

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

Tuesday, August 6, 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 August 6, 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, Farnsworth, Schultz, Harris, Reid, Fruin, and Fazzini.

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 Engineer Luke Demmel 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 July 2, 2019 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. Harris and seconded by Mr. Schultz that the Minutes of the July 2, 2019 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 called on Commission Treasurer James Mulligan to present the Treasurer's Report for the fiscal year. Mr. Mulligan initially noted that he was unable to be present at last month's meeting due to an outpatient procedure. Mr. Mulligan then relayed that the Commission paid River City Construction, LLC.'s June 2019 invoice in two (2) installments. Mr. Mulligan stated that the structured payments were due to the fact that the Commission's four (4)-week U.S. Treasury Bill did not mature until July 23rd.

Mr. Mulligan next stated that the Commission received lease payments from both McLean County and the City of Bloomington in June.

Mr. Mulligan further relayed that the Treasurer's Report had been updated to reflect interest earnings on all but three (3) of the Commission's smallest bank accounts. Mr. Mulligan stated that the Commission had yet to receive monthly statements from these particular institutions. Mr. Mulligan then stated that page sixteen (16) of the Treasurer's Report delineated the remaining

proceeds from the Commission's Series 2015 Public Building Revenue Bond Issue. Mr. Mulligan specifically indicated that, accounting for July disbursements, approximately eight hundred forty-two thousand dollars and 00/100 (\$842,000.00) remained in the Commission's Project Fund. Mr. Mulligan stated that River City Construction, LLC. had approximately seventy-eight thousand dollars and 00/100 (\$78,000.00) left to bill on the Project.

Chairman Novosad inquired as to how much retainage was included in the seventy-eight thousand dollar and 00/100 (\$78,000.00) figure. In response, Mr. Mulligan noted that approximately fifty thousand dollars and 00/100 (\$50,000.00) of this sum constituted retainage.

Mr. Mulligan lastly noted that the monthly disbursements were included on page seventeen (17) of the Treasurer's 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. Fazzini and seconded by Mr. Farnsworth to approve the Treasurer's Report and proposed payments 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 County Director of Administrative Services Eric Schmitt to provide a status report on the capital improvements to 200 West Front Street. Mr. Schmitt stated that the County was finalizing certain aspects of the work and planned on presenting the matter to the Commission at its September meeting.

Commission Attorney Robert Porter reminded the Commission that McLean County had recently identified a need to replace both elevators at 200 West Front Street. Mr. Porter indicated that the County believed that the cost of replacing the elevators would be approximately four hundred fifty thousand dollars and 00/100 (\$450,000.00). Mr. Porter then noted that the County was proposing to borrow the funds from the Commission in order to contract for the work. Mr. Porter lastly indicated his belief that the County was further reviewing *ADA* requirements before contracting for the work.

Mr. Schmitt added that the County still needed to have additional conversations with its bid consortium, U.S. Communities, prior to presenting the loan request to the Commission.

Chairman Novosad asked how U.S. Communities worked. In response, Mr. Schmitt indicated that U.S. Communities was a bid platform whereby uniform bid specifications were made available for use by municipalities across the country. Mr. Schmitt added that he anticipated that Kone, Inc. would ultimately be awarded the contract.

Chairman Novosad then asked if there were any additional questions or comments for Mr.

Schmitt concerning the capital improvements at 200 West Front Street. Hearing none, Chairman Novosad turned to the Commission's "New Business" and asked Project Manager John Bishop of the Farnsworth Group, Inc. and Mr. 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 the Law & Justice Center Expansion Project was effectively finished. Mr. Bishop did indicate, however, that some commissioning work would proceed into the fall.

Mr. Bishop then showed the Commission a photograph of the exterior of the new Jail facility; a photograph of the health director's office; a photograph of the staff restrooms; a photograph of the breakroom; a photograph of the pharmacy; a photograph of the ramp; a photograph of the dental exam room; a photograph of the standard medical exam room; a photograph of the nurses' station; a photograph of the medical observation cells; a photograph of the anteroom to the medical observation cells; a photograph of the new corridor; a photograph of the multipurpose rooms; a photograph of the locker room; and a photograph of master control.

Chairman Novosad inquired whether master control contained all new electronic equipment and Mr. Bishop responded in the affirmative.

Mr. Porter next asked who took the photographs and Mr. Bishop responded that the photographs were taken by a professional.

Mr. Farnsworth then commented that the exterior image of the new Jail facility actually evoked a positive mood in spite of the facility's nature and purpose.

Mr. Fruin asked whether the County or Commission would put out its own press release regarding the Project's completion. In response, Mr. Schmitt noted that any such press release would be handled by the Sheriff's Department.

Chairman Novosad added that the Commission planned to commemorate the Project's completion by distributing commemorative photographs of the new Jail facility's exterior at the Commission's September meeting.

Mr. Porter then indicated that the Commission would pay the Farnsworth Group, Inc. and River City Construction, LLC.'s final invoices at its September meeting. Mr. Porter added that this would mark the conclusion of what has been a five (5)-year project.

Mr. Bishop also indicated that River City Construction, LLC.'s final Allowance Authorization would be issued in advance of the September meeting.

Chairman Novosad inquired as to whether the final Allowance Authorization would exceed

the approximately thirty-seven thousand dollars and 00/100 (\$37,000.00) that remained in the Commission's contractual contingency fund. In response, Mr. Bishop indicated that this remained to be determined as he was still reviewing River City Construction, LLC.'s numbers.

Chairman Novosad then asked whether the County had any forthcoming projects. Mr. Schmitt responded that the County was undertaking a five (5)-year review of its facilities. Mr. Schmitt further stated that replacing the roof on the Old Courthouse was a top priority.

Mr. Farnsworth asked whether the County's five (5)-year review encompassed improvements to Comlara Park. Mr. Schmitt stated that the County was working on ways to fund various improvements to the Park's facilities.

Mr. Fazzini asked whether the repair and/or replacement of the Old Courthouse's elevator was included in the County's five (5)-year review. In response, Mr. Schmitt indicated that the County wanted to perform regular upgrades to all of its elevators.

Chairman Novosad then asked if there were any additional questions or comments 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 July 31, 2019 in the amount of nine thousand nine hundred thirty-three dollars and 15/100 (\$9,933.15). This amount represented the fee incurred by the Farnsworth Group, Inc. during the month of July 2019.

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 ninety-nine and-a-half percent (99.5%) of the Project's construction phase.

Chairman Novosad asked if there were any additional questions or comments regarding the Farnsworth Group, Inc.'s July 2019 invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to the Farnsworth Group, Inc. in the amount of nine thousand nine hundred thirty-three dollars and 15/100 (\$9,933.15) 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 July 2019. It was moved by Mr. Reid and seconded by Mr. Zimmerman to approve payment to the Farnsworth Group, Inc. in the amount of nine thousand nine hundred thirty-three dollars and 15/100 (\$9,933.15) 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 July 2019. 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 July 31, 2019 in the amount of one hundred twenty-five thousand seven hundred twenty-one dollars and 10/100 (\$125,721.10). This amount represented the fee incurred by River City Construction, LLC. during the month of July 2019. Chairman Novosad asked

Mr. Bishop whether he had approved the invoice and Mr. Bishop responded in the affirmative.

Chairman Novosad asked if there were any additional questions or comments regarding River City Construction, LLC.'s July 2019 invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to River City Construction, LLC. in the amount of one hundred twenty-five thousand seven hundred twenty-one dollars and 10/100 (\$125,721.10) 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 July 2019. It was moved by Mr. Fruin and seconded by Mr. Schultz to approve payment to River City Construction, LLC. in the amount of one hundred twenty-five thousand seven hundred twenty-one dollars and 10/100 (\$125,721.10) 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 July 2019. 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 in the amount of eleven thousand one hundred nine dollars and 70/100 (\$11,109.70) for FF&E items purchased as a part of the Law & Justice Center Expansion Project. Chairman Novosad asked Mr. Schmitt to address this matter further with the Commission.

Mr. Schmitt indicated that, during the month of July 2019, the County spent ninety-one dollars and 98/100 (\$91.98) on two (2) medical breakroom cork boards, sixty-five dollars and 53/100 (\$65.53) on one (1) medical breakroom trash can, six thousand forty-eight dollars and 07/100 (\$6,068.07) on inmate toilets, four hundred forty-nine dollars and 13/100 (\$449.13) on six (6) medical shelving units and a refrigerator, five hundred twenty dollars and 99/100 (\$520.99) on a medical supervisor desk, eight hundred ninety-one dollars and 45/100 (\$891.45) on a medical breakroom table, eight hundred eighty-nine dollars and 95/100 (\$889.95) on ten (10) medical breakroom chairs, seven hundred fifty-six dollars and 73/100 (\$756.73) on two (2) dental stools and a pharmacy stool, one thousand two hundred seventy-nine dollars and 92/100 (\$1,279.92) on seven (7) nurses' station chairs and a records chair, and one hundred fifteen dollars and 95/100 (\$115.95) on a dental folding wall-mounted desk.

Chairman Novosad noted that, inclusive of this latest request, the Commission had thus far spent approximately two hundred twenty-four thousand seven hundred dollars and 00/100 (\$224,700.00) of its four hundred thousand dollar and 00/100 (\$400,000.00) FF&E budget.

Chairman Novosad asked if there were any additional comments or questions regarding the reimbursement request. Hearing none, Chairman Novosad asked for a Motion to approve reimbursing McLean County in the amount of eleven thousand one hundred nine dollars and 70/100 (\$11,109.70) from the Series 2015 Public Building Revenue Bond Issue's Project Fund. It was moved by Mr. Fazzini and seconded by Mr. Harris to reimburse McLean County in the amount of eleven thousand one hundred nine dollars and 70/100 (\$11,109.70) from the Series 2015 Public Building Revenue Bond Issue's Project Fund. Upon a roll call, all Commissioners voted in favor of

the Motion.

Chairman Novosad then inquired as to whether there was any "Other Business" before the Commission.

Mr. Porter reminded the Commission that it would be recognizing Mr. Jack Moody's service to the Commission at its September meeting.

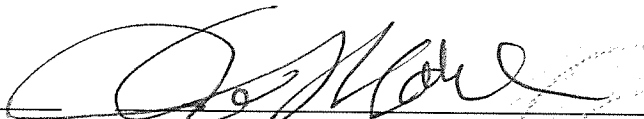
Mr. Farnsworth suggested that the Commission also recognize the great work of both the Farnsworth Group, Inc. and River City Construction, LLC. at the September meeting.

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. Farnsworth and seconded by Mr. Harris to adjourn and the Motion was unanimously approved by voice vote. The Regular Meeting was adjourned at 4:00 p.m.

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

APPROVED:

September 3, 2019


John L. Morel,
Secretary

