

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

Tuesday, June 5, 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 June 5, 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, Funk, Good (arrived at 3:35 p.m.), 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 presented the Minutes of the May 1, 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. Zimmerman and seconded by Mr. Reid that the Minutes of the May 1, 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 he had incorporated both the April and May figures into the Treasurer's Report. Mr. Mulligan stated that he did this due to the fact that the Treasurer's Report for April merely consisted of a disbursement sheet. Mr. Mulligan then noted that the Treasurer's Report had updated account information for the Commission's J.P. Morgan Chase Bank and Morton Community Bank accounts. Mr. Mulligan stated that he had not yet received account statements from either Heartland Bank & Trust Company or PNC Bank.

Mr. Mulligan then stated that the Commission's Project Fund checking account at Morton Community Bank had approximately seven million two hundred thousand dollars and 00/100 (\$7,200,000.00) remaining. Mr. Mulligan also noted that the Commission's Project Fund Certificate

of Deposit at Morton Community Bank would mature on July 29th.

Chairman Novosad asked Mr. Mulligan to approximate the value of the Certificate of Deposit and Mr. Mulligan noted that the Certificate of Deposit contained approximately ten million two hundred thousand dollars and 00/100 (\$10,200,000.00).

Mr. Mulligan further indicated that the Commission had received its first (1st) lease payment from the County in May. Mr. Mulligan stated that this lease payment was in the amount necessary for the Commission to make the June 1st interest payment on the Series 2015 Public Building Revenue Bond Issue. Mr. Mulligan then indicated that the Commission still had not received an invoice from McLean County for operation and maintenance performed during 2018.

Mr. Mulligan next noted that the Commission had received an invoice from Sulaski & Webb, CPAs in the amount of eleven thousand dollars and 00/100 (\$11,000.00) for the performance of the Commission's Fiscal Year 2017 Audit Report.

Chairman Novosad inquired as to the amount of money the County owed the Commission for rent in 2018. Commission Attorney Robert Porter responded by noting that the County owed the Commission approximately five million eight hundred thousand dollars and 00/100 (\$5,800,000.00) in lease payments in 2018.

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. Funk and seconded by Mr. Farnsworth 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 Project Manager John Bishop of the Farnsworth Group, Project Manager Matt Brown of River City Construction, 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. Jack Moody initially noted that representatives of McLean County, the Farnsworth Group, and River City Construction met earlier in the day for a construction meeting. Mr. Moody indicated that the parties met to discuss, in part, the installation of mechanical and electrical devices, painting, and masonry work.

Project Manager John Bishop of the Farnsworth Group then stated that re-roofing work was underway on the existing Jail facility. Mr. Bishop further indicated that River City Construction was preparing to perform final work on the connecting bridge and was painting the interior of the new Jail facility. Mr. Bishop then noted that work on the exterior of the new Jail facility would appear static

for some time until the louvres are installed.

Mr. Bishop proceeded to show the Commission several photographs of the new Jail facility. Mr. Bishop specifically showed the Commission a photograph of the exterior masonry work on the north side of the facility, a photograph of the installed air barrier around the connecting bridge, a photograph of the roof membrane, a photograph of the newly-installed walls and newly-applied paint in the kitchen, a photograph of the loading dock area, a photograph of the interior of the connecting bridge, a photograph of the interior of the housing control station, and a photograph of the re-roofing work occurring on the existing Jail facility.

Project Manager Matt Brown of River City Construction indicated that metal panels would be applied to the new Jail facility's penthouse and connecting bridge over the course of the next month. Mr. Brown also noted that there was a great deal of masonry work ongoing inside the new facility. Mr. Brown indicated that the louvres would be installed on the exterior of the new facility by mid-July. Mr. Brown similarly noted that all of the site work would be completed by mid-July.

In turning to the Project's Cost Flow Analysis, Mr. Brown indicated that the Project remained on track to meet the Commission's financial obligations. Mr. Brown stated that the Project stood at fifty-six percent (56%) time elapsed and seventy-eight percent (78%) expended.

Chairman Novosad asked Mr. Brown if he could estimate the percent completion of the new Jail facility and Mr. Brown responded that the structure was eighty-percent (80%) complete. Mr. Brown then noted that the renovation of the existing Jail facility would cost between five and seven million dollars and 00/100 (\$5,000,000.00-\$7,000,000.00) and take approximately eight (8) months to complete.

Mr. Bishop then noted that the Commission had received a copy of Allowance Authorization Seven (7) as well as explanatory memoranda. Mr. Bishop noted that Allowance Authorization Seven (7) contained sundry items all for less than fifty thousand dollars and 00/100 (\$50,000.00). Mr. Bishop indicated that Allowance Authorization Eight (8) was currently being processed and that it contained two (2) larger items: namely, steel soffits and beverage stations for the sub-dayrooms. With respect to the steel soffits, Mr. Bishop indicated that these would need to be added to the sub-dayrooms in the special needs units to cover exposed electrical components. Mr. Bishop stated that the Farnsworth Group originally designed all the electrical services to run inside the special needs units' mezzanine platforms, but that this did not carry over into the shop drawing phase. As a result, Mr. Bishop noted that a lot of the electrical components ended up being wall-mounted.

Chairman Novosad noted that the Commission had previously authorized the County, River City Construction, and the Farnsworth Group to sign off on individual Allowance Authorization items that did not exceed fifty thousand dollars and 00/100 (\$50,000.00). Chairman Novosad remarked that a lot of the items on Allowance Authorization Seven (7) appeared to be plumbing items and questioned whether any plumbing problems had arisen.

In response, Mr. Bishop noted that there had been an issue with boiler piping sizing. Mr. Brown then noted that two (2) to three (3) of the Allowance Authorization items had plumbing descriptions, but were actually electrical changes.

Chairman Novosad further noted that, according to Allowance Authorization Seven (7), it appeared that unnecessary detention glazing was eliminated from the scope of the work. Yet, Chairman Novosad noted that, during the Project's construction phase, the shop drawings identified areas where detention glazing had been eliminated, but not replaced with steel and/or masonry. Chairman Novosad then questioned whether the detention glazing deduct had a net positive value after accounting for the new steel and masonry that had to be acquired. Mr. Bishop affirmed that the elimination of the detention glazing still saved the Commission money overall.

Chairman Novosad then asked if there were any additional questions or comments for Messrs. Moody, Bishop, or Brown 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 May 29, 2018 in the amount of sixteen thousand ninety-two dollars and 50/100 (\$16,092.50). This amount represented the fee incurred by the Farnsworth Group during the month of May 2018.

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 seventy-two and-a-half percent (72.5%) of the Project's construction phase.

Chairman Novosad then asked if there were any questions or comments regarding the Farnsworth Group's May 2018 invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to the Farnsworth Group in the amount of sixteen thousand ninety-two dollars and 50/100 (\$16,092.50) 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 May 2018. It was moved by Mr. Good and seconded by Mr. Schultz to approve payment to the Farnsworth Group in the amount of sixteen thousand ninety-two dollars and 50/100 (\$16,092.50) 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 May 2018. 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 on May 29, 2018 in the amount of three million six hundred fifteen thousand six hundred nineteen dollars and 66/100 (\$3,615,619.66). This amount represented the fee incurred by River City Construction during the month of May 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. Mr. Bishop noted that the invoice reflected a release of retainage from ten percent (10%) to five

percent (5%) to those subcontractors who had substantially completed their work. Mr. Bishop noted that the Commission's contract with River City Construction gave the Commission the discretion to reduce retainage from ten percent (10%) to five percent (5%) for those subcontractors who had substantially completed their work. Mr. Bishop specifically stated that the contract allowed the Commission to make this determination once the overall contract reached the fifty percent (50%) time elapsed mark.

Chairman Novosad then asked if there were any questions or comments regarding River City Construction's May 2018 invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to River City Construction in the amount of three million six hundred fifteen thousand six hundred nineteen dollars and 66/100 (\$3,615,619.66) 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 May 2018. It was moved by Mr. Reid and seconded by Mr. Zimmerman to approve payment to River City Construction in the amount of three million six hundred fifteen thousand six hundred nineteen dollars and 66/100 (\$3,615,619.66) 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 May 2018. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Chairman Novosad then noted that the Commission had been presented with an invoice from Abateco, Inc. on May 4, 2018 in the amount of twelve thousand nine hundred dollars and 00/100 (\$12,900.00). This amount represented the fee incurred by Abateco for its performance of asbestos abatement in the existing Jail facility.

Chairman Novosad inquired as to whether the amount of the invoice constituted the sum total of the Commission's contract with Abateco. In response, Mr. Porter noted that this sum was for the first (1st) phase of asbestos abatement in the existing Jail's master control area. Mr. Porter noted that the next phase of abatement would likely commence in September with a potential third (3rd) phase to commence later in the year.

Chairman Novosad then questioned whether Abateco was a good firm and County Director of Administrative Services Eric Schmitt responded in the affirmative.

Chairman Novosad then asked if there were any additional questions or comments regarding Abateco's May 2018 invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to Abateco in the amount of twelve thousand nine hundred dollars and 00/100 (\$12,900.00) 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 May 2018. It was moved by Mr. Farnsworth and seconded by Mr. Funk to approve payment to Abateco in the amount of twelve thousand nine hundred dollars and 00/100 (\$12,900.00) 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 May 2018. Upon a roll call vote, all Commissioners voted in favor of the

Motion.

Chairman Novosad next stated that the Commission had been presented with a request to reimburse McLean County in the amount of six thousand five hundred seventy-six dollars and 00/100 (\$6,576.00) for its payment to Tech Electronics. Chairman Novosad asked Mr. Schmitt to discuss this request in greater detail. In response, Mr. Schmitt noted that the County had purchased six thousand five hundred seventy-six dollars and 00/100 (\$6,576.00) worth of telephones, software, and licensing from Tech Electronics. Mr. Schmitt stated his belief that the County got a very good price on this equipment.

Mr. Porter then added that the Commission would likely see additional FF&E reimbursement requests as work on the Project neared completion. Mr. Porter noted that the Commission had budgeted four hundred thousand dollars and 00/100 (\$400,000.00) for FF&E, but that the total FF&E was expected to come in at less than three hundred thousand dollars and 00/100 (\$300,000.00).

Chairman Novosad then inquired as to whether the Commission would receive multiple FF&E reimbursement requests over a period of time or one (1) reimbursement request at the conclusion of the Project. Mr. Schmitt responded by noting that the County would submit multiple requests to the Commission.

Chairman Novosad then asked if there were any questions or comments regarding McLean County's reimbursement request. Hearing none, Chairman Novosad asked for a Motion to approve reimbursement to McLean County in the amount of six thousand five hundred seventy-six dollars and 00/100 (\$6,576.00) from the Series 2015 Public Building Revenue Bond Issue's "Project Fund" for its payment to Tech Electronics. It was moved by Mr. Funk and seconded by Mr. Schultz to approve reimbursement to McLean County in the amount of six thousand five hundred seventy-six dollars and 00/100 (\$6,576.00) from the Series 2015 Public Building Revenue Bond Issue's "Project Fund" for its payment to Tech Electronics. Upon a roll call vote, all Commissioners voted in favor of the Motion.

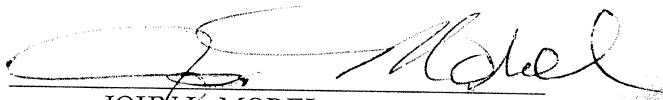
Chairman Novosad next turned to the Commission's "Other Business" and complimented Messrs. Schmitt, Bishop, and Brown on the tour they provided to the Commission of the new Jail facility following the May 1st meeting. Chairman Novosad then asked Mr. Porter to address the Commission's 2018-2019 insurance policy coverages. Mr. Porter reminded the Commission that its insurance policies needed to be renewed by June 18th. Mr. Porter then asked the Commissioners to contact him if they had any questions or concerns regarding the coverages and quotes outlined in his letter to the Commission of May 23rd. Mr. Porter noted that, absent any questions or concerns, he would renew the coverage and the Commission would ratify the same at its October 2018 annual 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. Zimmerman that the meeting adjourn and the Motion was unanimously approved by voice vote. The meeting was adjourned at 4:00 p.m. The next regular meeting of the Commission will be Tuesday, July 3rd, at 3:30 p.m.

APPROVED:

July 3, 2018



JOHN L. MOREL,
Secretary, Public Building Commission

