

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

Tuesday, September 3, 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 September 3, 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, Harris, Reid, and Fazzini. Messrs. Schultz and Fruin were absent.

Also present were Commission Attorney Robert Porter; Commission Treasurer James Mulligan; 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 began the meeting by presenting the Minutes of the August 6, 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. Fazzini and seconded by Mr. Harris that the Minutes of the August 6, 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 Treasurer James Mulligan to present the Treasurer's Report for the fiscal year. Mr. Mulligan initially noted that, due to the timing of the meeting, he had simply prepared a list of disbursements for the Commission's approval. Mr. Mulligan indicated that the Commission would be left with approximately seven hundred thousand dollars and 00/100 (\$700,000.00) in its Project Fund once the August invoices were paid. Mr. Mulligan then inquired whether the Farnsworth Group, Inc. anticipated future billing.

In response to Mr. Mulligan's inquiry, Project Manager John Bishop noted that some additional commissioning and landscape warranty work remained to be billed.

Chairman Novosad expressed surprise that the Commission still had seven hundred thousand dollars and 00/100 (\$700,000.00) remaining in its Project Fund. Mr. Mulligan responded by noting

that the Commission earned approximately nine hundred thousand dollars and 00/100 (\$900,000.00) on the investment of the proceeds of its Series 2015 Public Building Revenue Bond Issue.

Chairman Novosad next asked whether any proceeds remaining in the Commission's Project Fund would be classified as "restricted." Commission Attorney Robert Porter answered in the affirmative and noted that the funds would be restricted until 2034.

Chairman Novosad then asked Mr. Bishop whether the Farnsworth Group, Inc. and River City Construction, LLC.'s respective invoices were final invoices. Mr. Bishop indicated that the invoices were final, save for some commissioning and landscaping warranty work yet to be performed.

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. Farnsworth and seconded by Mr. Zimmerman 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 "Old Business" and asked County Director of Administrative Services Eric Schmitt to discuss the capital improvements to 200 West Front Street. Mr. Schmitt reminded the Commission that McLean County had recently identified a need to repair both elevators at 200 West Front Street. Mr. Schmitt noted that the cost of repairing the elevators would be four hundred thirty thousand four hundred ninety-two dollars and 00/100 (\$430,492.00). Mr. Schmitt indicated that the County was proposing to borrow these funds from the Commission in order to contract for the work.

Mr. Porter indicated that he had prepared a Second Capital Improvement agreement to be entered into between the Commission and the County. Mr. Porter noted that, under the Second Capital Improvement Agreement, the Commission will extend a four hundred thirty thousand four hundred ninety-two dollar and 00/100 (\$432,492.00), no interest, loan to the County for the performance of the elevator repairs. Mr. Porter noted that the terms of the Second Capital Improvement Agreement require the County to repay the Commission, between 2020 and 2029, in annual payments of forty-three thousand forty-nine dollars and 20/100 (\$43,049.20).

Mr. Schmitt then clarified that the repair work would entail replacing all of the elevator parts except for the elevator cars.

Chairman Novosad asked Mr. Schmitt about the tenants that currently occupy 200 West Front Street. In response, Mr. Schmitt noted that, among others, the County's Health Department, Veterans Assistance, CIRBN, Collaborative Solutions, and Children's Advocacy are all located at 200 West Front Street.

Mr. Farnsworth inquired as to whether the County had additional funds available in the event that the cost of the work exceeds four hundred thirty-two thousand four hundred ninety-two dollars and 00/100 (\$432,492.00). Mr. Schmitt responded by indicating that the County did have such funds available.

Chairman Novosad next asked whether the County had received an actual bid from Kone, Inc. In response, Mr. Schmitt indicated that the projected cost of the work was obtained from the bid platform U.S. Communities.

Mr. Zimmerman asked whether anyone from Kone, Inc. had been onsite to view the elevators and Mr. Schmitt responded in the affirmative.

Chairman Novosad then requested that Mr. Porter address the indemnification provisions in the Second Capital Improvement Agreement. Mr. Porter stated that the Second Capital Improvement Agreement requires the contractor to indemnify the Commission and add the Commission as an additional insured on all County-required insurance policies.

Chairman Novosad then asked if there were any additional questions or comments for Mr. Schmitt concerning the capital improvements at 200 West Front Street and/or the Second Capital Improvement Agreement. Hearing none, Chairman Novosad asked for a Motion to approve the Second Capital Improvement Agreement. It was moved by Mr. Fazzini and seconded by Mr. Reid to approve the Second Capital Improvement Agreement. 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. Bishop, Mr. 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. Bishop initially noted that this would likely be his last Commission meeting. Mr. Bishop then stated that the only remaining work on the Law & Justice Center Expansion Project was the performance of landscape warranty work and commissioning. Mr. Bishop also indicated that he had recently issued Allowance Authorization Eighteen (18), which closed out a majority of remaining changes to the Project. Mr. Bishop indicated that Allowance Authorization Eighteen (18) left five thousand one dollar and 87/100 (\$5,001.87) remaining in the Commission's contractual contingency fund.

Mr. Bishop then stated that he had identified the need for one (1) final Change Order. Mr. Bishop indicated that this Change Order was in the amount of twenty-nine thousand six hundred two dollars and 13/100 (\$29,602.13). Mr. Bishop stated that this Change Order was necessitated by work performed by River City Construction, LLC.'s subcontractor, Zeller Electric, Inc. Specifically, Mr. Bishop noted that, during the Project's remodeling phase, River City Construction, LLC. discovered that many of the duress buttons in the existing Jail facility were wired together in a sequence. Mr. Bishop stated that, as a result, an outage at one (1) of the duress buttons caused all of the duress

buttons to be inoperable. Mr. Bishop then relayed that Zeller Electric, Inc. subsequently re-wired the duress buttons to run on individual, internal loops to avoid the problem.

Mr. Bishop further noted that he had overlooked logging the aforementioned work. Mr. Bishop indicated that the work was recently discovered to be thirty-four thousand six hundred four dollars and 00/100 (\$34,604.00). Mr. Bishop noted that the Commission would thus need to increase its five thousand one dollar and 87/100 (\$5,001.87) remaining contingency fund by twenty-nine thousand six hundred two dollars and 13/100 (\$29,602.13) in order to pay Zeller Electric, Inc.

Addressing Allowance Authorization Eighteen (18), Mr. Zimmerman asked whether the cost associated with the UPS Allowance Authorization item included both the cost of the UPS and wiring. In response, Mr. Bishop stated that River City Construction, LLC. bought the UPS. As a result, the cost of the Allowance Authorization item only encompassed the wiring.

Project Manager Matt Brown then thanked the Commission for selecting River City Construction, LLC. to perform construction services on the Project. Mr. Brown indicated that the Project had been great for River City Construction, LLC. and had been a source of good employment for a great many workers.

Mr. Farnsworth commented that the parties were able to handle extras in a very efficient and constructive manner.

Mr. Reid indicated that Mr. Schmitt, Mr. Moody, Mr. Brown, and Mr. Bishop made for an excellent team.

Chairman Novosad then remarked that Mr. Bishop and Mr. Brown created an excellent facility and thanked them both for their hard work.

Mr. Zimmerman asked Mr. Schmitt whether the County Board had been made aware of how smoothly the Project went. In response, Mr. Schmitt noted that the Project had been off the County Board's radar for some time, but that the County felt that this had been a great 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 Mr. Bishop had presented the Commission with Change Order Number Seven (7). Chairman Novosad indicated that Change Order Number Seven (7) increased the price of the Commission's contract with River City Construction, LLC. by twenty-nine thousand six hundred two dollars and 13/100 (\$29,602.13). Chairman Novosad stated that this issue had been previously addressed by Mr. Bishop.

Chairman Novosad asked if there were any questions or comments regarding Change Order Number Seven (7). Hearing none, Chairman Novosad asked for a Motion to approve Change Order

Number Seven (7). It was moved by Mr. Harris and seconded by Mr. Zimmerman to approve Change Order Number Seven (7). Upon a roll call vote, all Commissioners voted in favor of the Motion.

Chairman Novosad next stated that the Commission had received an invoice from the Farnsworth Group, Inc. on August 30, 2019 in the amount of eight thousand seven hundred sixteen dollars and 99/100 (\$8,716.99). This amount represented the fee incurred by the Farnsworth Group, Inc. during the month of August 2019.

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 phase.

Chairman Novosad asked if there were any additional questions or comments regarding the Farnsworth Group, Inc.'s August 2019 invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to the Farnsworth Group, Inc. in the amount of eight thousand seven hundred sixteen dollars and 99/100 (\$8,716.99) 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 August 2019. It was moved by Mr. Fazzini and seconded by Mr. Harris to approve payment to the Farnsworth Group, Inc. in the amount of eight thousand seven hundred sixteen dollars and 99/100 (\$8,716.99) 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 August 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 August 30, 2019 in the amount of one hundred eight thousand two hundred two dollars and 26/100 (\$108,202.26). This amount represented the fee incurred by River City Construction, LLC. during the month of August 2019. Chairman Novosad asked Mr. Bishop whether he had approved the invoice and Mr. Bishop responded in the affirmative.

Chairman Novosad asked if there were any additional questions or comments regarding River City Construction, LLC.'s August 2019 invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to River City Construction, LLC. in the amount of one hundred eight thousand two hundred two dollars and 26/100 (\$108,202.26) 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 August 2019. It was moved by Mr. Zimmerman and seconded by Mr. Reid to approve payment to River City Construction, LLC. in the amount of one hundred eight thousand two hundred two dollars and 26/100 (\$108,202.26) 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 August 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 three thousand six hundred seventy-nine dollars and 02/100 (\$3,679.02) 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 August 2019, the County spent six hundred seventy-five dollars and 00/100 (\$675.00) on a court security monitor, one hundred sixty-six dollars and 00/100 (\$166.00) on jail medical door stops, forty dollars and 50/100 (\$40.50) on lactation room signage, two thousand seven hundred thirty-nine dollars and 45/100 (\$2,739.45) on a WAVE system radio, and fifty-eight dollars and 07/100 (\$58.07) on a lactation room refrigerator shelving and dental shelving.

Chairman Novosad noted that, inclusive of this latest request, the Commission had spent two hundred twenty-eight thousand three hundred seventy-nine dollars and 02/100 (\$228,379.02) 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 three thousand six hundred seventy-nine dollars and 02/100 (\$3,679.02) from the Series 2015 Public Building Revenue Bond Issue's Project Fund. It was moved by Mr. Harris and seconded by Mr. Farnsworth to reimburse McLean County in the amount of three thousand six hundred seventy-nine dollars and 02/100 (\$3,679.02) 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 recognized Mr. Moody for his commendable service to the Commission. Chairman Novosad specifically noted that Mr. Moody had worked with the Commission since 1990. Chairman Novosad thanked Mr. Moody for his loyalty to the Commission and added that Mr. Moody's knowledge and insights had proved critical over the years. Chairman Novosad reminded the Commission that Mr. Moody had worked on the construction of the Juvenile Detention Center, the renovation of 200 West Front Street, the construction of the Enhanced 911 Dispatch Center, the completion of the fifth (5th) and sixth (6th) floors of the Law & Justice Center and construction of the north elevators, the construction of the third (3rd) and fourth (4th) levels of the Abraham Lincoln Memorial Parking Deck, the acquisition and renovation of the Government Center, the renovation of the exterior of 200 West Front Street, the renovation to the old courthouse dome, and the construction of the addition to the Law & Justice Center. Chairman Novosad then presented Mr. Moody with a commemorative desk clock in appreciation for his service.

Mr. Moody thanked Chairman Novosad for his kind words. Mr. Moody stated that former County Board Chairwoman Nancy Froelich and former County Administrator John Zeunik had first (1st) asked him to work with the Commission in 1990. Mr. Moody stated that it had been a pleasure to serve the Commission over the past twenty-nine (29) years.

Chairman Novosad then turn to the Commission's "Other Business" and reminded the Commission that its annual meeting would take place next month. Chairman Novosad requested that any current officer not desiring to serve another term to contact him within the next week.

Mr. Porter then stated that the Commission would likely revert to quarterly meetings beginning after its next 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. Harris and seconded by Mr. Reid to adjourn and the Motion was unanimously approved by voice vote. The Regular Meeting was adjourned at 4:05 p.m.

The next meeting of the Commission will be Tuesday, October 1, 2019, at 3:30 p.m.

APPROVED:

October 1, 2019

John L. Morel (71112)
John L. Morel,
Secretary