

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

Tuesday, July 2, 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 July 2, 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, and Fazzini (arrived at 3:55 p.m.). Messrs. Reid and Fruin were absent.

Also present were Commission Attorney Robert Porter; Commission Treasurer James Mulligan; County Administrator Camille Rodriguez; County Director of Administrative Services Eric Schmitt; and Project Manager John Bishop of the Farnsworth Group, Inc.

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

Chairman Novosad began the meeting by presenting the Minutes of the June 4, 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. Zimmerman and seconded by Mr. Harris that the Minutes of the June 4, 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 Attorney Robert Porter to present the Treasurer's Report for the fiscal year. Mr. Porter initially noted that Treasurer James Mulligan could not be present for the meeting due to an outpatient procedure. Mr. Porter nonetheless indicated that Mr. Mulligan's office had prepared a list of disbursements for the Commission's review and approval. In reviewing the disbursement list, Mr. Porter relayed that the Commission was paying McLean County in the amount of one million four hundred seventy thousand one hundred nine dollars and 50/100 (\$1,470,109.50) for operation and maintenance performed during the first (1st) six (6) months of 2019. Mr. Porter stated that the Commission was able to make this payment due to the fact that it had recently received a lease payment from McLean County. Mr. Porter similarly noted that the Commission made a principal and interest payment on its Series 2015 Public Building Revenue Bond Issue on June 1st from the aforementioned lease payment.

Mr. Porter next noted that the Commission was making two (2) payments to the R. W. Gipson Agency, Inc. in the amounts of six thousand five hundred fifty dollars and 00/100 (\$6,550.00) and thirty-three thousand one hundred eighty-eight dollars and 00/100 (\$33,188.00). Mr. Porter stated that these payments covered the cost of the Commission's 2019-2020 excess liability insurance coverage as well as its 2019-2020 general liability, business auto liability, and public officials' liability insurance coverage, respectively.

Mr. Farnsworth then asked whether the Commission still carried an earthquake rider on its insurance policies. In response, Mr. Porter stated that the earthquake rider was included on McLean County's property insurance. Mr. Porter noted that the Commission is a loss payee on this policy.

Chairman Novosad then asked if there were any additional questions or comments 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. 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 "New Business" and asked Project Manager John Bishop of the Farnsworth Group, Inc. and County Director of Administrative Services Eric Schmitt to discuss the architectural design, engineering services, and construction administration of the McLean County Law & Justice Center Expansion Project.

Mr. Schmitt initially noted that the Project was getting very close to completion. Mr. Schmitt indicated that River City Construction, LLC. would disconnect power from its jobsite trailer and remove the trailer from the site on Friday, July 5th.

Chairman Novosad asked whether Project Manager Matt Brown of River City Construction, LLC. had moved on to a new project. Mr. Schmitt responded by stating that Mr. Brown was now primarily working on other projects.

Mr. Schmitt then relayed that River City Construction, LLC. still had to finish glazing work in the remodeled, existing Jail facility's east pod.

Mr. Bishop indicated that River City Construction, LLC. also still had to cap the existing Jail facility's old water main.

Mr. Bishop then showed the Commission several photographs of the exterior of the new Jail facility. Mr. Bishop indicated that the landscaping was now complete and remarked that the facility looked particularly striking from the south.

Chairman Novosad asked whether the new Jail facility's exterior windows lit up at night. Mr. Bishop responded in the affirmative and indicated that the windows were back-lit by LED panels that glowed at night.

Mr. Bishop then showed the Commission a photograph of the new Jail facility's landscaping and a photograph of the secured utility yard under the connecting link bridge. Chairman Novosad inquired as to how this space was being utilized and Mr. Bishop indicated that the space was primarily used for storage of large, outdoor equipment and parts.

Mr. Bishop next showed the Commission photographs of the window replacements along the existing Jail facility's east side as well as a photograph of the remodeled infirmary.

Mr. Bishop then discussed River City Construction, LLC.'s cost flow analysis and noted that the big increase in payment was due to recent invoicing for some work that had been outstanding for a lengthy period of time.

Mr. Porter added that River City Construction, LLC. had also released the lion's share of its retainage.

Chairman Novosad inquired as to why River City Construction, LLC.'s cost flow analysis showed over one hundred percent (100%) expended and Mr. Bishop indicated that the figure took into account the various Allowance Authorizations.

Chairman Novosad then noted that only thirty-seven thousand dollars and 00/100 (\$37,000.00) remained in the Commission's contractual contingency fund. Chairman Novosad asked Mr. Bishop whether this sum would be exceeded and Mr. Bishop responded in the negative.

Chairman Novosad asked whether all final inspections had been completed and Mr. Bishop indicated that the only punch list and inspection work remaining pertained to the security electronics.

Chairman Novosad then asked whether all of the floor leveling work had been completed and Mr. Bishop responded in the affirmative. Mr. Schmitt then added that River City Construction, LLC. was in the process of completing some final epoxy flooring in the existing Jail facility.

Addressing the new Jail facility's landscaping, Mr. Zimmerman remarked that he had not previously noticed the placement of rocks and various landscaping to serve as a traffic barrier. Mr. Zimmerman then inquired as to whether additional traffic barriers were needed. Mr. Bishop responded in the negative and remarked that the existing landscaping served as an effective barrier.

Mr. Bishop next indicated that he had recently issued Allowance Authorization Seventeen (17). Mr. Bishop noted that Allowance Authorization Seventeen (17) included a variety of items. Mr. Bishop specifically indicated that a majority of the Allowance Authorization items included fine-

tuning old mechanical, electrical, and plumbing work. By way of example, Mr. Bishop noted that many of the electrical-related Allowance Authorization items included moving electrical outlets and installing cameras. Mr. Bishop also added that he had rejected requests for many mechanical and plumbing-related Allowance Authorization items due to a lack of documentation. Mr. Bishop then indicated that the most expensive item on Allowance Authorization Seventeen (17) was associated with the installation of security cameras.

Chairman Novosad noted that, to date, the Commission had spent approximately 5.45% of the overall contract amount on changes. Chairman Novosad indicated that this was an impressive figure given the overall scope and complexity of the Project.

Chairman Novosad inquired whether the Sheriff remained pleased with the Project and Mr. Schmitt responded in the affirmative. Mr. Schmitt added that the Sheriff's Department performed yeoman's work in coordinating the movement of detainees throughout the Project.

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 June 28, 2019 in the amount of eighteen thousand seven hundred fifty-one dollars and 30/100 (\$18,751.30). This amount represented the fee incurred by the Farnsworth Group, Inc. during the month of June 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 percent (99%) of the Project's construction phase.

Chairman Novosad inquired about the line item in the Farnsworth Group, Inc.'s invoice relating to landscaping. Mr. Bishop then clarified by noting that the Farnsworth Group, Inc. had been carrying an over-budget in landscaping since April 2016 and was now adjusting between its various allowances to cover the cost.

Chairman Novosad asked if there were any additional questions or comments regarding the Farnsworth Group, Inc.'s June 2019 invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to the Farnsworth Group, Inc. in the amount of eighteen thousand seven hundred fifty-one dollars and 30/100 (\$18,751.30) 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 June 2019. It was moved by Mr. Zimmerman and seconded by Mr. Harris to approve payment to the Farnsworth Group, Inc. in the amount of eighteen thousand seven hundred fifty-one dollars and 30/100 (\$18,751.30) 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 June 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 June 28, 2019 in the amount of two million four hundred twelve thousand seven hundred thirty dollars and 63/100 (\$2,412,730.63). This amount represented the fee incurred by River City Construction, LLC. during the month of June 2019. Chairman Novosad asked Mr. Schmitt whether the fee was in order and Mr. Schmitt responded in the affirmative. Chairman Novosad asked Mr. Bishop whether he had approved the invoice and Mr. Bishop responded in the affirmative. Mr. Bishop added that the retainage had been “zeroed out” for all items that had undergone punch list review.

Chairman Novosad asked if there were any additional questions or comments regarding River City Construction, LLC.’s June 2019 invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to River City Construction, LLC. in the amount of two million four hundred twelve thousand seven hundred thirty dollars and 63/100 (\$2,412,730.63) 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 June 2019. It was moved by Mr. Farnsworth and seconded by Mr. Schultz to approve payment to River City Construction, LLC. in the amount of two million four hundred twelve thousand seven hundred thirty dollars and 63/100 (\$2,412,730.63) 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 June 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 two thousand five hundred twenty-three dollars and 19/100 (\$2,523.19) 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 June 2019, the County spent five hundred twenty-one dollars and 00/100 (\$521.00) on shower curtains in the remodeled sections of the existing Jail facility and two thousand two dollars and 19/100 (\$2,002.19) on mobile bookshelves for the remodeled sections of the existing Jail facility.

Mr. Schmitt added that the County still had some dentist equipment left to purchase.

Mr. Porter noted that, inclusive of this latest request, the Commission had thus far spent two hundred nine thousand four hundred thirty-five dollars and 25/100 (\$209,435.25) 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 two thousand five hundred twenty-three dollars and 19/100 (\$2,523.19) from the Series 2015 Public Building Revenue Bond Issue’s Project Fund. It was moved by Mr. Schultz and seconded by Mr. Harris to reimburse McLean County in the amount of

two thousand five hundred twenty-three dollars and 19/100 (\$2,523.19) 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 then asked Mr. Schmitt to address the matter of capital improvements to 200 West Front Street.

Mr. Schmitt informed the Commission that McLean County had recently identified a need to replace both elevators at 200 West Front Street. Mr. Schmitt noted that both elevators had been intermittently inoperable for some time now. Mr. Schmitt indicated that the cost of replacing the elevators would be approximately four hundred fifty thousand dollars and 00/100 (\$450,000.00) and proposed that the County borrow these funds from the Commission in order to contract for the work.

Chairman Novosad reminded the Commission that it had entered into a similar arrangement with both the County and City of Bloomington for the replacement of the roofs on the Government Center and Juvenile Detention Center as well as the performance of certain electrical work in the Government Center.

Mr. Porter added that, on April 5, 2016, the Commission approved a Capital Improvement Agreement between the Commission, County, and City. Mr. Porter noted that, under the Capital Improvement Agreement, the Commission extended a six hundred thousand dollar and 00/100 (\$600,000.00), no interest, loan to the County for the performance of this work. Mr. Porter indicated that the terms of the Capital Improvement Agreement required that both the County and City repay the Commission, between 2017 and 2026, in annual payments of forty-five thousand dollars and 00/100 (\$45,000.00) and fifteen thousand dollars and 00/100 (\$15,000.00), respectively. Mr. Porter noted that the County has requested that the Commission enter into a similar arrangement with the County for the proposed elevator work.

Chairman Novosad asked whether the proposed elevator work would be performed by Kone, Inc. and Mr. Schmitt responded in the affirmative.

Mr. Fazzini asked about the bid process and Mr. Porter indicated that the County would be required to handle the bidding process. Mr. Fazzini then asked whether the Commission had a history of extending no-interest loans to the County and Mr. Porter responded in the affirmative.

Chairman Novosad asked if there were any additional comments or questions regarding the proposed elevator work. Hearing none, Chairman Novosad inquired as to whether there was any "Other Business" before the Commission.

Mr. Farnsworth suggested that the Commission contemplate an appropriate way to thank River City Construction, LLC. and the Farnsworth Group, Inc. for the execution of an excellent project.

Mr. Porter then noted that Mr. Jack Moody's service with the County would be drawing to a close at the conclusion of the Project. Mr. Porter indicated that Mr. Moody had worked with the Commission since 1990 and suggested that the Commission recognize his service.

Mr. Farnsworth voiced his support for recognizing Mr. Moody's long service to the Commission.

Mr. Porter then noted that, in light of the Project's schedule, the Commission would continue to meet monthly up through the October annual meeting. Mr. Porter noted that the Commission would address the frequency of its meetings at that time.

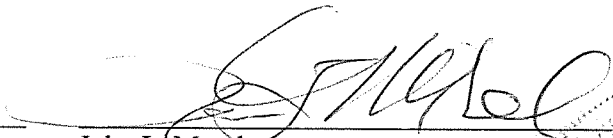
Mr. Schmitt added that County intended to spend the next year reviewing its facilities and identifying possible future Commission projects.

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. Fazzini to adjourn and the Motion was unanimously approved by voice vote. The Regular Meeting was adjourned at 4:15 p.m.

The next meeting of the Commission will be Tuesday, August 6, 2019, at 3:30 p.m.

APPROVED:

August 6, 2019



John L. Morel,
Secretary

