

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

Tuesday, May 2, 2023, at 3:30 p.m.

The Public Building Commission of McLean County, Illinois (the "Commission") was called to order by Chairman Novosad on May 2, 2023 in Room 404 of the Government Center, 115 East Washington Street, Bloomington, McLean County, Illinois.

Secretary Reid called the roll with the following members answering "present": Novosad, Zimmerman, Reid, Schultz, Fruin, Fazzini, O'Grady, and Lee. Mr. Harris was absent.

Also present were Commission Attorney Robert Porter, Commission Treasurer James Mulligan, Assistant County Administrator Tony Grant, and Michael Buragas of the Farnsworth Group, Inc.

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

Chairman Novosad began the meeting by presenting the Minutes of the April 4, 2023 Regular Quarterly 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 Quarterly Meeting Minutes. It was moved by Mr. Reid and seconded by Mr. O'Grady that the Minutes of the April 4, 2023 Regular Quarterly Meeting be approved as submitted. The Motion was unanimously approved by voice vote.

Chairman Novosad next called on Commission Treasurer James Mulligan to present the Treasurer's Report for the Fiscal Year. Mr. Mulligan began his report by noting that he had distributed a list of disbursements for the Commission's approval. Mr. Mulligan indicated that the disbursement list reflected the upcoming interest payments that the Commission needed to make on its Series 2015 and 2022 Public Building Revenue Bond Issues. Mr. Mulligan specifically stated that the Commission needed to make an eight hundred nine thousand nine hundred dollar and 00/100 (\$809,900.00) interest payment on its Series 2015 Public Building Revenue Bond Issue by June 1st. Mr. Mulligan similarly stated that the Commission needed to make a one hundred thirty-three thousand five hundred seventy-five dollar and 00/100 (\$133,575.00) interest payment on its Series 2022 Public Building Revenue Bond Issue by June 1st.

Mr. Mulligan then indicated that the Commission's three (3)-month certificate of deposit at Bloomington-Normal Community Bank had recently renewed at 3.2%. Mr. Mulligan added that the Commission's money market accounts at Heartland Bank & Trust Co. and PMA Securities, LLC. were yielding nearly five-percent (5%).

Chairman Novosad asked Mr. Mulligan whether the Commission had a sufficient amount of liquid funds to meet forthcoming expenses on the Elevator Modernization Project. Mr. Mulligan responded in the affirmative and indicated that the Commission had approximately one million five

hundred thousand dollars and 00/100 (\$1,500,000.00) in liquid funds with PMA Securities, LLC.

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. It was moved by Mr. O'Grady 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.

There being no "Old Business," Chairman Novosad turned to the Commission's "New Business" and asked Michael Buragas of the Farnsworth Group, Inc. to discuss the Animal Control Shelter Project.

Mr. Buragas initially recounted that he participated in workshops the previous Tuesday and Wednesday with members of the design team as well as County stakeholders. Mr. Buragas indicated that Heather Lewis of Animal Arts personally attended the sessions. Mr. Buragas stated that the workshops began with a tour of the existing facility. Following the tour, Mr. Buragas noted that Ms. Lewis crafted a presentation with ideas for a new facility. Mr. Buragas added that the program developed during the workshops is larger than the Commission's budget can support. Mr. Buragas stated that some possible options to address this issue would be to explore additional funding, explore cost savings with a Construction Manager, and/or re-evaluate the program.

Chairman Novosad asked Mr. Buragas about the program budget. In response, Mr. Buragas noted that the Commission's budget provided for a five thousand (5,000) square-foot facility. Mr. Buragas then added that the current program equated to a fifteen thousand (15,000) square-foot facility.

Chairman Novosad then asked Mr. Buragas about the size of the current Animal Control Shelter. Mr. Buragas responded by indicating that the current facility was two thousand five hundred (2,500) square-feet.

Mr. Fazzini then asked about the size of the Humane Society's facility. In response, Assistant County Administrator Tony Grant indicated that the Humane Society's building was approximately five thousand (5,000) square-feet in size. Mr. Grant then indicated that the Animal Control Shelter's canine population was a big factor in driving up the cost of the new facility. Mr. Grant added that Ms. Lewis was working on recommendations to reduce costs. Mr. Grant also indicated that the County would need to leverage some of its community partnerships to assist with pet adoptions as a way of reducing the new Animal Control Shelter's population.

Mr. O'Grady asked Mr. Grant when he anticipated Ms. Lewis presenting her cost recommendations. Mr. Grant stated that Ms. Lewis would first (1st) need to visit with the Director of the Animal Control Shelter, Marshall Thomson, before any recommendations could be made. Mr. Buragas then added that he was hoping to receive Ms. Lewis' recommendations within the next week.

Mr. Fazzini indicated that questions about euthanizing animals might come up during the course of budget discussions. In response, Mr. Grant was emphatic that the County would not be euthanizing animals. Mr. Buragas added that the new facility's goal would be to keep animals healthy and there for a short amount of time before they are adopted.

Mr. Grant next noted that the County was exploring ways to grow its pet foster family population.

Mr. Grant further indicated that the Request for Qualifications (“RFQ”) for a Construction Manager on the Animal Control Shelter Project would be published the following day. Mr. Grant stated that advertisements regarding the RFQ’s availability would run in *The Pantagraph*. Mr. Grant noted that submissions would be due during the third (3rd) week of May. Mr. Grant then stated his desire that interested firms would be available to be interviewed during the last week of May.

Chairman Novosad then stated his belief that the projected cost per square foot of the new Animal Control Shelter was astronomical. Chairman Novosad likened this to the cost of constructing a new hospital.

Chairman Novosad then asked if there were any additional questions or comments for Messrs. Buragas or Grant regarding the Animal Control Shelter Project. Hearing none, Chairman Novosad asked Mr. Grant to discuss the Elevator Modernization Project.

Mr. Grant initially reported that modernization work had begun on the elevator at the Old Courthouse. Mr. Grant then showed the Commission various photographs of the elevator including, but not limited to, the machine room, new platform, and new walls. Mr. Grant added that Otis Elevator Co. had begun hoisting new additional elevator equipment into the dome earlier in the day.

Mr. Grant next noted that the modernization work would commence on the sidewalk freight elevator at the Law & Justice Center during the week of June 12th or 19th. Mr. Grant indicated that the first (1st) meeting of stakeholders for this particular modernization work would take place at the Law & Justice Center within two (2) weeks’ time.

Mr. Fazzini asked Mr. Grant whether Otis Elevator Co. had been faced with supply chain issues. In response, Mr. Grant did acknowledge initial supply chain issues. Mr. Grant nonetheless indicated that materials were now steadily arriving on site.

Chairman Novosad then asked whether the cab of the modernized elevator at the Old Courthouse would be period correct. Mr. Grant indicated that it would appear period correct. Mr. Grant specifically indicated that the cab would feature a faux mahogany to match the wood in the second (2nd)-floor courtroom.

Chairman Novosad then asked if there were any additional questions or comments for Mr. Grant regarding the Elevator Modernization Project. Hearing none, Chairman Novosad asked Mr. Grant to address the status of the operation and maintenance of the Commission-owned facilities.

Mr. Grant first (1st) noted that various mulching and landscaping would take place on the grounds of the Law & Justice Center. Mr. Grant then noted that energy audits had been completed on the facilities since the last time the Commission met. Mr. Grant added that the County would be replacing the boilers at both the Law & Justice Center and the Government Center. Mr. Grant further indicated that the County was considering replacing the boiler at 200 West Front Street, Bloomington.

Chairman Novosad then inquired about the status of the space study that Scharnett

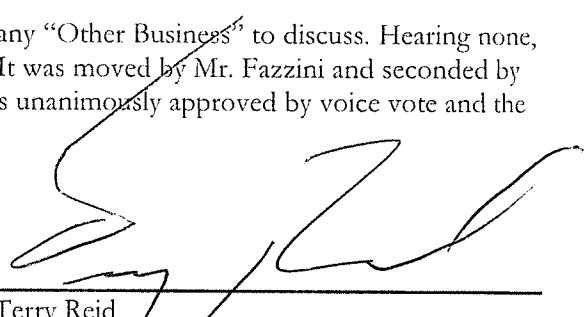
Architects & Associates performed at the Government Center. In response, Mr. Grant indicated that personnel from both the County and City would be meeting on May 10th to discuss the study.

Chairman Novosad then asked if there were any additional questions or comments for Mr. Grant regarding the status of the operation and maintenance of the Commission-owned facilities. Hearing none, Chairman Novosad reminded the Commissioners that the Commission would soon be publishing an RFQ for the selection of a Construction Manager for the Animal Control Shelter Project. Chairman Novosad indicated that his preference would be for a small Committee to interview responding firms and report back to the Commission at its June meeting. Chairman Novosad indicated that he would like Mr. Reid and another Commissioner to serve on the Committee. There being no volunteers to serve with Mr. Reid, Chairman Novosad indicated that he would participate as a member of the Committee.

Ms. Lee asked whether the Commission would utilize a scoring mechanism during the interview and selection process. In response, Mr. Grant noted that there would be a criterion used for selection. Mr. O'Grady stressed the importance of using a scoring matrix to protect against liability. Mr. Fruin then voiced his opinion that the panel discussion following the actual interviews was the critical piece in selecting the right firm.

Chairman Novosad then asked if there was any "Other Business" to discuss. Hearing none, Chairman Novosad asked for a Motion to adjourn. It was moved by Mr. Fazzini and seconded by Mr. Fruin that the meeting adjourn. The Motion was unanimously approved by voice vote and the Meeting was adjourned at 4:25 p.m.

June 6, 2023


Terry Reid,
Secretary, Public Building Commission

