

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

Tuesday, March 7, 2017, 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 March 7, 2017 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, Zeunik, Morel, Zimmerman, Funk, Schultz, and Good. Messrs. Harris and Farnsworth were absent.

Also present were Commission Attorney Robert Porter; Commission Treasurer James Mulligan; McLean County Administrator Bill Wasson; Assistant McLean County Administrator Hannah Eisner; McLean County Director of Facilities Management Jack Moody; McLean County Director of Administrative Services Eric Schmitt; McLean County First Assistant State's Attorney Don Knapp; and Project Manager John Bishop of the Farnsworth Group, Inc.

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

Chairman Novosad presented the Minutes of the February 7, 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. Zeunik and seconded by Mr. Zimmerman that the Minutes of the February 7, 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 then asked Commission Treasurer James Mulligan to present the Treasurer's Report for the fiscal year. Mr. Mulligan initially noted that the Treasurer's Report reflected the fact that five million dollars and 00/100 (\$5,000,000.00) were transferred into the Commission's "Project Fund" checking account at Bloomington-Normal Community Bank. The five million dollars and 00/100 (\$5,000,000.00) was derived from two (2) of the Commission's Bloomington-Normal Community Bank C.D.s that matured on January 29, 2017. Mr. Mulligan then noted that approximately twenty-two million seven hundred fifty thousand dollars and 00/100 (\$22,750,000.00) of the Commission's Bloomington-Normal Community Bank C.D.s would mature on July 29, 2017, at which time the Commission would need to determine how much of those funds

to keep liquid versus re-invest.

Mr. Mulligan next indicated that the Commission's approximately two million one hundred thousand dollar and 00/100 (\$2,100,000.00) Heartland Bank & Trust Company "Money Market Fund" had been re-invested in a Heartland Bank & Trust Company-managed U.S. Treasury Money Market Fund. Mr. Mulligan noted that the Fund is laddered out to March 2022 and has an effective yield of one hundred fifty-two (152) basis points.

Chairman Novosad asked Mr. Mulligan whether Heartland Bank & Trust Company was charging a management fee on the U.S. Treasury Money Market Fund. Mr. Mulligan responded by noting that Heartland Bank & Trust Company was charging a twenty-five (25) basis point annual fee.

Mr. Mulligan then noted that the Commission had yet to receive a 2017 Operation and Maintenance invoice from McLean County. Mr. Mulligan further indicated that the Commission had received a check from Heartland Bank & Trust Company in the amount of five thousand four hundred dollars and 00/100 (\$5,400.00). According to Mr. Mulligan, Heartland Bank & Trust Company had overcharged the Commission in this amount for the December 1, 2016 principal and interest payment on the Series 2015 Public Building Revenue Bond Issue.

Mr. Mulligan lastly noted that he and Commission Attorney Robert Porter had received and reviewed a "DRAFT" copy of the Commission's Fiscal Year 2016 Audit Report from Sulaski & Webb, CPAs.

Mr. Funk noted the oddity of Heartland Bank & Trust Company over-invoicing the Commission for a principal and interest payment and asked Mr. Mulligan to explain the discrepancy. Mr. Mulligan responded by indicating that the Commission had calculated the correct Bond number and that the error was on Heartland Bank & Trust Company.

Mr. Porter then indicated that he would send the Commissioners a copy of the Commission's "DRAFT" Fiscal Year 2016 Audit Report for their review and comments. Mr. Porter asked that those Commissioners interested in reviewing the "DRAFT" Report have their comments back to him by no later than Tuesday, March 14th. Mr. Porter indicated that this would allow Dawn Carlson of Sulaski & Webb, CPAs to make any final revisions before providing a courtesy copy to McLean County Auditor Michelle Anderson as well as ensure that the Commission's deadlines are met. Mr. Porter indicated that the Commission's Fiscal Year 2016 Audit Report needs to be filed with the McLean County Clerk's Office by March 30, 2017 and that the Commission needs to file its Annual Financial Report with the Illinois State Comptroller's Office on or before March 28, 2017. Mr. Porter also noted that the Commission would need to provide its Fiscal Year 2016 Audit Report to First Midstate, Inc. in the near future as First Midstate provides the report to the Municipal Securities Rulemaking Board in order for the Commission to meet its Continuing Disclosure Undertaking. Mr. Porter indicated that these filings needed to be made on or before April 28, 2017.

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. Schultz 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 "Old Business" and asked County Director of Facilities Management Jack Moody to provide the Commission with a status report on the Government Center and Juvenile Detention Center roof replacements. Mr. Moody indicated that Henson Robinson Company completed the roof replacement on the Juvenile Detention Center on February 23, 2017. Mr. Moody stated that Henson Robinson Company completed the work without change orders and that the County had received a twenty-five (25) year manufacturer's warranty. Mr. Moody stated that he would be meeting with representatives from Henson Robinson Company on March 8, 2017 to discuss the roof replacement work on the Government Center. Mr. Moody noted that the Government Center's roof replacement was expected to take two (2) to three (3) weeks.

Chairman Novosad asked Mr. Moody whether the Juvenile Detention Center's new roof had been inspected and Mr. Moody indicated that he walked the roof.

Chairman Novosad then asked if there were any additional questions or comments for Mr. Moody regarding the Government Center and Juvenile Detention Center roof replacements. Hearing none, Chairman Novosad asked Mr. Moody to report on the status of Ideal Environmental Engineering, Inc.'s expanded environmental survey of the McLean County Law & Justice Center. Mr. Moody reminded the Commission that Ideal Environmental Engineering had conducted its additional testing on February 2-3, 2017 and that the Commission would be receiving results on or about March 20, 2017. Mr. Moody indicated that there were some areas of the Jail that could not be accessed for testing.

Chairman Novosad then asked if there were any questions or comments for Mr. Moody regarding the status of Ideal Environmental Engineering's expanded environmental survey of the McLean County Law & Justice Center. Hearing none, Chairman Novosad turned to the Commission's "New Business" and asked Mr. Moody and Project Manager John Bishop of the Farnsworth Group to discuss the McLean County Law & Justice Center Expansion Project.

Mr. Moody initially noted that bid documents have been publicly available since February 21, 2017. Mr. Moody then indicated that the Project's mandatory pre-bid meeting had occurred on Thursday, March 2, 2017, and that the attendees at said meeting had an opportunity to ask questions. Mr. Moody stated that the bid opening will occur on March 23, 2017 and that the Commission would be in a position to award a contract to the responsible, low bidder at its April 4, 2017 meeting.

Mr. Bishop stated that between thirty-five (35) to thirty-eight (38) entities hold plans for the Law & Justice Center Expansion Project. Of this group, Mr. Bishop stated that eight (8) were general

contractors and that all of these contractors attended the mandatory pre-bid meeting. Mr. Bishop stated that an addendum was issued to the Project Manual last week and that another addendum was set to be issued on Wednesday, March 8, 2017. Mr. Bishop indicated that these addenda were intended to provide further technical specificity as well as answer contractors' questions. Mr. Bishop indicated that no addendum will be issued after March 17, 2017.

Mr. Bishop noted that the mandatory pre-bid meeting concluded with a tour of the Jail and that twenty-five (25) individuals went on the tour. Mr. Bishop further indicated that an additional, optional tour would take place on Thursday, March 9, 2017.

Chairman Novosad noted that both Messrs. Zimmerman and Good attended the mandatory pre-bid meeting and Mr. Zimmerman indicated that he found the meeting to be very informative.

Mr. Bishop then presented the Commission with axonometric drawings of the expanded Jail facility's interior and exterior. Mr. Bishop first (1st) showed the Commission the first (1st) floor layout and pointed out the support structure for the connecting bridge, video visitation space, and multi-purpose holding room. Mr. Bishop next showed the Commission the second (2nd) floor layout and pointed out the south pod for special needs inmates and the women's pod in the northwest corner. Next, Mr. Bishop showed the Commission the second (2nd) floor mezzanine and indicated that this area consists of the upper deck of the second (2nd) floor cells. Mr. Bishop then showed the Commission the third (3rd) floor and third (3rd) floor mezzanine and indicated that these areas resembled their second (2nd) floor counterparts. Mr. Bishop next showed the Commission a layout of the penthouse, which is set to contain the facility's mechanical equipment. Mr. Bishop indicated that once the penthouse is completed, the mechanical equipment in the existing facility will be taken off line.

Mr. Bishop next showed the Commission various exterior images of the expanded Jail facility, noting that the exterior was made of pre-cast concrete with a thin, brick veneer around the base of the structure. Mr. Zimmerman then asked if the brick at the base of the structure used mortar and Mr. Bishop indicated that the brick was actually embedded in the pre-cast concrete.

Mr. Bishop next showed the Commission various interior images of the expanded Jail facility as well as 3D images. In so doing, Mr. Bishop pointed out the wood finish on the detention doors and the woodland acoustic panel prints in the special needs unit.

Chairman Novosad asked for clarification as to whether "special needs" referred to mental health and Mr. Bishop indicated that he was speaking about those areas that would house detainees with mental health issues.

Mr. Bishop then showed the Commission a 3D image of the north, third (3rd) floor recreation yard and noted the visible presence of the louvres outside of the security mesh. Mr. Good asked whether the recreation yards would have skylights and Mr. Bishop indicated that they would not. Mr.

Good then asked whether the recreation yards would have brick walls and Mr. Bishop responded that the walls would be made of concrete block.

Mr. Bishop next showed the Commission a 3D image of the ground floor of the main pod. Chairman Novosad asked whether the detainees would take their meals in this area and Mr. Bishop responded that the detainees would both take their meals and have indoor recreation in this space.

Mr. Bishop then showed the Commission a 3D image of the south mental health pod. Mr. Zimmerman asked whether the furniture in this area was bolted to the floor and Mr. Bishop responded that the furniture was either bolted to the floor or sand ballasted. Chairman Novosad asked Mr. Bishop whether the furniture would be included in the contract and Mr. Bishop responded in the affirmative.

Mr. Bishop lastly showed the Commission a 3D image of a correctional officer's station in the expanded Jail facility's general population area.

Chairman Novosad then asked Mr. Bishop whether the mechanical equipment for the entire building would be located in the penthouse and Mr. Bishop responded in the affirmative.

Chairman Novosad next asked Mr. Bishop as to how many alternates would be included in the contract. Mr. Bishop responded that the contract would include a dozen alternates set up by trade. Mr. Bishop indicated that the alternates would allow for the "incremental shifting" of some items so that the Project could be fine-tuned.

Chairman Novosad then asked Mr. Bishop whether the presence of a dozen alternates in the contract gave him pause about the schedule. Mr. Bishop indicated that he did not have scheduling concerns as the low-bidder and second low-bidder would go through a vetting process. Mr. Bishop stated that the contract featured an all-in base bid with the alternates set up as deductibles.

Mr. Zeunik asked Mr. Bishop as to how far the general contractors were coming from to bid on the Project. Mr. Bishop responded by noting that a number of general contractors were coming from Chicago. Mr. Bishop further noted that Williams Brothers, River City Construction, George Sollitt Construction, CORE, P.J. Hoerr, F.H. Paschen, and Turner Construction all sent representatives to the mandatory pre-bid meeting.

Mr. Zimmerman asked Mr. Bishop whether general contractors had to have previous correctional experience in order to bid. Mr. Bishop stated that detention equipment and security electronics contractors must pre-qualify. Otherwise, Mr. Bishop stated that he was aware of which general contractors had experience in constructing jails.

Chairman Novosad then inquired as to whether there were any additional questions or comments for either Mr. Moody or Mr. Bishop regarding the McLean County Law & Justice Center

Expansion Project. Hearing none, Chairman Novosad asked Mr. Moody and Mr. Bishop to provide a status report on the winter site preparation work phase of the McLean County Law & Justice Center Expansion Project.

Mr. Moody initially noted that Stark Excavating, Inc. had completed the water line and that service could be hooked up within one (1) weeks' time. Mr. Moody noted that Stark Excavating did not submit an invoice to the Commission for its February work.

Mr. Bishop indicated that Stark Excavating did not submit a February invoice as it spent most of the previous billing period waiting on receipt of a construction permit from the Illinois Environmental Protection Agency. Mr. Bishop indicated that Stark Excavating found both a building and a previously unidentified fiber optic line on the site. However, Mr. Bishop indicated that Stark Excavating was able to work through both of these issues.

Chairman Novosad then asked whether there were any questions or comments for either Mr. Moody or Mr. Bishop regarding the winter site preparation work phase of the McLean County Law & Justice Center Expansion Project. Hearing none, Chairman Novosad noted that the Commission had been presented with an invoice from the Farnsworth Group in the amount of two hundred nine thousand four hundred one dollars and 85/100 (\$209,401.95). This amount represents the fee incurred by the Farnsworth Group/HOK during the month of February.

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 the Project's construction document phase and twenty-five percent (25%) of the bidding/negotiation phase.

Chairman Novosad then asked if there were any questions or comments regarding the Farnsworth Group's February invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to the Farnsworth Group in the amount of two hundred nine thousand four hundred one dollars and 95/100 (\$209,401.95) 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 February 2017. It was moved by Mr. Zimmerman and seconded by Mr. Good to approve payment to the Farnsworth Group in the amount of two hundred nine thousand four hundred one dollars and 95/100 (\$209,401.95) 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 February 2017. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Chairman Novosad then asked whether any Commissioner had any "Other Business" to discuss before the Commission. Hearing none, Chairman Novosad asked for a Motion to adjourn. It was moved by Mr. Funk and seconded by Mr. Zimmerman that the meeting adjourn and the Motion was unanimously approved by voice vote. The meeting was adjourned at 4:17 p.m. The next regular meeting of the Commission will be Tuesday, April 4, 2017, at 3:30 p.m.

APPROVED:

April 18, 2017



JOHN L. MOREL,  
Secretary, Public Building Commission

