

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

Tuesday, June 6, 2023, at 3:30 p.m.

The Public Building Commission of McLean County, Illinois (the "Commission") was called to order by Chairman Novosad on June 6, 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, Harris, Fruin, Fazzini, and Lee. No members were absent.

Also present were Commission Attorney Robert Porter, Commission Treasurer James Mulligan, Assistant County Administrator Tony Grant, McLean County Animal Control Shelter Director Marshall Thomson, John Bishop of the Farnsworth Group, Inc., 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 May 2, 2023 Regular Monthly 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 Monthly Meeting Minutes. It was moved by Mr. Fazzini and seconded by Mr. Schultz that the Minutes of the May 2, 2023 Regular Monthly 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 remarks by noting that the Treasurer's Report featured up-to-date interest earnings on all of the Commission's bank accounts with the exception of its account at Heartland Bank & Trust Co. Mr. Mulligan added that the Commission was yielding slightly less than five-percent (5%) on its money market accounts at PMA Securities, LLC. and Heartland Bank & Trust Co. Mr. Mulligan then noted that the Commission's three (3)-month certificate of deposit at Clock Tower Bank was yielding 3.2%.

Mr. Mulligan next indicated that the Commission had various securities at Heartland Bank & Trust Co. that would be maturing between December 2023 and July 2025. Mr. Mulligan added that the Commission's securities at PMA Securities, LLC. were maturing on a monthly basis.

Mr. Mulligan further noted that the Commission received lease payments from McLean County in the month of May. As a result, Mr. Mulligan indicated that the Commission had paid the County's January, February, March, and April operation and maintenance invoices.

Mr. Mulligan next stated that the Commission made interest payments on its Series 2015 and 2022 Public Building Revenue Bond Issues on June 1st. Mr. Mulligan specifically stated that the Commission made 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. Mr. Mulligan similarly stated that the Commission made 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.

Chairman Novosad asked for clarification as to which accounts were yielding just under five-percent (5%) interest. In response, Mr. Mulligan stated that the Commission's money market accounts at both Heartland Bank & Trust Co. and PMA Securities, LLC. were yielding just under five-percent (5%) interest. Mr. Mulligan added that the Commission had a new financial advisor at Heartland Bank & Trust Co. However, Mr. Mulligan noted that he and Commission Attorney Robert Porter had yet to meet with this individual.

Mr. Schultz stated his belief that interest rates would not be going down any time soon. Nonetheless, Mr. Schultz indicated that five-percent (5%) was still a very good rate.

Chairman Novosad asked Mr. Mulligan whether the Commission had a sufficient amount of liquid funds to meet forthcoming expenses on the Elevator Modernization and Animal Control Shelter Projects. Mr. Mulligan responded in the affirmative and indicated that the Commission had significant liquid funds in its account at 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. Reid and seconded by Mr. Harris 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 Assistant County Administrator Tony Grant to discuss the status of the Elevator Modernization Project.

Mr. Grant began his status report by informing the Commission that the modernization work on the elevator at the Old County Courthouse was slated for completion on or before the end of the month.

Mr. Fazzini asked whether all of the parts for the elevator at the Old County Courthouse had arrived on site. Mr. Grant responded in the affirmative. Mr. Grant added that Otis Elevator Co. and McLean County had spent nearly two (2) weeks addressing the existence of water pipes in the elevator shaft at the Old County Courthouse. Mr. Grant indicated that the State of Illinois eventually provided Otis Elevator Co. and the County with an exemption, which allowed for the pipes to remain.

Mr. Grant next noted that Otis Elevator Co. would begin modernization work on a sidewalk lift at the Law & Justice Center and one (1) of the elevators in the old Jail in the near future. Mr. Grant reported that representatives of Otis Elevator Co. and the County would hold a kick-off meeting for this work at the Law & Justice Center on June 20th. Mr. Grant indicated that the actual modernization work would begin sometime after the July 4th holiday.

Mr. Fazzini then asked Mr. Grant to clarify whether the sidewalk lift modernization was being funded as a part of the Elevator Modernization Project. Mr. Grant responded by indicating that the sidewalk lift modernization was indeed being funded as a part of the Elevator Modernization Project.

Chairman Novosad next asked Mr. Grant whether he had an updated GANTT chart to provide the Commission. Mr. Grant indicated that he would do so in July.

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

Mr. Grant initially reported that the County had recently contracted to replace the boilers at the Government Center, Health Department Building, and the Juvenile Detention Center. Mr. Grant added that all of the boilers at these facilities were past their useful lifespans. Mr. Grant also noted that one (1) of the boilers was over forty (40) years old.

Mr. Grant next noted that the County had recently performed regularly-scheduled chiller maintenance at a number of facilities.

Mr. Grant then indicated that there was another recent flooding event at the existing Animal Control Shelter. Mr. Grant noted that the event left more mud in the facility than water. Mr. Grant stated that the County's Facilities Department was heading up the mitigation work.

After pointing out that the current Animal Control Shelter was not located in a flood zone, Mr. Fazzini asked why the facility flooded so often. Mr. Grant replied by noting that the current site is located in a low area and is bordered by a creek to the north. Mr. Grant also recounted that a nearby retaining pond had recently been eliminated, which he felt contributed greatly to recent flooding events.

Chairman Novosad next 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 asked Mr. Grant to provide the Commission with an overview of the work of the Construction Manager Selection Committee.

Mr. Grant began his remarks by noting that the Selection Committee met with CORE and P.J. Hoerr on Friday, June 2nd. Mr. Grant noted that he, County Administrator Cassy Taylor,

Chairman Novosad, Mr. Reid, Mr. Porter, County Director of Facilities Maintenance Joe Gaither, and Ryan Wetzel of the Facilities Department all participated in the interviews. Mr. Grant indicated that both CORE and P.J. Hoerr were excellent firms that gave strong presentations. Mr. Grant stated that the Committee completed evaluations as a part of the process. Mr. Grant noted that CORE scored 1388.5 and P.J. Hoerr scored 1381.5.

Chairman Novosad echoed Mr. Grant's comments and pointed out the fact that CORE and P.J. Hoerr nearly tied.

Mr. Reid added that the Committee interviewed two (2) of the best firms in the area.

Mr. Grant then indicated that he was recommending that the Commission retain CORE as its Construction Manager on the Animal Control Shelter Project. Mr. Grant stated that CORE's scheduling impressed him. Mr. Grant also relayed his belief that CORE was an excellent communicator. Mr. Grant added that Ms. Taylor agreed with his assessment.

Mr. Reid stated that it was important that Mr. Grant have confidence in the firm selected as Construction Manager.

Mr. Grant then added that Ms. Taylor felt better chemistry with the CORE team.

Mr. Fazzini asked whether either CORE or P.J. Hoerr had ever bid and lost on a Commission project in the past.

Mr. Porter responded by indicating that CORE bid on the construction package for the Law & Justice Center Expansion Project.

John Bishop of the Farnsworth Group, Inc. added that P.J. Hoerr also bid on the construction package for the Law & Justice Center Expansion Project.

Mr. Porter clarified that the Commission did not use a Construction Manager on the Law & Justice Center Expansion Project. Rather, Mr. Porter indicated that the Commission chose its general contractor by awarding the work to the lowest, responsible bidder. Mr. Porter recounted that River City Construction, LLC. was selected as the general contractor on this basis for the Law & Justice Center Expansion Project.

Mr. Grant next invited Michael Buragas of the Farnsworth Group, Inc. to discuss projected costs for the Animal Control Shelter Project.

Mr. Buragas began his remarks by recounting that the Farnsworth Group, Inc. had just developed a program for the Animal Control Shelter Project prior to the Commission's May meeting. Since that time, Mr. Buragas noted that Heather Lewis of Animal Arts had looked for ways to cut the program. Mr. Buragas indicated that the program was still calling for a fifteen thousand (15,000) square-foot facility even after Ms. Lewis made cuts. Mr. Buragas indicated that the

proposed cost was now coming in at just under ten million dollars and 00/100 (\$10,000,000.00). Mr. Buragas noted that this new cost was premised on a four hundred thirty-nine dollar and 00/100 (\$439.00) per square foot estimate, which Ms. Lewis felt was a very optimistic number.

Mr. Grant then stated that the County was reviewing and re-assessing its mission when it comes to services provided by the Animal Control Shelter. Mr. Grant stated that the County is still looking for ways to shrink some of the size of the proposed facility. Mr. Grant then invited Ms. Thomson to discuss the services provided by the current Animal Control Shelter.

Ms. Thomson began her remarks by noting that she has worked for McLean County Animal Control for over two (2) decades. Ms. Thomson noted that, in 2022, McLean County Animal Control vaccinated and registered twenty-six thousand four hundred forty-eight (26,448) cats and dogs. Ms. Thomson also indicated that McLean County Animal Control maintains rabies tag information on animals for various first (1st) responder agencies. Ms. Thomson next noted that McLean County Animal Control impounds animals that bite and gathers stray animals for various municipalities throughout the County. Ms. Thomson went on to add that McLean County Animal Control performs animal cruelty investigations, hosts vaccination and microchip clinics, and works hard to publicize its adoption program. Ms. Thomson underscored the fact that McLean County Animal Control does not euthanize for space. Ms. Thomson also noted that McLean County Animal Control performs disaster preparedness and collects pet food donations.

Mr. Buragas added that many of the services provided by the McLean County Animal Control Shelter enable it to keep its population low.

Mr. Zimmerman asked whether keeping the Project within budget will just necessitate additions to the Animal Control Shelter at some future date. Mr. Buragas responded by noting that keeping the Project within budget would yield a new Animal Control Shelter with fewer kennels than the existing Animal Control Shelter.

Mr. Grant indicated that the County was looking at processes and procedures to shrink the amount of time that an animal stays in the Animal Control Shelter. Mr. Grant also noted that the County was actively looking for other funding sources. Mr. Grant added that the County was also considering constructing the new Animal Control Shelter in phases.

Mr. Buragas indicated that a Construction Manager might also assist the County and Commission in identifying cost savings.

Mr. Fazzini suggested that the County explore community donations for the new Animal Control Shelter.

Ms. Lee observed that the longer the Project takes the more it will cost. Ms. Lee then asked whether the Project's timeline could be expedited. Mr. Buragas responded by noting that the Project already had a very aggressive timeline.

Mr. Grant next observed that some material costs are lessening.

Ms. Lee asked how Farnsworth Group, Inc. derived its Project contingency figure. Mr. Bishop noted that the contingency would decrease as the Project progresses.

Mr. Schultz inquired whether it would be possible to remodel and continue using the existing facility. In response, Mr. Grant stated he was uncertain, but expressed his opinion that the budget shortfall could not be made up solely by cutting costs.

Mr. Schultz then asked whether the existing Animal Control Shelter had any sale value. Mr. Grant responded by indicating that any value would be minimal.

Chairman Novosad then asked whether there were any additional questions or comments for Mr. Grant, Mr. Bishop, Mr. Buragas, or Ms. Thomson concerning the Animal Control Shelter Project. Hearing none, Chairman Novosad asked for a Motion to enter into negotiations with CORE for Construction Manager and professional services for the Animal Control Shelter Project. It was moved by Mr. Fazzini and seconded by Mr. Fruin to enter into negotiations with CORE for Construction Manager and professional services for the Animal Control Shelter Project. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Chairman Novosad next noted that the Commission had recently received an invoice from the Farnsworth Group, Inc. in the sum of sixteen thousand nine hundred seventy-two dollars and 18/100 (\$16,972.18). Chairman Novosad stated that this invoice encompassed work performed by the Farnsworth Group, Inc. and Animal Arts during May 2023.

Chairman Novosad asked whether there were any questions or comments regarding the Farnsworth Group, Inc.'s invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment of sixteen thousand nine hundred seventy-two dollars and 18/100 (\$16,972.18) from the Series 2022 Public Building Revenue Bond Issue's Project Fund. It was moved by Mr. Reid and seconded by Mr. Fruin to approve payment of sixteen thousand nine hundred seventy-two dollars and 18/100 (\$16,972.18) from the Series 2022 Public Building Revenue Bond Issue's Project Fund. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Chairman Novosad then asked if there was any "Other Business" to discuss.

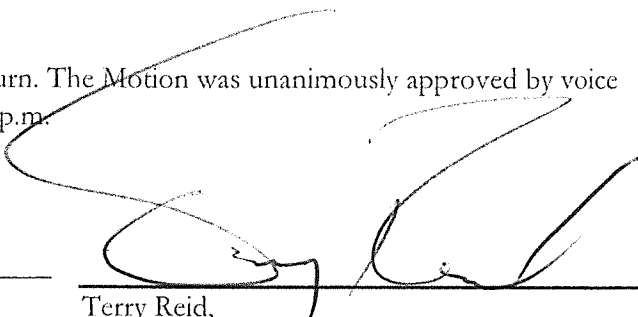
Mr. Porter reminded the Commission that its current insurance policies expired on June 18th. Mr. Porter indicated that Bob Gipson of the R.W. Gipson Agency, Inc. was working on collecting bids and that new premium figures and explanations of coverage would be provided to the Commissioners in the near future.

Mr. Porter next noted that the Commission's July meeting would take place on July 11th as the first (1st) Tuesday of July was the 4th.

Chairman Novosad then asked if there were any additional "Other Business" to discuss. Hearing none, Chairman Novosad asked for a Motion to adjourn. It was moved by Mr. Fazzini and

seconded by Mr. Reid that the meeting adjourn. The Motion was unanimously approved by voice vote and the Meeting was adjourned at 4:37 p.m.

July 11, 2013



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Terry Reid,  
Secretary, Public Building Commission

