Farnsworth to reimburse McLean County in the amount of five thousand seven hundred twenty-four dollars and 65/100 (\$5,724.65) 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 noted that Mr. Thomas Good had resigned his position with the Commission effective September 13, 2018. Chairman Novosad indicated that Mr. Good felt that he no longer had the time to serve.

Mr. Porter noted that he spoke to Mr. Good regarding his resignation and relayed that Mr. Good enjoyed his experience with the Commission. Mr. Porter stated that Mr. Good felt that he could no longer continue serving without missing an inordinate number of the Commission's future meetings. Mr. Porter noted that Mr. Good had been appointed to the Commission by the City of Bloomington and that the City of Bloomington would thus need to appoint a replacement. Mr. Porter stated that he has had preliminary discussions with Mayor Tari Renner about naming a replacement before the Commission's November meeting.

Mr. Schmitt then informed the Commission that there would likely be a ribbon cutting ceremony for the new Jail facility during the week of Thanksgiving.

Chairman Novosad next asked whether any Commissioner had any additional "Other Business" to discuss before the Commission. Hearing none, Chairman Novosad asked for a Motion to adjourn sine die to reconvene and reorganize. It was moved by Mr. Zimmerman and seconded by Mr. Farnsworth to adjourn sine die to reconvene and reorganize and the Motion was unanimously approved by voice vote. The Regular Meeting was adjourned at 4:10 p.m.

The next meeting of the Commission will be Tuesday, November 6, 2018, at 3:30 p.m.

APPROVED:

November 6, 2018



JOHN L. MOREL,
Secretary, Public Building Commission