

MINUTES OF THE RESCHEDULED QUARTERLY MEETING
OF THE
PUBLIC BUILDING COMMISSION OF McLEAN COUNTY, ILLINOIS

Tuesday, October 6, 2020, at 2:30 p.m.

The Public Building Commission of McLean County, Illinois (the "Commission") was called to order by Chairman Novosad on October 6, 2020. As a result of the COVID-19 pandemic, Governor J.B. Pritzker's Executive Order 2020-07, as subsequently amended, as well as pertinent regulations issued by the Illinois Department of Commerce & Economic Opportunity as a part of its "Restore Illinois" Plan, the meeting was held virtually. The Commission utilized McLean County's Go-To-Meeting platform, which allowed the general public to view the meeting via McLean County's YouTube page. The general public was invited to submit written questions or comments to the Commission in advance of its meeting.

Secretary Morel called the roll with the following members answering "present": Novosad, Zimmerman, Morel, Farnsworth, Schultz, Harris, Reid, Fruin, and Fazzini. No members were absent.

Also present were Commission Attorney Robert Porter; Commission Treasurer James Mulligan; County Administrator Camille Rodriguez; County IT Director Craig Nelson; and Architect Paul Scharnett of Scharnett Architects Associates, LLC.

Chairman Novosad began the meeting by welcoming Architect Paul Scharnett. In response, Mr. Scharnett noted that it was a pleasure to be before the Commission. Mr. Scharnett further stated that he looked forward to providing the Commission with an overview of the planned roof and gutter replacement work at the Old Courthouse.

Chairman Novosad next presented the Minutes of the June 2, 2020 Rescheduled 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 Rescheduled Meeting Minutes. It was moved by Mr. Zimmerman and seconded by Mr. Farnsworth that the Minutes of the June 2, 2020 Rescheduled Meeting be approved as submitted. Chairman Novosad asked 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 the Treasurer's Report was current as of September 30, 2020. Mr. Mulligan indicated that the Treasurer's Report featured up-to-date interest earnings on all of the Commission's bank accounts. Mr. Mulligan noted that the interest rates on the Commission's accounts had dropped dramatically over the past several months in light of

the current rate environment.

Mr. Mulligan next noted that the Commission's approximately one million seven hundred thousand dollar and 00/100 (\$1,700,000.00) twelve (12)-month C.D. at Morton Community Bank was scheduled to mature on October 28, 2020. Mr. Mulligan indicated that a three (3)-month C.D. and twelve (12)-month C.D. were currently yielding the same rate of return. Mr. Mulligan specifically indicated that the C.D.s were both currently yielding thirty (30) basis points of annual interest earnings. As a result, Mr. Mulligan stated that the Commission would convert its twelve (12)-month C.D. into a three (3)-month C.D. on October 28th.

Mr. Morel then inquired whether the Commission would have to pay a penalty on the twelve (12)-month C.D. Mr. Mulligan indicated that the Commission would not purchase the three (3)-month C.D. until the twelve (12)-month C.D. matures. Mr. Mulligan thus noted that there would be no penalty.

Turning to the Commission's other accounts, Mr. Mulligan indicated that the Commission's accounts at J.P. Morgan Chase Bank yielded annual interest of between one (1) and five (5) basis points. Mr. Mulligan then noted that the Commission's U.S. Treasury Money Market Fund at Heartland Bank & Trust Co. was currently yielding one hundred ninety-eight (198) basis points in annual interest earnings.

Mr. Mulligan further recounted that the Commission had recently received its annual payment from the City of Bloomington pursuant to the First (1st) Capital Improvement Agreement. Mr. Mulligan then noted that the Commission was still waiting to receive the County's payment under the Agreement.

Mr. Mulligan next reminded the Commission of its upcoming principal and interest payments on the Series 2010 and 2013 Refunding Revenue Bond Issues as well as the Series 2015 Public Building Revenue Bond Issue. Mr. Mulligan indicated that the foregoing payments needed to be made on November 1, 2020 and December 1, 2020, respectively.

Mr. Mulligan lastly indicated that the Commission's disbursements were featured on page thirteen (13) of the Treasurer's Report.

Chairman Novosad then asked if there were any 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. It was moved by Mr. Harris and seconded by Mr. Fazzini 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 turned to the Commission's "Old Business" and asked County Administrator Camille Rodriguez to address the capital improvements to the Old Courthouse. Ms.

Rodriguez then deferred comments to Mr. Scharnett.

Mr. Scharnett showed the Commission a series of photographs of the Old Courthouse's roof as well as his architecture renderings of the structure. In displaying the photographs and drawings to the Commission, Mr. Scharnett noted that large pieces of the roof have recently blown off the building. Mr. Scharnett further noted that there was cracking along the ridge of the Old Courthouse's roof. Due to the compromised roof and drainage system, Mr. Scharnett noted that a significant amount of the Old Courthouse's interior plaster work had been damaged.

Mr. Scharnett then stated that the Project had three (3) interested bidders. Mr. Scharnett further indicated that bid opening would take place on Thursday, October 8th. Mr. Scharnett next indicated that all of the interested bidders believed that this would be an expensive project. Mr. Scharnett clarified that the roof posed an access challenge. Mr. Scharnett stated that the difficult access would need to be addressed by external stairs and a crane. Mr. Scharnett added that he hoped to achieve a forty (40)-to-sixty (60) year life out of the roof. Mr. Scharnett noted, however, that the manufacturer's warranty would just be for twenty (20) years.

Mr. Reid asked Mr. Scharnett to identify the interested bidders. Mr. Scharnett stated that Western Specialty, Union Roofing, and Henson Robinson were all interested bidders.

Chairman Novosad stated that, in the past, the County believed the roof replacement would cost approximately four hundred fifty thousand dollars and 00/100 (\$450,000.00). Chairman Novosad inquired as to whether this was still an accurate estimate. Mr. Scharnett responded by noting that the work would likely exceed this amount.

Mr. Farnsworth then asked Mr. Scharnett to speak to historic preservation requirements associated with the Project. Mr. Scharnett responded by noting that the Bloomington Historic Preservation District had no problem with the Project. Mr. Scharnett also indicated that the Project did not necessitate additional review.

Mr. Farnsworth next inquired whether the timing of the Project made sense given the changing seasons. Mr. Scharnett responded by indicating that performing the work in the spring would be the most cost effective option.

Mr. Farnsworth further asked how weather delays and contingencies were being accounted for. Mr. Scharnett responded by noting that materials would not be stored on the roof. Rather, Mr. Scharnett noted that the contractor would only bring those materials to the roof that could be used that day.

Chairman Novosad then asked Mr. Scharnett whether he was comfortable with his fee. Mr. Scharnett responded in the affirmative and stated that he knew what he was getting into.

Chairman Novosad then asked whether the Museum's Executive Director was comfortable with the Project and Mr. Scharnett responded in the affirmative.

Mr. Fazzini added that he knew that Museum Executive Director Julie Emig was very happy with the Project.

Mr. Reid then asked whether bidders would be bidding on the roof and gutter work as well as the interior repair. In response, Mr. Scharnett stated that the RFP solely concerned the roof and gutter work. Mr. Scharnett stated that damage to the Old Courthouse's interior would be handled after the roof and drainage system were replaced.

Commission Attorney Robert Porter then asked Mr. Scharnett to explain how his fee was calculated. Mr. Scharnett responded by noting that his fee was based off of the time he estimated it would take to perform drawings and construction administration.

Chairman Novosad then asked if there were any additional questions or comments for Mr. Scharnett. Hearing none, Chairman Novosad thanked Mr. Scharnett for his presentation and Mr. Scharnett exited the meeting.

Chairman Novosad then asked Mr. Porter to discuss the Third (3rd) Capital Improvement Agreement to the Old Courthouse. In response, Mr. Porter noted that Mr. Scharnett's fee would be twenty-eight thousand eight hundred dollars and 00/100 (\$28,800.00). Mr. Porter then indicated that the County had requested a loan from the Commission in this sum to be repaid over ten (10) years, at no interest.

Mr. Porter reminded the Commission that the Commission lent the County six hundred thousand dollars and 00/100 (\$600,000.00) in 2016 to replace the roofs on the Government Center and Juvenile Detention Center. Mr. Porter similarly reminded the Commission that it lent the County four hundred thirty thousand four hundred ninety-two dollars and 00/100 (\$430,492.00) in January 2020 to replace the elevators at 200 West Front Street. Mr. Porter indicated that both of these loans were for ten (10) years and at no interest.

Mr. Porter then stated that he had prepared a Third (3rd) Capital Improvement Agreement to address Mr. Scharnett's fees. Mr. Porter stated that the Agreement would need to be amended once the construction contract is let to the responsible, low-bidder.

Chairman Novosad then asked if there were any additional questions or comments for Mr. Porter regarding the Third (3rd) Capital Improvement Agreement. Hearing none, Chairman Novosad asked for a Motion to approve the Third (3rd) Capital Improvement Agreement. It was moved by Mr. Reid and seconded by Mr. Farnsworth to approve the Third (3rd) Capital Improvement Agreement. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Mr. Morel thereafter left the meeting.

Chairman Novosad then asked Ms. Rodriguez to discuss possible future Commission Projects. In response, Ms. Rodriguez noted that she and her staff have been discussing a possible five (5)-year capital improvement plan. Ms. Rodriguez specifically highlighted the possible construction of a new Animal Control Shelter. Additionally, Ms. Rodriguez stated that McLean County was engaged in preliminary talks with the local chapter of the Laborer's International Union of North America ("LIUNA") about converting the Fairview Building into housing for retired laborers. Ms. Rodriguez added that the County recently had a topographical survey performed of the Fairview site.

Chairman Novosad then asked Ms. Rodriguez whether the County was still considering replacing the elevators throughout the Commission-owned facilities. Ms. Rodriguez responded by noting that such an endeavor remains under consideration.

Chairman Novosad asked if there were any additional questions or comments for Ms. Rodriguez regarding possible future Commission Projects. Hearing none, Chairman Novosad invited County Director of Facilities Management Tim Daugherty to address operation and maintenance issues related to Commission-owned facilities.

Mr. Daugherty thanked the Commission for the opportunity to present his report. Mr. Daugherty then indicated that replacement of the elevators at 200 West Front Street had been completed. Mr. Daugherty then noted that one (1) elevator at the Law & Justice Center had failed, but added that replacement parts were on the way. Mr. Daugherty next reported that coolers and freezers in the morgue were scheduled to be replaced. Mr. Daugherty further indicated that a chiller at the Juvenile Detention Center needed to be replaced. Mr. Daugherty lastly reported that the Animal Control Shelter's roof was scheduled to be re-coated.

Chairman Novosad then asked if there were any additional questions or comments regarding future Commission projects or operation and maintenance issues. Hearing none, Chairman Novosad indicated that the Commission had received three (3) invoices from the Farnsworth Group, Inc. in the total sum of nineteen thousand ninety-one dollars and 50/100 (\$19,091.50). Chairman Novosad specifically indicated that the Commission had received February 27, 2020 and June 10, 2020 commissioning invoices from the Farnsworth Group, Inc. in the respective amounts of five thousand seven hundred twenty-seven dollars and 25/100 (\$5,727.25) and four thousand nine hundred sixty-four dollars and 25/100 (\$4,964.25). Chairman Novosad added that the Commission had also received an August 2020 invoice of eight thousand four hundred dollars and 00/100 (\$8,400.00) for an additional set of drawings.

Chairman Novosad then asked if there were any questions or comments concerning the invoices from the Farnsworth Group, Inc. Hearing none, Chairman Novosad asked for a Motion to approve payment to the Farnsworth Group, Inc. in the amount of nineteen thousand ninety-one dollars and 50/100 (\$19,091.50) from the Series 2015 Public Building Revenue Bond Issue's Project

Fund. It was moved by Mr. Harris and seconded by Mr. Zimmerman to approve payment to the Farnsworth Group, Inc. in the amount of nineteen thousand ninety-one dollars and 50/100 (\$19,091.50) 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 next indicated that McLean County was requesting reimbursement from the Commission in the amount of sixty-eight thousand ninety-five dollars and 81/100 (\$68,095.81) for final FF&E expenditures. The County specifically submitted the following items for reimbursement: two thousand four hundred forty-four dollars and 00/100 (\$2,444.00) for window films and screen shades, three hundred fifty dollars and 00/100 (\$350.00) for DVD players, one thousand two hundred nine dollars and 00/100 (\$1,209.00) for an Intel Processor, eight hundred eleven dollars and 00/100 (\$811.00) for a vinyl chair, three thousand two hundred ninety-three dollars and 60/100 (\$3,293.60) for a table, eight hundred nineteen dollars and 28/100 (\$819.28) for a shelf tub cart, seven hundred ten dollars and 57/100 (\$710.57) for a medical chart hanging wall file holder, two hundred sixty-six dollars and 10/100 (\$266.10) on magnetic white boards, one thousand one hundred fifty dollars and 00/100 (\$1,150.00) on Brink detention keys, seven hundred thirty-four dollars and 00/100 (\$734.00) on a 10-65 watt power adapter, four thousand eight hundred twenty-four dollars and 66/100 (\$4,824.66) on a tablet, three thousand six hundred nine dollars and 29/100 (\$3,609.29) on SG 16k tags, three thousand four hundred sixty-eight dollars and 58/100 (43,468.58) on a Bosch surface-mounted camera, one hundred seventy-two dollars and 99/100 (\$172.99) on a Dell 24 monitor, three thousand three hundred fifty-one dollars and 18/100 (\$3,351.18) on two (2) jail computers, two thousand two hundred forty-eight dollars and 33/100 (\$2,248.33) on an office dock, seven hundred forty-six dollars and 14/100 (\$746.14) on a 3LCD projector, seventy-one dollars and 96/100 (\$71.96) on a display port, one hundred twenty-nine dollars and 00/100 (\$129.00) on a battery eliminator, one thousand seven hundred eighty-three dollars and 00/100 (\$1,783.00) on a CCTV cabling drop, seven hundred ten dollars and 99/100 (\$710.99) on an amalgam separator, eleven thousand six hundred eighty-six dollars and 39/100 (\$11,686.39) on a mobile dental cart, one thousand forty-five dollars and 28/100 (\$1,045.28) on an ultrasonic cleaner, one thousand seven hundred twenty-nine dollars and 46/100 (\$1,729.46) on a laptop, ten thousand three hundred ninety-seven dollars and 55/100 (\$10,397.55) on a DEXIS Single Titanium Sensor, six thousand five hundred seventy-one dollars and 63/100 (\$6,571.63) on a cassette sterilizer, one thousand nine hundred sixty-six dollars and 43/100 (\$1,966.43) on lockset and keys, and one thousand seven hundred forty-two dollars and 14/100 (\$1,742.14) on lockset and keys.

Mr. Porter then reported that, inclusive of the County's final FF&E reimbursement request, the Commission will have spent three hundred thirty-two thousand nine hundred fifty-nine dollars and 66/100 (\$332,959.66) on FF&E. Mr. Porter reminded the Commission that it had originally budgeted four hundred thousand dollars and 00/100 (\$400,000.00) for FF&E.

Chairman Novosad asked if there were any questions or comments regarding the reimbursement request. Hearing none, Chairman Novosad asked for a Motion to approve reimbursing McLean County in the amount of sixty-eight thousand ninety-five dollars and 81/100

(\$68,095.81) from the Series 2015 Public Building Revenue Bond Issue's Project Fund. It was moved by Mr. Reid and seconded by Mr. Harris to reimburse McLean County in the amount of sixty-eight thousand ninety-five dollars and 81/100 (\$68,095.81) 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 turned to the Commission's "Other Business" and asked Mr. Porter whether he had any "Other Business" to discuss. Mr. Porter indicated that the County had recently created a website for the Commission. Mr. Porter indicated that this would enable the Commission to make its public documents readily accessible to the public.

Chairman Novosad then asked whether any Commissioner had any other "Additional 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. Schultz that the meeting adjourn. The Motion was unanimously approved by voice vote and the Rescheduled Meeting was adjourned at 3:42 p.m.

The next meeting of the Commission will be Tuesday, January 5, 2021, at 3:30 p.m.

APPROVED:

January 5, 2021



JOHN L. MOREL,
Secretary, Public Building Commission

