

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

Tuesday, January 2, 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 January 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, Harris, Schultz, and Reid. Messrs. Funk and Good were absent.

Also present were Commission Attorney Robert Porter; Commission Treasurer James Mulligan; McLean County Administrator Bill Wasson; 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 December 5, 2017 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. Farnsworth that the Minutes of the December 5, 2017 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 first (1st) noted that the Treasurer’s Report had been updated to reflect the most recent interest earnings on the majority of the Commission’s accounts. Mr. Mulligan indicated that he had not yet received earnings statements from several of the Commission’s minor accounts. Mr. Mulligan then indicated that one (1) of the Commission’s Project Fund certificates of deposit at Bloomington-Normal Community Bank was set to mature on January 29, 2018. Mr. Mulligan stated that this particular certificate of deposit contained approximately fifteen million dollars and 00/100 (\$15,000,000.00) in funds. Mr. Mulligan noted that the matured funds would be rolled over into a checking account in order to meet the Project’s anticipated

expenses during the first (1st) half of 2018. Mr. Mulligan noted that the Commission's checking account at Bloomington-Normal Community Bank yielded a rate of return of one hundred (100) basis points.

Mr. Mulligan thereafter noted that the Treasurer's Report's disbursements page listed the Commission's final 2017 Operation and Maintenance payment to McLean County. Mr. Mulligan further stated that the disbursements page reflected a two thousand five hundred dollar and 00/100 (\$2,500.00) payment to Capen, Frank, Proctor & Bowles, which payment covered the Commission's 2018 surety bonds for its Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretary, and Assistant Treasurer.

Mr. Mulligan lastly indicated that Sulaski & Webb, CPAs was well underway in performing the Commission's Fiscal Year 2017 Audit Report and anticipated completing the Audit Report in the near future.

Mr. Zimmerman asked Mr. Mulligan whether representatives from Sulaski & Webb, CPAs would attend a future Commission meeting to present the finalized Audit Report. Mr. Mulligan responded by indicating that Sulaski & Webb, CPAs had not done this in the past, but would likely be happy to attend a future meeting if desired.

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 Mr. Jack Moody, County Administrator Bill Wasson, Project Manager John Bishop, and Project Manager Matt Brown to discuss the McLean County Law & Justice Center Expansion Project.

Mr. Jack Moody first (1st) noted that representatives of McLean County, the Farnsworth Group, and River City Construction conducted a regularly-scheduled Project site meeting earlier in the day. Mr. Moody then indicated that the Farnsworth Group is continuing to process contractor requests for information, proposals, and submittals. Mr. Moody also relayed that the pre-cast concrete panels were being installed on the new Jail facility, but that work had slowed due to the recent cold weather.

Project Manager John Bishop stated that he was in the process of finalizing a third (3rd) Allowance Authorization for the Law & Justice Center Expansion Project. Mr. Bishop specifically noted that he was finalizing several numbers that he had received over the weekend.

Chairman Novosad then indicated that he had discussed the issue of the Allowance

Authorization with Mr. Harris and Commission Attorney Robert Porter and that they would like to see more detail and information on the Allowance Authorization. Chairman Novosad specifically requested that Mr. Bishop produce a memorandum outlining the proposed changes and why the Farnsworth Group and/or River City Construction believed the proposed changes to be necessary.

Mr. Bishop responded by noting that he was working on such a memorandum. Mr. Bishop then showed the Commission photographs of the Project site. Mr. Bishop specifically showed the Commission a photograph of the pre-cast concrete that had been installed on the north-side of the Law & Justice Center, a photograph of the Project site taken at the last site visit before Christmas, a photograph of the stair tower at the northwest corner of the new Jail facility, and a photograph of the steel support sub-framing.

Project Manager Matt Brown then noted that the Project was approximately thirty-six percent (36%) complete and that approximately forty-four percent (44%) of the contract funds had been expended. Mr. Brown stated that this discrepancy could be explained by the fact that many of the materials had arrived up front. Mr. Brown further noted that the next month's billing was expected to be light due to the weather. Mr. Brown next indicated that he hoped that all of the pre-cast concrete would be installed by the middle of January.

Chairman Novosad asked whether the pre-cast concrete panels were pre-insulated and Mr. Bishop responded by noting that the pre-cast concrete panels were not pre-insulated.

Mr. Bishop then noted that the Illinois Department of Transportation had required River City Construction to re-open the closed road lanes along the Project site during the holidays. Mr. Bishop indicated that several days of work were lost due to this requirement.

Chairman Novosad next asked if there were any additional questions for Messrs. Bishop, Brown, or Moody regarding the status of the McLean County Law & Justice Center Expansion Project. Hearing none, Chairman Novosad noted that the Commission had received an invoice from the Farnsworth Group on December 21, 2017 in the amount of thirty-three thousand nine hundred fifty-five dollars and 13/100 (\$33,955.13). This amount represented the fee incurred by the Farnsworth Group during the month of December 2017.

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 fifty-five percent (55%) of the Project's construction phase.

Chairman Novosad then asked if there were any questions or comments regarding the Farnsworth Group's December 2017 invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to the Farnsworth Group in the amount of thirty-three thousand nine hundred fifty-five dollars and 13/100 (\$33,955.13) 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 December 2017. It was moved by Mr. Harris and seconded by Mr. Reid to approve payment to the Farnsworth Group in the amount of thirty-three thousand nine hundred fifty-five dollars and 13/100 (\$33,955.13) 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 December 2017. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Chairman Novosad next indicated that the Commission had been presented with an invoice from River City Construction on December 21, 2017 in the amount of one million three hundred ninety-five thousand two hundred four dollars and 82/100 (\$1,395,204.82). This amount represented the fee incurred by River City Construction during the month of December 2017. Chairman Novosad asked Mr. Moody whether the invoice was in order and Mr. Moody responded in the affirmative. Chairman Novosad then 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 December 2017 invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to River City Construction in the amount of one million three hundred ninety-five thousand two hundred four dollars and 82/100 (\$1,395,204.82) 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 December 2017. It was moved by Mr. Zimmerman and seconded by Mr. Reid to approve payment to River City Construction in the amount of one million three hundred ninety-five thousand two hundred four dollars and 82/100 (\$1,395,204.82) 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 December 2017. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Chairman Novosad then asked whether the Commission had any "Other Business" to discuss and recognized Mr. Zimmerman. Mr. Zimmerman asked Mr. Bishop to address the need to level the floor in the existing Jail and further inquired as to how much this work would cost.

Mr. Bishop noted that the existing Jail was constructed with a one (1)-degree slope (two (2)-inches from center-to-edge) in the floor, which was not discovered until River City Construction began demolition work in C-Block. Mr. Bishop noted that the floor needed to be leveled in order to meet existing design guidelines under the *Americans with Disabilities Act*. As a result, Mr. Bishop stated that the current plan was to build the floor up as there was not a good way to grind the floor down. Mr. Bishop noted that this work would likely cost around two hundred thousand dollars and 00/100 (\$200,000.00).

Chairman Novosad then asked whether any Commissioner had any additional "Other Business" to discuss before the Commission. Hearing no "Other Business," Chairman Novosad asked for a Motion to adjourn. It was moved by Mr. Harris and seconded by Mr. Farnsworth that the meeting adjourn and the Motion was unanimously approved by voice vote. The meeting was

adjourned at 3:55 p.m. The next regular meeting of the Commission will be Tuesday, February 6, 2018, at 3:30 p.m.

APPROVED:

February 6, 2018



JOHN L. MOREL,
Secretary, Public Building Commission

