

Public Building Commission Meeting Minutes

March 26, 2024

The Public Building Commission of St. Clair County met at the MidAmerica St. Louis Airport on March 26, 2024. The meeting was called to order by Chairman Richard Sauget at 10:00 a.m.

Members Present:

Richard Sauget, Chairman
Thomas Dinges
Richard Effinger
Charles Lee
Edmond Brown
Kevin Bouse
Terry Beach

Members Absent:

Others Present:

James Brede, Director of Buildings
Darren James, MidAmerica St. Louis Airport Director
Traci Firestone, Secretary
Natalie Birk, Executive Assistant
Attorney Bernard Ysursa via telephone
Alexis Cortes, Belleville News-Democrat
Sara Lee
Fred Schreiber, Engineering Manager TRC
Dan Trapp, Director of Engineering and Planning
Midori Henrichs, Director of Finance
Jennifer Hogancamp, Assistant Airport Director
Eric Spencer, Veteran Elite Development and Construction
Sam Hall, Veteran Elite Development and Construction
Andrea Hall, Veteran Elite Development and Construction

The Pledge of Allegiance was recited.

There were no Public Comments made or Questions asked at this Meeting.

Upon a motion by Commissioner Effinger and second by Commissioner Dinges, it was unanimously agreed to approve the Regular Monthly Meeting Minutes of February 15, 2024.
Motion carried.

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Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to approve the Executive Meeting Minutes of February 15, 2024. Motion carried.

Upon a motion by Commissioner Dinges and second by Commissioner Effinger, it was unanimously agreed to approve the **Regular Expense Claims Report with Payroll Ledger Report** of March 29, 2024. Motion carried.

Upon a motion by Commissioner Dinges and second by Commissioner Effinger, it was unanimously agreed to approve the **Airport Expense Claims Report** of March 29, 2024. Motion carried.

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for March 2024** and stated the Operations and Maintenance 2024 Budget is in line with the projected percentage of 25.0% expenditures. Public Services Facility is at 29% due to Major Capital Improvement and Probation Building is at 28% due to an emergency repair.

Commissioner Dinges reviewed the **Trial Balance Report for February 2024** and it can be available when requested in the Public Building Commission Office.

PUBLIC BUILDING COMMISSION OPERATIONS

Approval of Woolpert Proposal was removed from the Agenda.

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to approve to Authorize the Director of Buildings to Execute new gas and/or electric contracts with authorization by Chairman Sauget when Director Brede gets rates. Motion carried.

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to approve the Animal Arts Amendment for consulting on the Animal Control Building for \$48,375.00. Motion carried.

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to approve the Ford F250 Pickup Vehicle Purchase (under State Bid) for \$54,033.00. Motion carried.

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FAIRGROUND OPERATIONS

Upon a motion by Commissioner Bouse and second by Commissioner Effinger, it was unanimously agreed to approve the HVAC Purchase through G & W with Trane for \$809,721.00 plus an additional \$6,480.00 for 5-year compressor warranty. Motion carried.

Upon a motion by Commissioner Bouse and second by Commissioner Brown, it was unanimously agreed to approve Holland Construction as CMA. Motion carried.

AIRPORT OPERATIONS

Upon a motion by Commissioner Beach and second by Commissioner Dinges, it was unanimously agreed to authorize the Chair to approve a sole source Support Agreement for a 3-year agreement and two additional 1-year options and approve two sole source Time and Materials agreements all with Utilitra and authorize the Airport Director to execute these agreements. Motion carried.

Upon a motion by Commissioner Beach and second by Commissioner Effinger, it was agreed to unanimously approve amendments to the engineering agreements with CMT for Pavement Repairs for \$17,561.88 and for Airfield Signage Upgrades for -\$23,815.72 and authorize the Chair to execute these agreements when appropriate. Motion carried.

Upon a motion by Commissioner Bouse and second by Commissioner Brown, it was agreed to unanimously approve the Guaranteed Maximum Price for Terminal Modifications Phase 4A project and authorize the Chair to execute the agreement when appropriate. Motion carried.

Upon a motion by Commissioner Dinges and second by Commissioner Brown, it was agreed to unanimously approve Amendment 11 to the engineering agreement with CMT for the Terminal Modifications at a not-to-exceed cost of \$1,972,000.00 and authorize the Chair to execute the agreement when appropriate. Motion carried.

Upon a motion by Commissioner Brown and second by Commissioner Bouse, it was agreed to unanimously approve a sole source contract with Nutrien Ag Solutions to apply insecticide at a cost not-to-exceed \$11,000.00. Motion carried.

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Upon a motion by Commissioner Bouse and second by Commissioner Effinger, it was agreed to unanimously approve utilization of a state bid list to procure a Ford Transit Van from Landmark Ford at a not-to-exceed cost of \$53,000.00 and authorize the Airport Director to execute the agreement. Motion carried.

Upon a motion by Commissioner Beach and second by Commissioner Brown, it was agreed to unanimously approve the utility easement between the MidAmerica St. Louis Airport and Ameren with execution to occur contingent upon PBC legal counsel review. Motion carried.

For updates on Enplanements and Terminal Modification Renovation, please see the attached documents.

Upon a motion by Commissioner Beach and second by Commissioner Dinges, it was agreed unanimously to leave the open session and go into executive session to discuss real estate – acquisition of property. Motion carried.

Return to open session at 10:58 a.m.

Upon a motion by Commissioner Bouse and second by Commissioner Dinges, it was agreed unanimously to approve the purchase of property located at 1138 S. Charles from Mark and Shirley Wehrmeyer for \$10,000.00. In addition to that amount will be the closing and real estate costs. Motion carried.

Upon a motion by Commissioner Bouse and second by Commissioner Dinges, it was agreed unanimously to approve the purchase of property located at 1132 S. Charles from Elaine Hanradt for \$80,000.00. In addition to that amount will be the closing and real estate costs. Motion carried.

Next month's meeting will be at the Annex Building located at 19 Public Square, Belleville.

Upon a motion by Commissioner Effinger and second by Commissioner Beach, it was unanimously agreed to adjourn the meeting at 11:00 a.m. Motion carried.

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Respectfully submitted,

Traci Firestone

Traci Firestone, Secretary

APPROVED:

Richard Sargent

CHAIRMAN



Public Building Commission
St. Clair County, Illinois
March 26, 2024

Darren V. James | Airport Director



1. ACS and VSS Support Agreement – Utilitra

MidAmerica St. Louis Airport, must provide a certain level of security throughout the airport. The Access Control System (ACS) consists of various components for securing and monitoring doors, gates, etc. while the Video Surveillance System (VSS) consists of the cameras and associated infrastructure necessary to provide surveillance for these doors/gates and other areas throughout the airport. The Airport requested a proposal for a comprehensive service contract for the ACS and VSS at the airport. Utilitra provided a proposal for \$102,895 for the first year which includes all annual software licensing costs associated with the ACS/VSS (\$51,395) and a lump sum cost to maintain the ACS and VSS. Additionally, Utilitra provided two proposals which will be completed to make the VSS fully functional prior to the start of this service agreement. These include time and materials contracts at a cost not to exceed \$12,000 to replace three cameras on the airside of Building 8830 (contract 2024-07) and at a cost not to exceed \$15,000 to repair existing inoperative cameras throughout the airport (contract 2024-08).

Financial Impact: Costs included in the FY2024 Airport Budget.

Motion: Authorize the Chair to approve a sole source Support Agreement for a 3-year agreement and two additional 1-year options, and approve two sole source Time and Materials agreements all with Utilitra, and authorized the Airport Director to execute these agreements.

2. Construction Phase Services Amendments – CMT

There are two professional service agreements with CMT which require amendment. Contract 2021-01 (Airport Pavement Repairs) and contract 2021-08 (Airfield Signage Upgrades). Contract 2021-01: In November 2021, the PBC approved an amendment with CMT for Construction Phase Services associated with the project. Contract 2021-08: In December 2021, the PBC approved an engineering agreement with CMT for the Construction Phase Services associated with the project. The time and effort required to complete contract 2021-01 exceeded that anticipated while the time and effort required to complete contract 2021-08 was less than anticipated. CMT has requested an amendment to increase the fee associated with 2021-01 by \$17,561.88 and decrease the fee associated with 2021-08 by \$23,815.72 for a net reduction in contract costs of \$6,254.04.

Financial Impact: Project was funded from the Airport Operating Budget.

Legal: Agreement will be reviewed and approved by PBC legal counsel prior to execution.

Motion: Approve amendments to the engineering agreements with CMT for Pavement Repairs for \$17,561.88 and for Airfield Signage Upgrades for -\$23,815.72 and authorize the Chair to execute these agreements when appropriate.

3. Terminal Modifications, Phase 4 – Guaranteed Maximum Price

The Airport has been coordinating with Customs and Border Protection (CBP) regarding improvements to the existing CBP General Aviation Facility (GAF) and a new Federal Inspection Station (FIS) to be incorporated into Phase 4 of the terminal construction. In January 2023, the PBC approved the Pre-Construction Phase Services agreement with Holland Construction for Phase 4 of the Terminal Modifications project. Upon completion of design, the Construction Manager prepared the GMP for construction of the new facility. Holland Construction, in association with CMT and HOK, publicly advertised 19 bid packages comprising the Terminal Modifications, Phase 4 project. Bids were received on 02/15/24, reviewed, and utilized to create the Guaranteed Maximum Price (GMP). The facility construction will be accomplished in two phases, Phase 4A and Phase 4B. The GMP for construction of Phase 4A was \$14,686,424. Phase 4A consists of the Site Work, Building Shell, and Area 4A.

Financial Impact: The overall Terminal Modifications Phase 4A project budget is \$18,195,898 (next slide)

Motion: Approve the Guaranteed Maximum Price with the Construction Manager for the Terminal Modifications 4A project and authorize the Chair to execute the agreement when appropriate.



Anticipated Costs	
Project Component	Total Cost
CMAR Construction	
Pre-Construction Services (approved at 01/19/23 PBC)	\$ 100,000
Phase 4A Guaranteed Maximum Price	\$ 14,686,424
Subtotal (GMP)	\$ 14,786,424
Design and Construction Phase Services	
Concepts and Schematic Design Development (Amendment 7 to 2018-14) (approved at 10/20/22 PBC)	\$ 288,220
Design (Amendment 9 to 2018-14) (approved at 02/16/23 PBC)	\$ 968,133
Additional Design Phase Services (Amendment 10 to 2018-14) (approved at 08/17/23 PBC)	\$ 181,121
Phase 4A Construction Phase Services (Amendment 11 to 2018-14)	\$ 1,972,000
Subtotal (Design and CPS)	\$ 3,409,474
Total Project Costs:	\$ 18,195,898
Anticipated Funding - Phase 4A	
CDS Grant	\$ 3,250,000
AIG FY2024	\$ 1,718,628
AIG FY2025	\$ 1,718,628
PFC (Application Forthcoming)	\$ 5,809,117
State (DCEO)	\$ 5,328,011
IDA Match	\$ 371,514
BLV Local Match	\$ -
Total Anticipated Funding:	\$ 18,195,898

4. Terminal Modifications, Phase 4 – Construction Phase Services

The Airport has been coordinating with Customs and Border Protection (CBP) regarding improvements to the existing CBP General Aviation Facility (GAF) and a new Federal Inspection Station (FIS) to be incorporated into Phase 4 of the terminal construction. In October 2022, the PBC approved Amendment 7 to the engineering agreement with CMT to provide Concepts and Schematic Design Development for Phase 4 of the Terminal Modifications project. In January 2023, the PBC approved a pre-construction services agreement with Holland Construction. In February 2023, the PBC approved Amendment 9 to provide Design, Documentation, and Bidding Phase services. In August 2023, the PBC approved Amendment 10 to provide additional design services. The Construction Phase Services work will be completed by CMT and their subconsultant team of HOK, Faith Group, Gonzalez, KLI, and SCI. The amendment would be Amendment 11 to the engineering agreement with CMT for Construction Phase Services for Phase 4A of the Terminal Modifications at a Not to Exceed cost of \$1,972,000. The airport is still negotiating with CMT and expects a reduction in this cost.

Financial Impact: The overall Terminal Modifications Phase 4A project budget is \$18,195,898 (previous slide)

Motion: Approve Amendment 11 to the engineering agreement with CMT for the Terminal Modifications at a Not to Exceed cost of \$1,972,000 and authorize the Chair to execute the agreement when appropriate.

5. Services Procurement for Insecticide Application – Nutrien Ag

During the past century, wildlife-aircraft strikes have resulted in the loss of hundreds of lives worldwide, as well as billions of dollars in aircraft damage. MidAmerica St. Louis Airport coordinates wildlife hazard management with Scott Air Force Base (AFB) and the USDA, who performs wildlife hazard management duties on Scott AFB. The USDA is currently under contract with Nutrien Ag Solutions to apply insecticide to the Scott AFB airfield this spring and summer. It would be highly desirable to have a singular, coordinated application of insecticide on the entire joint use airfield. As such, BLV requested a proposal from Nutrien Ag Solutions to apply the same insecticide to 320 acres on the MidAmerica side. Bypassing the normal procurement procedures and utilizing the USDA's contractor would be highly beneficial. This same request was made and approved by the PBC in February 2023 for a 2023 application.

Financial Impact: These applications of insecticide were included in the FY2024 Airport Budget.

Motion: Approve a sole source contract with Nutrien Ag Solutions to apply insecticide at a cost not to exceed \$11,000.

6. Airport Vehicle Procurement – Van (State Bid List)

The MidAmerica St. Louis Airport is required to support air carrier, air cargo, general aviation, and military operations. Often aircrews have a need to be transported around and sometimes off the airport. This is presently accomplished via Van 50, a 9-passenger 2000 Ford van. Parts for this vehicle have become obsolete, the vehicle is exhibiting extensive interior damage with signs of exterior rust, and it is no longer cost effective to repair. A new Ford Transit 12-Passenger Van is proposed to replace the existing unit. The new vehicle is to be purchased from Landmark Ford (Springfield, IL) utilizing the Illinois Bid Buy Program under the CMMS, the Bid Solicitation number is: 22-416CMS-BOSS4-B-28544. The final price with options is estimated at \$52,192.

Financial Impact: This vehicle was included in the FY2024 Airport Budget.

Motion: Approve utilization of a state bid list to procure a Ford Transit Van from Landmark Ford at a not to exceed cost of \$53,000 and authorize the Airport Director to execute the agreement.

7. Airport Property Easement – Ameren

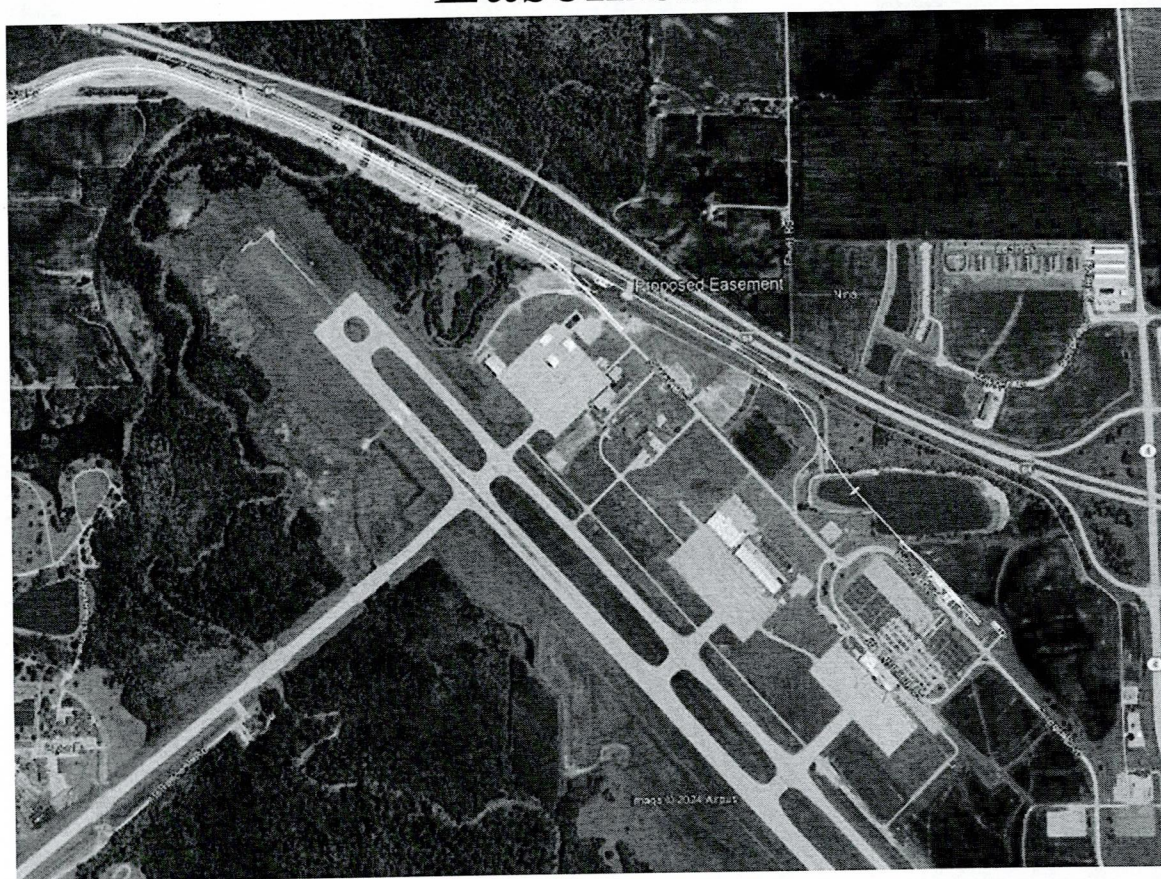
The MetroLink and Boeing Production Facility projects required extensions and relocations of existing utilities. To allow these extensions and relocations to occur, easements must be granted. In June 2022, the PBC approved several easements with Ameren for the Boeing Production Facility and MetroLink projects. In April 2023, the PBC approved an additional easement with Ameren for the Boeing Production Facility. Since that date, another easement requirement has been identified. MidAmerica St. Louis Airport has been coordinating with Ameren on this easement necessary for the MetroLink extension project. The easement will be 20' wide at the location identified on the following slide.

Financial Impact: No financial impact to the Airport or St. Clair County

Legal: The easement will be reviewed and approved by PBC legal counsel prior to execution.

Motion: Approve the utility easement between the MidAmerica St. Louis Airport and Ameren with execution to occur contingent upon PBC legal counsel review.

Easement



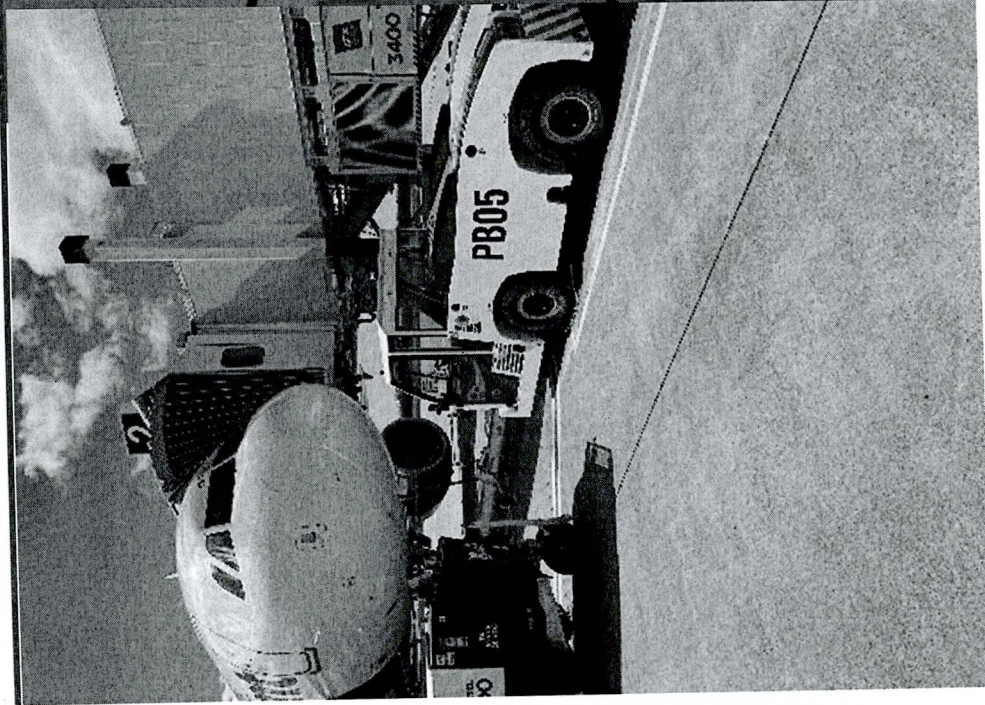
Airport Update



Top Illinois Airports (per enplanements - Jan 2023 - Dec 2023)

Locid	City	Airport Name	S/L	Hub	2022 Rank	State Rank DOT (Jan 2023 - Dec 2023)	Enp DOT (Jan 2023 - Dec 2023)	Allegiant Total Passengers (Jan 2023 - Dec 2023)	Rank DOT (Jan 2023 - Dec 2023)
ORD	Chicago	Chicago O'Hare International	P	L	4	1	29,292,000	0	4
MDW	Chicago	Chicago Midway International	P	L	30	2	10,276,000	?	29
PIA	Peoria	General Downing - Peoria International	P	N	166	3	314,000	307,000	163
MLI	Moline	Quad Cities International	P	N	171	4	271,000	128,000	173
BMI	Bloomington/Normal	Central II Regional Airport at Bloomington	P	N	189	5	163,000	67,090	195
BLV	Belleville	Scott AFB/Midamerica St Louis	P	N	192	6	147,000	293,000	198
RFD	Rockford	Chicago/Rockford International	P	N	214	7	117,000	232,000	213
CMI	Champaign/Urbana	University of Illinois-Willard	P	N	257	9	68,000	0	247
SPI	Springfield	Abraham Lincoln Capital	P	N	250	8	48,000	41,060	268
DEC	Decatur	Decatur Airport	CS	-	407	10	11,000	0	375
MWA	Marion/Herrin	Veterans Airport of Southern Illinois	CS	-	397	11	9,569	0	385
UIN	Quincy	Quincy Regional-Baldwin Field	CS	-	477	12	4,695	0	437

Terminal Equipment/Renovation 2024





Thank You.

The logo for BLV, featuring a stylized star or wing symbol to the left of the letters "BLV".