

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

Tuesday, November 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 November 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, Zimmerman, Morel, Funk, Harris, Good, Schultz, and Reid. Mr. Farnsworth was absent.

Also present were Commission Attorney Robert Porter; Commission Treasurer James Mulligan; McLean County Administrator Bill Wasson; McLean County Director of Facilities Management Jack Moody; McLean 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 presented the Minutes of the October 3, 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. Zimmerman that the Minutes of the October 3, 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 presented the Minutes of the October 3, 2017 Reorganization 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 Reorganization Meeting Minutes. It was moved by Mr. Funk and seconded by Mr. Harris that the Minutes of the October 3, 2017 Reorganization 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) reminded the Commissioners that the Commission's Fiscal Year 2017 ended on September 30th. Mr. Mulligan noted that he had received

an engagement letter from Sulaski & Webb, CPAs for the performance of the Commission's Fiscal Year 2017 Audit and Annual Financial Report. Mr. Mulligan indicated that Sulaski & Webb, CPAs would perform this work for eleven thousand dollars and 00/100 (\$11,000.00) and that Chairman Novosad had signed the engagement letter just prior to the Commission's meeting.

Mr. Mulligan next noted that the Commission had received its first (1st) installment payment of sixty thousand dollars and 00/100 (\$60,000.00) from the County and the City under the Capital Improvement Agreement. Mr. Mulligan further stated that the Commission had renewed its one (1)-year, internal bank certificate of deposit at Morton Community Bank on October 28th at 1.46%. Mr. Mulligan noted that this certificate of deposit contains unencumbered, reserve funds. Mr. Mulligan then indicated that the Commission made debt service payments on its Series 2010 and 2013 Public Building Refunding Bond Issues on November 1st and was set to make a debt service payment on its Series 2015 Public Building Revenue Bond Issue on December 1st. Mr. Mulligan lastly noted that the Commission would be approving payment of the October 2017 operations and maintenance invoice from McLean County as well as its regular, monthly legal and accounting fees.

Mr. Funk then noted that the Commission's Heartland Bank & Trust Company U.S. Treasury Money Market Fund had posted an unrealized loss. Mr. Funk questioned whether the U.S. Treasuries in this Fund would be held to maturity and Mr. Mulligan responded in the affirmative.

Mr. Good then asked Mr. Mulligan why the Treasurer's Report showed the McLean County Law & Justice Center Expansion Project as an asset as opposed to an expense. Mr. Mulligan responded by stating that the Audit Report books the Commission's projects in terms of rents received and that these rents are reported as revenues.

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 "Old Business" and asked County Director of Facilities Management Jack Moody to address the Government Center's mezzanine roof replacement. Mr. Moody stated that the mezzanine roof replacement was recently finished. Mr. Moody noted that the invoice and lien waivers had been received and that the work cost one hundred thousand sixteen dollars and 00/100 (\$100,016.00). Mr. Moody did indicate, however, that the County was still waiting to receive the manufacturer's twenty-five (25) year warranty.

Chairman Novosad asked Mr. Moody whether the County was anticipating performing any additional roof replacement work and Mr. Moody indicated that the County did not currently have plans to perform such work.

Chairman Novosad asked if there were any additional questions or comments for Mr. Moody regarding the Government Center's mezzanine roof replacement. Hearing none, Chairman Novosad asked Mr. Moody to address the performance of environmental remediation at the McLean County Law & Justice Center.

Mr. Moody indicated that Ideal Environmental Engineering, Inc. had recently tested paint in the C-Block of the existing Jail for lead and that the test results were negative. Mr. Moody noted that these tests were necessary as demolition is slated to occur within the C-Block in order to construct the connecting bridge between the existing Jail and the new Jail facility. Mr. Moody then indicated that Ideal Environmental Engineering was currently testing caulking for asbestos and that said tests will likely come back negative. Mr. Moody stated that it is not yet necessary to perform asbestos abatement at the Law & Justice Center.

Chairman Novosad next asked if there were any questions for Mr. Moody on the performance of environmental remediation at the McLean County Law & Justice Center. Hearing none, Chairman Novosad turned to the Commission's "New Business" and asked Mr. Moody, County Administrator Bill Wasson, County Director of Administrative Services Eric Schmitt, and Project Manager John Bishop to discuss the McLean County Law & Justice Center Expansion Project.

Mr. Bishop initially noted that minor demolition of the interior of the existing Jail's C-Block was slated to begin on Monday, November 13th. Mr. Bishop then indicated that a "topping out" ceremony would take place on Tuesday, November 14th. Mr. Bishop next stated that the individual cell blocks would be arriving on site on November 27th and would take a week to ten (10) days to install. Mr. Bishop indicated that the pre-cast would arrive on site by mid-December and that work on the connecting bridge would begin in the near future. Mr. Bishop noted that the masonry work began on Wednesday, November 1st, and that the Project continues to be ahead of schedule.

Mr. Bishop then showed the Commission photographs of the Project site. Mr. Bishop specifically showed the Commission a view of the new Jail facility taken from the top of the Abraham Lincoln Memorial Parking Deck, a view of the space between the new Jail facility and the existing Law & Justice Center, a view of the new Jail facility taken from the south, a view of the new Jail facility's electrical vault, a view of the new Jail facility's north wall with window openings, and a view of the new Jail facility's first (1st) floor adjacent to the elevator shaft.

Mr. Bishop lastly noted that the individual cell blocks are being stored in a warehouse in Atlanta, Georgia.

Chairman Novosad asked Mr. Bishop as to the overall percentage of construction completed to date and Mr. Bishop indicated that the new Jail facility is approximately thirty-three percent (33%) complete.

Chairman Novosad then inquired whether the Project remained ahead of schedule and Mr. Bishop responded in the affirmative.

Chairman Novosad asked Mr. Bishop whether the connecting bridge would be constructed with pre-cast trusses and Mr. Bishop stated that the bridge would be constructed with four (4) pieces of steel that will come together in the middle.

Chairman Novosad lastly asked whether there had been any accidents to date. Mr. Moody responded by noting that there had been one (1) minor accident in which a worker “banged” his knee after falling over rebar.

Chairman Novosad next asked if there were any additional questions for Messrs. Bishop 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 October 31st in the amount of forty-two thousand twenty-six dollars and 60/100 (\$42,026.60). This amount represented the fee incurred by the Farnsworth Group during the month of October 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 forty-five percent (45%) of the Project’s construction phase.

Chairman Novosad then asked if there were any questions or comments regarding the Farnsworth Group’s October 2017 invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to the Farnsworth Group in the amount of forty-two thousand twenty-six dollars and 60/100 (\$42,026.60) 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 October 2017. It was moved by Mr. Harris and seconded by Mr. Reid to approve payment to the Farnsworth Group in the amount of forty-two thousand twenty-six dollars and 60/100 (\$42,026.60) 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 October 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, LLC. in the amount of two million eight hundred thirty-one thousand seven hundred twenty dollars and 05/100 (\$2,831,720.05). This amount represented the fee incurred by River City Construction during the month of October 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 October 2017 invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to River City Construction in the amount of two million eight hundred thirty-one thousand seven hundred twenty dollars and 05/100 (\$2,831,720.05) 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 October 2017. It was moved by Mr. Reid and seconded by Mr. Schultz to approve payment to River City Construction in the amount of two million eight hundred thirty-one thousand seven hundred twenty dollars and 05/100 (\$2,831,720.05) 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 October 2017. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Chairman Novosad thereafter indicated that the Commission had been presented with an invoice from Wm. Masters, Inc. in the amount of one thousand four hundred seventy dollars and 04/100 (\$1,470.04) and asked Mr. Moody to address this matter.

Mr. Moody indicated that a column located near what will be the new Jail facility's south sally port had to be removed in order to facilitate sheet piling. Mr. Moody stated that this column contained electrical wiring for a police signal. Mr. Moody stated that McLean County had to hire Wm. Masters for one thousand four hundred seventy dollars and 04/100 (\$1,470.04) to facilitate this work. Mr. Moody then requested that the Commission pay this amount.

Chairman Novosad then inquired of Mr. Moody as to other additional Project costs that may be on the horizon. In response, Mr. Moody indicated that Ameren Illinois is scheduled to shut off the power to the Law & Justice Center on Saturday, December 2nd, in order for the electrical connections to be completed. Mr. Moody stated that he anticipates that this work will cost approximately ten thousand dollars and 00/100 (\$10,000.00) to complete.

Chairman Novosad asked why Ameren Illinois would charge for this work and Mr. Moody responded by noting that Ameren only refrains from charging for repairs.

Mr. Good asked whether the cost of the shut-off had been considered in the Project Budget Estimate and Mr. Bishop stated that he would review the matter and report back to the Commission.

Chairman Novosad returned to the issue of the Wm. Masters invoice and inquired whether any Commissioners had any questions or comments regarding the same. Hearing none, Chairman Novosad asked for a Motion to approve payment to Wm. Masters in the amount of one thousand four hundred seventy dollars and 04/100 (\$1,470.04) from the Series 2015 Public Building Revenue Bond Issue's "Project Fund." It was moved by Mr. Harris and seconded by Mr. Funk to approve payment to Wm. Masters in the amount of one thousand four hundred seventy dollars and 04/100 (\$1,470.04) from the Series 2015 Public Building Revenue Bond Issue's "Project Fund." Upon a roll call, all Commissioners voted in favor of the Motion.

Chairman Novosad then turned to the Commission's "Other Business" and asked Commission Attorney Robert Porter to address the "beam signing" ceremony. Mr. Porter noted that River City Construction would be hosting a "beam signing" ceremony at the Project site on Tuesday, November 14th, at 10:30 a.m. Mr. Porter stated that those wishing to attend would have the opportunity to sign the final steel beam with a grease pen before the beam is put in place. Mr. Porter indicated that those wishing to attend would need to RSVP by Wednesday, November 8th, at 4:30 p.m. as lunch would be provided. Mr. Porter encouraged Commissioners to attend as it would be a nice opportunity to review the construction firsthand.

Mr. Harris then asked Mr. Bishop about the best vantage point to observe the installation of the individual cell blocks and Mr. Bishop stated that the best vantage point would be the plaza outside City Hall.

Chairman Novosad then recognized Mr. Moody who stated that he would be retiring from the County on December 29th. Mr. Moody noted that he had been a County employee for twenty-seven (27) years and attended his first (1st) Public Building Commission meeting in September 1990. Mr. Moody remarked that his work with the Commission had been a pleasure.

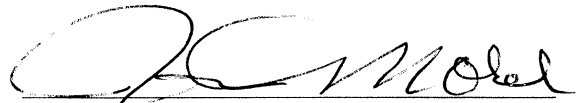
Chairman Novosad told Mr. Moody that he would be sorely missed and Mr. Moody indicated that he may continue to work with the County next year on a limited, contracted basis.

Mr. Wasson then stated that Mr. Schmitt would be assuming many of Mr. Moody's day-to-day duties after Mr. Moody's retirement.

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. 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, December 5th, at 3:30 p.m.

APPROVED:

December 5, 2017



JOHN L. MOREL,
Secretary, Public Building Commission