

AGENDA
PUBLIC BUILDING COMMISSION
April 15, 2021

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

INTRODUCTION OF VISITORS:

Mark Kern, County Board Chairman
Debra Moore, Director of Administration
Tom Knapp, Sheriff's Department
Bernard Ysursa, Attorney

Bryan Johnson, MidAmerica St. Louis Airport Director
Dan Trapp, MidAmerica St. Louis Eng/Planning Director
James Brede, Director of Buildings
Midori Henrichs, Finance Director

In accord with Section 12 of Governor JB Pritzker's December 11, 2020 Disaster Proclamation, the April 15, 2021 meeting of the Public Building Commission will be held remotely. The following remote electronic access is being provided for Members, Staff, and Public.

ZOOM: Join Zoom Meeting

<https://zoom.us/j/4611247709>

Meeting ID: 461 124 7709

Dial by your location

+1 312 626 6799 US (Chicago)

Meeting ID: 461 124 7709

COMMUNICATION:

MINUTES:

- | | | |
|------------------------------|---|----------------|
| 1) Regular Monthly Meeting | - | March 18, 2021 |
| 2) Executive Meeting | - | March 18, 2021 |

TREASURER AND FINANCE:

- | | | |
|---|---|----------------|
| 1) Regular Expense Claims Report with Payroll Ledger Report | - | April 30, 2021 |
| 2) Airport Expense Claims Report | - | April 30, 2021 |
| 3) Budget Analysis Report | - | April 2021 |
| 4) Trial Balance Report (Copy in PBC Office) | - | March 2021 |

FOR YOUR INFORMATION:

OPERATIONS:

- | | | |
|--|---|-------------|
| 1) Electric Panel Purchase for COVID 330 W. Main | - | James Brede |
| 2) Contract Procedure Request | - | James Brede |

AIRPORT OPERATION BUSINESS:

- | | | |
|---|---|---------------|
| 1) Consulting Services – Future Aviation Development – Amendment One (NEPA) | - | Bryan Johnson |
| 2) Consulting Services – Managed IT Services | - | Bryan Johnson |
| 3) Contract Services – Future Aviation Development – Tree Clearing | - | Bryan Johnson |
| 4) Terminal Modifications – CMAR – Amendment Two | - | Bryan Johnson |

EXECUTIVE SESSION:

Personnel:

Real Estate:

Litigation:

ADJOURNMENT:

**MINUTES OF THE MONTHLY MEETING OF THE
PUBLIC BUILDING COMMISSION OF ST. CLAIR
COUNTY, ILLINOIS, HELD ON THURSDAY,
APRIL 15, 2021 AT 10:03 A.M. AT THE
ST. CLAIR COUNTY BUILDING, BELLEVILLE, ILLINOIS**

The Regular Monthly Meeting of the Public Building Commission of St. Clair County, Illinois was called to order by Chairman Richard Sauget at 10:03 a.m., on Thursday, April 15, 2021 at the St. Clair County Building, Belleville, Illinois.

The following Commissioners answered present to roll call: Daniel Polites and Charles Lee. Richard Sauget, Thomas Dinges, Terry Beach, and Edmond Brown answered present via Zoom. Richard Effinger arrived at 10:22 a.m. via Zoom.

Also present for the meeting, or for a portion thereof, were the following: James Brede, Director of Buildings; Bill Reichert, Architectural & Planning Advisor; Traci Firestone, Secretary; and Kelly Dudley, Assistant Secretary. Debra Moore, County Administrator; Bryan Johnson, MidAmerica St. Louis Airport Director; Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director; Midori Henrichs, MidAmerica St. Louis Airport Finance Director; Attorney Bernard Ysursa; Tom Knapp, Sheriff's Department; Monica Taylor, Financial Analyst; Kavahn Mansouri, Belleville News-Democrat; and Randy Pierce, Fairview Heights Tribune; answered present via Zoom.

Minutes of the March 18, 2021 Regular Monthly Meeting and Executive Meeting were reviewed. Commissioner Dinges moved that the Regular Monthly Meeting and Executive Meeting Minutes, dated March 18, 2021, be approved as provided. Second by Commissioner Brown and carried. Roll call as follows:

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| Commissioner Lee | : Aye |
| Commissioner Polites | : Aye |
| Commissioner Effinger | : Absent |

Commissioner Dinges : Aye
Commissioner Sauget : Aye
Commissioner Beach : Aye
Commissioner Brown : Aye
AYES: 6 ABSENT: 1 NAYS: None

Motion carried.

Under Treasurer and Finance, Commissioner Lee, Assistant Treasurer, reviewed the Regular Expense Claims Report with Payroll Ledger Report for April 30, 2021, and moved to approve payment of bills. Second by Commissioner Beach. Roll call as follows:

Commissioner Lee : Aye
Commissioner Polites : Aye
Commissioner Effinger : Absent
Commissioner Dinges : Aye
Commissioner Sauget : Aye
Commissioner Beach : Aye
Commissioner Brown : Aye
AYES: 6 ABSENT: 1 NAYS: None

Motion carried.

Commissioner Lee reviewed the Airport Expense Claims Report, dated April 30, 2021, and moved to approve payment of bills. Second by Commissioner Polites/Brown. Roll call as follows:

Commissioner Lee : Aye
Commissioner Polites : Aye
Commissioner Effinger : Absent
Commissioner Dinges : Aye
Commissioner Sauget : Aye
Commissioner Beach : Aye
Commissioner Brown : Aye
AYES: 6 ABSENT: 1 NAYS: None

Motion carried.

Commissioner Lee reviewed the Monthly Budget Analysis Report for April 2021 and asked that it be placed on file, stating that the 2021 Budget is in line with the projected percentage of 33.3% expenditures.

Commissioner Lee reviewed the Trial Balance Report for March 2021 and asked that it

that it be placed on file. The Secretary has a copy available for review in the Public Building Commission Office.

Under Operations, James Brede, Director of Buildings, presented for approval regarding the COVID building, as there are 2 pieces of property on that location. Director Brede stated the second one needs repaired to get it functional shortly and they need to purchase an electrical system, a new main panel coming into the building. Director Brede added the document provided is not for the installation and it is just for the equipment. Director Brede stated copper and metal are going up daily and there is a short window to get a bid on the equipment. Director Brede added they updated the price just as of last Tuesday, so this is a bid that is only going to last a few days, so he is asking the Board to approve the purchase of the new electrical system for the COVID building for a cost of \$49,528.96. Commissioner Polites moved for approval of the bid for A-AGE Electrical Contractors do the following work prescribed in their bid at a cost not-to-exceed \$49,600.00. Director Brede added this is just for equipment and not for installation. Commissioner Polites added it does not include electrical fee, conduit and wiring, labor, the electrical permit fee, and sales tax, which are all excluded from the bid. Second by Commissioner Lee. Commissioner Brown inquired if there is any idea of the estimate for the other costs. Director Brede stated IMPACT is looking to do that, as there is some roof replacement, mold abatement, and other things in the building that have to be done, so they are working on that. Director Brede added the concern is just to be able to get the equipment bought and there is such a huge lead time with construction material. Director Brede stated everything in the construction industry has the cost going up daily, so they are trying to secure that, and it probably benefits the Public Building Commission now and saves money in the future. Director Brede added it will probably be a month or two before it can be installed and until IMPACT gets all the quotes in to do so. Roll call as follows:

Commissioner Lee : Aye
Commissioner Polites : Aye
Commissioner Effinger : Absent
Commissioner Dinges : Aye
Commissioner Sauget : Aye
Commissioner Beach : Aye
Commissioner Brown : Aye
AYES: 6 ABSENT: 1 NAYS: None

Motion carried.

Director Brede stated there is an emergency situation, as the Courthouse windows are scheduled to be replaced starting May 17th and it was just found out within the last 2 weeks that there are some abatement issues that came up that have to be done. Director Brede added Environmental Consultants is going out for bids and the bids are due next Tuesday, so instead of calling for a special meeting, Director Brede wanted to get approval for the Board Chairman and will need to approve the lowest bid or responsible bid and then will bring back to the Board next month for their ratification, if that is possible. Chairman Sauget inquired if there are estimates on this. Director Brede stated they do not know the true scope of the work with the windows and not everything will have to be abated and it is just going to be in certain areas, so they are trying to define that scope now and they will have that for next week. Director Brede added they do need to get it approved, so they can continue to have the window project on track. Attorney Ysursa stated this was an emergency because of the abatement necessity and we're going forward with it, since they did not want to wait. Attorney Ysursa added they ended up deciding that because of the timing to go ahead and do it, because it is an emergency, and to check and make sure the numbers are correct after it is over. Attorney Ysursa inquired if this has to have action right away. Director Brede agreed with this statement. Attorney Ysursa stated they shortened the bid period to get some people to bid, because it is an emergency type of thing, and the fact that the Public Building Commission went out for bid has slowed things down a bit. Attorney Ysursa added it is abating an environmental hazard and do not need someone to get

injured or sick, so the sooner the better. Commissioner Polites moved for approval. Second by Commissioner Dinges. Chairman Sauget stated they will do their best to address these issues as they come up with Jim and himself and will bring everyone up-to-date next meeting. Roll call as follows:

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|-----------------------|-----------|
| Commissioner Lee | : Aye |
| Commissioner Polites | : Aye |
| Commissioner Effinger | : Absent |
| Commissioner Dinges | : Aye |
| Commissioner Sauget | : Aye |
| Commissioner Beach | : Aye |
| Commissioner Brown | : Aye |
| AYES: 6 | ABSENT: 1 |
| NAYS: None | |

Motion carried.

Bryan Johnson, MidAmerica St. Louis Airport Director, stated he wanted to acknowledge the loss of one of the Airport's longtime employees, Edgar Hernandez, who had worked for the Airport for 18 years, succumbed to various medical conditions this past week, and services for Edgar are on Saturday. Director Johnson stated he wanted to share more about Edgar, as there are always some golden nuggets in people's lives and how they impacted their co-workers and fellow employees, but also others. Director Johnson added one of Edgar's golden nuggets is his time back in the mid-60s at Clark Air Force Base in the Philippines serving with General Chuck Yeager, and it shows the wide variety of people in the County organization and some of the neat things that people have accomplished in their life that we are not fully aware of. Director Johnson stated on behalf of Edgar and the employees at the Airport, he will be missed, and he was a good trooper and good team member, along with a hard worker. Chairman Sauget stated he will be in everyone's prayers.

Director Johnson presented the Future Aviation Development and the Airport has this ongoing project that has been in play for almost a year now at BLV. Director Johnson stated they have a consulting agreement with Ricondo, which they have been providing environmental

services for the Airport and this is driven by the future aviation development. Director Johnson added as an Airport and Airport staff, they work with existing developers, future developers, as well as tenants in the various processes. Director Johnson stated it is an amendment to their existing agreement that was established last year and it will increase \$24,906.00 and this is a continuation of the work that is required, which NEPA is all of the environmental processes and the entire project has been elongated in some ways, which require an expanded schedule and will work hours to finalize all of the documents necessary for this development. Director Johnson added this project was not budgeted and not anticipated during the initial budget cycle but will be funded out of the FY2021 Airport Operating Budget. Director Johnson stated Midori has been working behind the scenes to ensure that the numbers will align, and they will stay within the projected budget for 2021. Commissioner Polites stated in June 2020, an agreement was entered with Ricondo & Associates at a cost not-to-exceed \$109,757.00 to provide National Environmental Policy Act (NEPA) Documentation for Future Aviation Development, and due to the additional FAA requirements, the schedule was elongated and resulted in additional work being necessary. Commissioner Polites added the consultant has indicated an additional cost of \$24,906.00, which would bring the total cost up to \$134,663.00 and he made the motion to approve Amendment One to the consultant agreement with Ricondo & Associates, Inc., at a not-to-exceed cost of \$24,906.00 to provide National Environmental Policy Act documentation for Future Aviation Development with the signature of the co-chairman. Second by Commissioner Lee. Roll call as follows:

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|-----------------------|----------|
| Commissioner Lee | : Aye |
| Commissioner Polites | : Aye |
| Commissioner Effinger | : Absent |
| Commissioner Dinges | : Aye |
| Commissioner Sauget | : Aye |
| Commissioner Beach | : Aye |
| Commissioner Brown | : Aye |

AYES: 6 ABSENT: 1 NAYS: None

Motion carried.

Director Johnson presented a consultant service agreement for some managed IT services and it is regarding the continuation of supporting of the stop gap that is currently in play and there are 2 team members that have been out for an extended period on the IT side. Director Johnson added they have asked RSM to jump into a greater role to support the backbone that is essential, not only to the staff, but the tenants. Director Johnson stated their tenants rely solely on their IT services, as they provide the fiber connectivity between buildings throughout the facilities, so it is a significant piece for the Airport put into play, and very important to continue to support the growth of the Airport. Director Johnson added with the previous project, this one was not anticipated either during the initial budget cycle, but it will be funded out of the FY2021 Airport Operating Budget, and Midori has done her work to identify specific funds for this project. Commissioner Polites stated Commissioner Beach and himself met with Director Johnson and had a good meeting with RSM representatives, so they think it will fill a void with the IT support for the Airport. Commissioner Polites made a motion to approve the information technology management service agreement between the MidAmerica St. Louis Airport and RSM, US LLP, with the signature by the Airport Director. Second by Commissioner Lee. Debra Moore, County Administrator, inquired if Director Johnson has any idea what the costs will be and will that require additional support on site, given the current IT structure. Director Johnson stated it is like any service agreement and you would expect there will be some activity on site and there will be some other technicians on site, as some of them have already been there assisting the Airport with some of their IT issues. Director Johnson added as far as on the budgeting side, Midori has done a nice job with shifting some of the things around that they normally expect to do, so they are 100% confident that they will be able to stay within the budget

as it is currently laid out. Dr. Moore inquired if Director Johnson has an idea of the cost or that it is just within the budget. Director Johnson stated the cost will range somewhere between \$10,000.00 and \$12,000.00 per month, once they are engaged fully, but right now, they are in stop gap mode and are looking at augmenting the current gap. Director Johnson stated they have specific ideas in mind, but there is more to negotiate yet, as far as what the final agreement will look like. Commissioner Polites added they also talked about the Airport being 2 staff people short in the IT area and talked about moving those monies directed towards the 2 staff people towards RSM to fill that measurement. Dr. Moore stated maybe they can talk further in detail and wanted to ensure any integration that can be done on this side of the house had been considered and maybe they cannot, but they can talk about that and she will call Director Johnson for further discussion. Roll call as follows:

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|-----------------------|-----------|
| Commissioner Lee | : Aye |
| Commissioner Polites | : Aye |
| Commissioner Effinger | : Absent |
| Commissioner Dinges | : Aye |
| Commissioner Sauget | : Aye |
| Commissioner Beach | : Aye |
| Commissioner Brown | : Aye |
| AYES: 6 | ABSENT: 1 |
| NAYS: None | |

Motion carried.

Director Johnson stated back to the Future Aviation Development, this is a Tree Clearing project, and as they work from one step to the next in working through the NEPA process, they have identified 10 acres of trees that need to be removed. Director Johnson added this is something that is not unusual and was considered late last year, however, it was not anticipated in this year's budget, but they have done the necessary work to account for the funds to complete this part of this project. Director Johnson stated they do expect to receive some funding from the State of Illinois for the tree removal piece. Commissioner Polites made a motion to approve. Second by Commissioner Effinger. Roll call as follows:

Commissioner Lee : Aye
Commissioner Polites : Aye
Commissioner Effinger : Aye
Commissioner Dinges : Aye
Commissioner Sauget : Aye
Commissioner Beach : Aye
Commissioner Brown : Aye
AYES: 7 ABSENT: 0 NAYS: None

Motion carried.

Director Johnson stated the last item was a late entry and he wanted to thank Jim and Kelly for helping get this into the mix and normally they will try to get these to the Board, as soon as they become available. Director Johnson added since this is so important to the existing terminal modification project, it came to MidAmerica within the last few days and required some action by the PBC. Director Johnson stated this is a big deal for everyone, including the community, Southern Illinois, Metro-St. Louis, and this is the backbone of the future aviation development, as it relates to air service and expansion and growth in this area. Director Johnson added what everyone has in front of them is change in the guaranteed maximum price and they want to increase it by \$2,385,597.00 due to some of the things that Jim alluded to earlier and it is all related to materials, labor, and all of the parts and pieces that relate to the progress of this project. Director Johnson stated originally the GMP was established in 2019 and it has been a little over a year and a half and the pricing and all those costs are likely to increase. Director Johnson added the budget for phase 2 is a little over \$13 million, almost \$10 million of that is coming from the FAA, a little over \$3 million of that is coming initially locally from the SCC Capital Replacement Fund, however, they do expect to receive state funds for the local portion. Director Johnson stated he really appreciated all the effort to get this in front of the Board. Commissioner Polites stated before making this motion, back to the tree removal contract with Chairman Sauget's approval and the vice-chair can sign off on the contracts since he is in person. Chairman Sauget stated that is fine. Commissioner Polites added back to the terminal

modification, the CMAR Amendment 2, phase 2 is the largest of 4 phases and includes construction of the building expansion shell, which includes earthwork, foundations, structural steel, concrete, and roofing. Commissioner Polites stated the work also includes the building expansion exterior envelope and the first phase of the interior systems, which includes electrical, fire protection, and plumbing. Commissioner Polites added the overall project guaranteed maximum price is increasing by \$2,385,597.00 due to material and labor escalation, which occurred after the October 2019 GMP was approved with the design changes, which were applied as part of phase 2, and having said that Commissioner Polites made a motion to approve Amendment 2 to the Construction Management at Risk Agreement, which increases the GMP from \$21,324,512.00 to \$23,710,109.00. Commissioner Effinger inquired if the State will match that increase. Director Johnson stated the increase is to the overall contract and the State number will fluctuate a little bit, because this is a multi-year project and all the numbers will fluctuate a little bit. Director Johnson added they anticipate receiving a significant amount of money from the FAA in the latter months of this year and much of that has been driven by what Washington D.C. is doing at this point in time. Director Johnson stated while the State number will fluctuate, they think it will go down, but regardless, they do anticipate receiving plenty from the State, at some point in the future, for that local obligation. Commissioner Brown inquired if there is a date of conclusion on this project and is it a possibility prior to being concluded that additional funding is needed because of the cost going up. Director Johnson stated when this project was originally envisioned and developed, it was intended to be 4 phases with completion of the fourth phase sometime in 2024. Director Johnson added they hope to report back sometime later this spring or summer that because of additional monies that are likely to be coming down through the different infrastructure bills from Washington D.C., that they will be able to accelerate the project and complete it sometime in early 2023. Director Johnson stated that is significant for

many reasons, not only for the construction process, but also because of the cost process. Director Johnson added to talk about numbers, he cannot give exact right now, but he can give a point in time, but those numbers will fluctuate, and he will be sharing more, as he learns more later this summer. Commissioner Brown inquired if the project with the contractor is like a T&M, time and material, as they go along and see it as they move forward. Director Johnson stated yes, kind of, as this is a design build with a guaranteed maximum price in there, so there are parts and pieces that will ebb and flow as they add things into the project and pull things out, but time and material is a good way of describing it. Second by Commissioner Effinger. Roll call as follows:

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| Commissioner Lee | : | Aye |
| Commissioner Polites | : | Aye |
| Commissioner Effinger | : | Aye |
| Commissioner Dinges | : | Aye |
| Commissioner Sauget | : | Aye |
| Commissioner Beach | : | Aye |
| Commissioner Brown | : | Aye |
| AYES: 7 | ABSENT: 0 | NAYS: None |

Motion carried.

Director Johnson presented a few slides with valuable information, as they have been talking about air service over the coronavirus 2020. Director Johnson stated being in 2021, the information is enlightening in many ways, and shows the impact that Allegiant is having on MidAmerica St. Louis. Director Johnson added they use 2019 as a general baseline, because that is the last marker before the coronavirus and reviewed the total departures by month, and at the bottom there is the total annual number. Director Johnson stated the 2019 column has just a little over 1,000 departures annually from the Airport, and moving to the 2020 column, you can see the number was close and it was not far off from 2019. Director Johnson added that is significant because it shows the difference between the legacy carriers and the business traveler and how that impacted those airlines versus the ultra-low-cost leisure traveler. Director Johnson

stated the leisure traveler and the interest in leisure travel continue to be very strong in 2020 and in 2021, which thanks to Dan for putting the numbers together, and the numbers are all current as of today and all within the Allegiant system, so they are going from the benchmark of a little over 1,000 and almost adding 300 additional flights. Director Johnson added this is driven by the addition of 2 extra city pairs and the other piece is the pent up demanded energy that people have right now and are making their travel plans. Director Johnson stated it is really exciting to see these numbers. Director Johnson added they talked about departures in the previous slide and the current slide is all about enplanements and in the center column, the 29 number, you can see where the baseline is and can see the transition over time, which enplanement-wise they are down, but flight-wise the schedule is really robust for 2020. Director Johnson stated when looking at 2021, a significant marker for MidAmerica St. Louis, it is not very often an airport increases by double digits over time with travelers, with enplanements getting on airplanes. Director Johnson added as they track this through the summer, he hopes to continue to bring good news and it will be significant for this entire Metro-St. Louis area or Southern Illinois for this Airport, because the enplanement number would be a new record for this Airport. Director Johnson stated just keep in mind MidAmerica is a young airport and only 22 years old and growing. Director Johnson added he just wanted to give a bird's eye view of some of the work going on at the Airport, specifically the terminal, reviewed a picture to give good perspective on the project, but for history and archives of the Airport as it changes and develops over time. Director Johnson reviewed the whole work area and the picture was taken a week or two ago, and a lot of the area has been cleared out and there is more work going on in front of the terminal. Director Johnson stated to plan your travel now and reviewed air service piece on Charleston and the inaugural flight is Friday, May 28. Commissioner Beach stated he assumes Allegiant still requires masks on passengers. Director Johnson stated that is correct and currently

all the air carriers require the wearing of the masks. Dr. Moore stated there is not yet evidence of vaccine being required. Director Johnson stated no, as that gets into the passport discussion and that is a bit of a slippery slope for many reasons, but it is being talked about. Commissioner Polites inquired as to who makes that decision on vaccination. Director Johnson stated it would be the folks in Washington are going to have to make that decision, as there are some countries that do have such passports and are starting to try to incorporate those, but for the U.S., if you think about the number of flights and the infrastructure and the passengers that travel, that is a DOT and Washington conversation.

Tom Knapp, Sheriff's Department, stated the Sheriff's Department is very happy that the Airport is taking off so well, but intrinsic with that is it is a budget killer for staffing at the Sheriff's Department in overtime, since the better it does, the more it worsens their budget situation, and hopefully, one day there will be consideration for that.

Director Brede requested to enter Executive Session for Litigation. Commissioner Lee moved to enter Executive Session for the purpose of Litigation. Second by Commissioner Polites. Motion carried.

The Doors closed 10:43 a.m.

The Regular Meeting reconvened at 10:49 a.m.

There being no further business to come before the Public Building Commission, Commissioner Lee moved for adjournment. Second by Commissioner Effinger and carried.

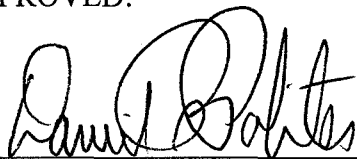
Meeting adjourned at 10:49 a.m.

Respectfully submitted,



Traci Firestone
Secretary

APPROVED:



A handwritten signature in cursive script, appearing to read "Daniel Balthus", is written over a horizontal line.

VICE CHAIRMAN