

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

Tuesday, February 6, 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 Vice Chairman Zimmerman on February 6, 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. Zimmerman, Morel, Funk, Harris, Good, Schultz, and Reid. Messrs. Novosad and Farnsworth were 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.

Vice Chairman Zimmerman presented the Minutes of the January 2, 2018 Regular Meeting of the Commission for approval. Vice Chairman Zimmerman asked if there were any corrections, additions, and/or revisions to the Minutes. Hearing none, Vice Chairman Zimmerman 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 January 2, 2018 Regular Meeting be approved as submitted. Vice Chairman Zimmerman called for a vote on the Motion to approve the Minutes and the Motion was unanimously approved by voice vote.

Vice Chairman Zimmerman next asked Commission Treasurer James Mulligan to present the Treasurer's Report for the fiscal year as well as update the Commission on the status of its Fiscal Year 2017 Audit Report. Mr. Mulligan first (1st) noted that the Treasurer's Report did not contain a great deal of activity outside of the normal payment of bills. Mr. Mulligan also relayed that one (1) of the Commission's twelve (12)-month Project Fund certificates of deposit at Morton Community Bank had matured on January 29th. Mr. Mulligan stated that the funds in this particular certificate of deposit were rolled into the Commission's Project Fund checking account at Morton Community Bank in order to pay upcoming construction expenses. Mr. Mulligan indicated that the funds in the Project Fund checking account were receiving an annual rate of return of one hundred twenty-two

(122) basis points.

Mr. Mulligan also noted that the Commission had yet to receive a January 2018 operation and maintenance invoice from McLean County.

Mr. Mulligan next indicated that Sulaski & Webb, CPAs had completed a "DRAFT" of the Commission's Fiscal Year 2017 Audit Report and Annual Financial Report. Mr. Mulligan noted that any interested Commissioner would have the opportunity to review the "DRAFT" reports. Mr. Mulligan further stated that Dawn Carlson of Sulaski & Webb, CPAs had been in contact with County Auditor Michelle Anderson in an effort to ensure that the Commission's Audit reconciled with the County's numbers. Mr. Mulligan also indicated that either Dawn Carlson or Renee Brucker of Sulaski & Webb, CPAs would be willing to present the Fiscal Year 2017 Audit Report and Annual Financial Report to the Commission at one (1) of its upcoming meetings. Mr. Mulligan stated that such a presentation might be a good idea.

Mr. Funk then asked Mr. Mulligan as to whether Sulaski & Webb, CPAs would charge the Commission for attending a meeting. Mr. Mulligan responded by noting that the presentation would be included in Sulaski & Webb, CPAs' basic service fee.

Vice Chairman Zimmerman stated that he also thought the proposed presentation by Sulaski & Webb, CPAs was a good idea. Vice Chairman Zimmerman then asked when the presentation should be given. Mr. Funk responded that the presentation should be given during the Commission's March meeting.

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

Vice Chairman Zimmerman then turned to the Commission's "Old Business" and asked County Director of Administrative Services Eric Schmitt to address the performance of environmental remediation at the McLean County Law & Justice Center. Mr. Schmitt reminded the Commissioners that the Commission had previously retained Ideal Environmental Engineering, Inc. to test for asbestos and other hazardous materials in the McLean County Law & Justice Center. Mr. Schmitt specifically noted that Ideal Environmental Engineering conducted testing in the existing Jail in October 2016. Mr. Schmitt stated that Ideal Environmental Engineering surveyed those areas of the existing Jail set to be impacted by the remodeling portion of the Law & Justice Center Expansion Project. Mr. Schmitt indicated that Ideal Environmental Engineering did locate limited amounts of asbestos in floor tiles and mastics. Mr. Schmitt noted that the asbestos discovered in the existing Jail would need to be remediated as a precursor to the remodeling work set to begin in the spring or summer.

Commission Attorney Robert Porter then noted that the asbestos remediation work would have to be awarded to a contractor through a public bidding process. Mr. Porter indicated that this would be necessary as the Commission has a statutorily-imposed twenty thousand dollar and 00/100 (\$20,000.00) procurement limit and the remediation was anticipated to be in excess of twenty thousand dollars and 00/100 (\$20,000.00). Mr. Porter indicated that the Commission would be asked to approve putting this work out to bid at its March meeting. Mr. Porter noted that the advertisement for bid would need to run in *The Pantagraph* once a week for three (3) successive weeks before a bid could be awarded. Mr. Porter indicated that the advertisement would also be available online and would be provided directly to contractors. Mr. Porter stated that the Commission would then approve a contract with an asbestos remediation firm at its April meeting.

Vice Chairman Zimmerman then asked if there were any questions for Messrs. Schmitt or Porter regarding the performance of environmental remediation at the McLean County Law & Justice Center. Hearing none, Vice Chairman Zimmerman then turned to the Commission's "New Business" and asked Mr. Jack Moody, County Administrator Bill Wasson, Mr. Schmitt, Project Manager John Bishop of the Farnsworth Group, Inc., and Project Manager Matt Brown of River City Construction, LLC. to discuss the McLean County Law & Justice Center Expansion Project.

Project Manager John Bishop first (1st) noted that the most recent Project construction meeting had been relatively brief. Mr. Bishop did note, however, that the connecting bridge steel, under-slab utilities, support framing for the security glazing, and the pre-cast concrete had all been installed. Mr. Bishop then relayed that the interior of the new Jail facility was currently undergoing fire-proofing. Mr. Bishop also stated that the framing for the new Jail facility's penthouse was currently being constructed. Mr. Bishop further indicated that he was in the midst of processing a fourth (4th) allowance authorization.

Mr. Bishop then showed the Commission pictures of the Project site. Mr. Bishop first (1st) showed the Commission a photograph of the current exterior of the new Jail facility. Mr. Bishop then stated that the louvers would be installed on the exterior of the new Jail facility in the late summer. Mr. Bishop next showed the Commission a photograph of the connecting bridge steel, a photograph of the cells, a photograph of the steel sub-frame, and photograph of the first (1st) floor.

Vice Chairman Zimmerman asked Mr. Bishop as to whether the Project fell behind schedule in January. Mr. Bishop responded by noting that a few days were lost in January due to weather, but that the overall Project remained on schedule.

Vice Chairman Zimmerman asked if there were any additional questions for Mr. Bishop regarding the status of the McLean County Law & Justice Center Expansion Project. Hearing none, Vice Chairman Zimmerman noted that the Commission had received an invoice from the Farnsworth Group on January 30, 2018 in the amount of thirty-four thousand three hundred forty-seven dollars and 29/100 (\$34,347.29). This amount represented the fee incurred by the Farnsworth Group during

the month of January 2018.

Vice Chairman Zimmerman 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 sixty percent (60%) of the Project's construction phase.

Vice Chairman Zimmerman then asked if there were any questions or comments regarding the Farnsworth Group's January 2018 invoice. Hearing none, Vice Chairman Zimmerman asked for a Motion to approve payment to the Farnsworth Group in the amount of thirty-four thousand three hundred forty-seven dollars and 29/100 (\$34,347.29) 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 January 2018. It was moved by Mr. Reid and seconded by Mr. Harris to approve payment to the Farnsworth Group in the amount of thirty-four thousand three hundred forty-seven dollars and 29/100 (\$34,347.29) 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 January 2018. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Vice Chairman Zimmerman next indicated that the Commission had been presented with an invoice from River City Construction on January 30, 2018 in the amount of one million two hundred fifty-three thousand three hundred two dollars and 61/100 (\$1,253,302.61). This amount represented the fee incurred by River City Construction during the month of January 2018. Vice Chairman Zimmerman asked Mr. Moody whether the invoice was in order and Mr. Moody responded in the affirmative. Vice Chairman Zimmerman asked Mr. Bishop whether he had approved the invoice and Mr. Bishop responded in the affirmative.

Vice Chairman Zimmerman then asked if there were any questions or comments regarding River City Construction's January 2018 invoice. Hearing none, Vice Chairman Zimmerman asked for a Motion to approve payment to River City Construction in the amount of one million two hundred fifty-three thousand three hundred two dollars and 61/100 (\$1,253,302.61) 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 January 2018. It was moved by Mr. Good and seconded by Mr. Schultz to approve payment to River City Construction in the amount of one million two hundred fifty-three thousand three hundred two dollars and 61/100 (\$1,253,302.61) 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 January 2018. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Vice Chairman Zimmerman then turned to a discussion of possible uses of the East Street parking lot and asked Mr. Schmitt to address the matter. Mr. Schmitt noted in response that McLean County had been approached by the Downtown Business Association about using the East Street parking lot for different outdoor activities. Mr. Schmitt indicated that the County Board's Property Committee had already discussed the matter, but he felt that the Commission should be apprised as

the parking lot's owner.

Mr. Porter then indicated that the Downtown Bloomington Association had inquired about the possibility of the Castle Theater holding summer concerts in the parking lot. Mr. Porter noted that any such event would be formally approved by the County Board and Bloomington City Council, which actions would be consistent with the County and City's joint operation and tenancy of the lot. Nevertheless, Mr. Porter indicated that the Castle Theater, or any other lot user, would be required to indemnify the Commission and add the Commission as an additional insured to its general liability and dramshop insurance policies as a condition of use.

County Administrator Bill Wasson noted that the Downtown Bloomington Association had become a department of the City of Bloomington. Mr. Wasson indicated that the County was thus motivated to work with the Downtown Bloomington Association on this proposal in an effort to cooperate with the City.

Vice Chairman Zimmerman then asked whether any Commissioner had any additional "Other Business" to discuss before the Commission. Hearing no "Other Business," Vice Chairman Zimmerman asked for a Motion to adjourn. It was moved by Mr. Harris and seconded by Mr. Funk that the meeting adjourn and the Motion was unanimously approved by voice vote. The meeting was adjourned at 3:52 p.m. The next regular meeting of the Commission will be Tuesday, March 6, 2018, at 3:30 p.m.

APPROVED:

March 6, 2018



JOHN L. MOREL,
Secretary, Public Building Commission

