

Public Building Commission Meeting Minutes

July 17, 2025

The Public Building Commission of St. Clair County met at 19 Public Square, Belleville, Illinois 62220 on July 17, 2025. The meeting was called to order by Chairman Richard Sauget at 10:00 a.m.

Members Present:

Richard Sauget, Chairman
Richard Effinger
Thomas Dinges
Terry Beach
Donna Richter

Members Absent:

Kevin Bouse
Edmond Brown

Others Present:

Debra Moore, County Administrator
James Brede, Director of Buildings
Darren James, MidAmerica St. Louis Airport Director
Bernard Ysursa, Attorney
Thomas Knapp, Sheriff's Department
Lee Graham, Sheriff's Department
Monica McMurphy, Financial Analyst
Traci Firestone, Secretary
Randy Pierce, The Tribune

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 seconded by Commissioner Dinges, it was unanimously agreed to approve the Regular Monthly Meeting Minutes of June 26, 2025. 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 July 30, 2025. Motion carried.

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Upon a motion by Commissioner Dinges and seconded by Commissioner Effinger, it was unanimously agreed to approve the **Airport Expense Claims Report** of July 30, 2025. Motion carried.

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for July 2025** and stated the Operations and Maintenance 2025 Budget is in line with the projected percentage of 58.3% expenditures.

Commissioner Dinges reviewed the **Trial Balance Report for June 2025**, and it can be available when requested in the Public Building Commission Office.

NEW BUSINESS

Upon a motion by Commissioner Effinger and seconded by Commissioner Dinges, it was unanimously agreed to approve the release of June 20, 2013; November 22, 2021; February 24, 2022; and June 21, 2022, Executive Minutes. Motion carried.

PUBLIC BUILDING COMMISSION OPERATIONS

Upon a motion by Commissioner Effinger and seconded by Commissioner Richter, it was unanimously agreed to approve Ehret, Inc.'s Proposal for Sanitary Sewer Cleanout Installation at 19 Public Square in the amount not to exceed \$22,940.00. Motion carried.

FAIRGROUND OPERATIONS

Upon a motion by Commissioner Effinger and seconded by Commissioner Richter/Dinges, it was unanimously agreed to approve the Intergovernmental Agreement with the City of Belleville for property transfer pursuant to Illinois Local Government Property Transfer Act. Motion carried.

AIRPORT OPERATIONS

Upon a motion by Commissioner Effinger and seconded by Commissioner Beach, it was unanimously agreed to approve the lowest responsible bidder, Johnson Controls Fire Protection as indicated in the bid tabulation for \$5,608.00 and authorize the Airport Director to sign the contract when appropriate. Motion carried.

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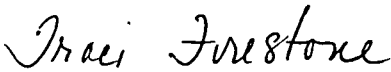
Upon a motion by Commissioner Effinger and seconded by Commissioner Richter, it was unanimously agreed to approve utilization of a purchasing cooperative to procure F3 through W.S. Darley & Co. for up to \$50,000.00 and authorize the Chairman to execute the agreement when appropriate. Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Richter, it was unanimously agreed to approve and authorize the Chairman to execute Change Order 10 for the Terminal Modifications 4A project with Holland Construction for a total of \$248,396.66, which increases the project GMP to \$15,178,757.18. Motion carried.

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

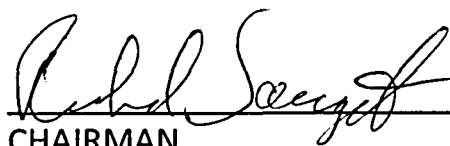
Upon a motion by Commissioner Effinger and seconded by Commissioner Sauget/Richter, it was unanimously agreed to adjourn the meeting at 10:41 a.m. Motion carried.

Respectfully submitted,



Traci Firestone, Secretary

APPROVED:



CHAIRMAN



Public Building Commission
St. Clair County, Illinois
July 17, 2025

Darren V. James | Airport Director



1. Fire Extinguisher Service Agreement

The Airport's existing Fire Extinguisher Services agreement expires on 8/31/2025. On 6/12/2025, the Airport issued an Invitation to Bid for Fire Extinguisher Service and Maintenance for various buildings at MidAmerica St. Louis Airport (BLV). The information was advertised in the Belleville News Democrat on 6/15/2025, listed on the Airport and St. Clair County websites, and notices were sent directly to 26 potential bidders.

The scope of the work includes inspection, testing, and maintenance for all fire extinguishers, Hazardous Material storage facilities, and de-icing vehicle fusible links owned by BLV. The proposed contract is for three years (9/1/2025 through 8/31/2028) with an option for two additional one-year extensions. Bid documents were requested by six (6) potential bidders and were received on 7/15/2025.

Bid results follow. (next slide).

Financial Impact: Funding for this service was included in the FY25 Airport Operating Budget.

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

Motion: Approve the lowest responsible bidder, Johnson Controls Fire Protection as indicated in the bid tabulation and authorize the Airport Director to sign the contract when appropriate.

Attachment 1 – Bid Results

On July 15, 2025, MidAmerica Airport received three bids for the Fire Extinguisher Service and Maintenance project. Following are the bid results:

As-Read Tabulation of Bids (lowest to highest)

	Bidder	Base Bid
1	Johnson Controls Fire Protection (St. Louis, MO)	\$5,608.00
2	Firewise Safety Solutions (Smithton, IL)	\$13,399.00
3	Boyer Fire Protection (St. Louis, MO)	\$22,263.50

**Note that the low bidder included a provision which would include extra costs for unknown parts for four of the line items. While this will result in additional costs to the annual billing, an analysis and comparison of those line items indicates the low bidder remains much less than the others.*

The apparent low bidder for the Fire Extinguisher Service and Maintenance project is **Johnson Controls Fire Protection (St. Louis, MO)** with a bid of **\$5,608.00** for the first year. The contract term is three (3) years with options for two (2) one-year options to extend.

2. Fluorine Free Foam (F3) Procurement – W.S. Darley & Co.

As required by the FAA, BLV has used ARFF trucks filled with Aqueous Film Forming Foam (AFFF) since opening in 1998. Due to environmental concerns with AFFF, Congress directed the FAA in December 2022 to prepare a transition plan to ensure an orderly move from AFFF to F3 for aircraft firefighting. The State of Illinois has taken steps toward the elimination of PFAS containing AFFF through the PFAS Reduction Act (Public Act 102-0290), effective January 1, 2022. This act essentially banned the use of AFFF in Illinois by banning the manufacture, sale, or distribution of AFFF beginning in January 2025. Scott AFB has already transitioned their ARFF trucks to F3 utilizing SOLBERG 3% MIL-SPEC SFFF.

Utilizing a Purchasing Cooperative is a legal method of procurement per the IL Procurement Code (30 Ill. Com. Stat. § 525/2 (2017) Joint purchasing authority) and per the St. Clair County Code (31-3-12 Cooperative Purchasing). Sourcewell's procurement resulted in Contract # 020124-WSD with W.S. Darley and Co (effective 04/02/24 - 04/04/2028) and a 40% discount. The airport requested a proposal from W.S. Darley and Co to provide 1325 gallons of SOLBERG 3% MIL-SPEC SFFF under the contract and received a proposal price of \$46,150.

Financial Impact: Funding for this service was included in the FY25 Airport Operating Budget. There is a possibility of federal funding in FY26 to reimburse F3 transition costs.

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

Motion: Approve utilization of a purchasing cooperative to procure F3 through W.S. Darley & Co. for up to \$50,000 and authorize the Chairman to execute the agreement when appropriate.

3. Terminal Modifications, Phase 4A - Change Order 10

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 March 2024, the PBC approved the Guaranteed Maximum Price (GMP) with Holland Construction for Phase 4A. In June 2024, BLV issued NTP to begin construction and construction began. In October 2024, the PBC approved PCCO 2 which increased costs by \$72,731 due to a funding delay. In February 2025, the PBC approved PCCO 7 which increased costs by \$71,206 for structural steel changes.

When PCCO 7 was presented, the briefing paper indicated that the structural steel changes would result in delays. At the time, the delays were not yet understood. Now that structural steel has been erected the true nature of the steel delays can be quantified. The structural steel delays will postpone project completion from July 2025 to December 2025. PCO 21 (Steel Delay Costs) has been further identified as Change Order (PCCO) 10 at a cost of \$248,396.66. If Holland Construction is able to accelerate the project, this cost will be reduced.

Financial Impact: The overall Terminal Modifications Phase 4A project budget is \$18,497,231 (next slide). The Airport Director is providing a claim notification to CMT for the HOK structural design error which requests a proportionate reimbursement of delay costs.

Motion: Approve and authorize the Chairman to execute Change Order 10 for the Terminal Modifications 4A project with Holland Construction for a total of \$248,396.66, which increases the project GMP to \$15,178,757.18.

Anticipated Costs	
Project Component	Total Cost
CMAR Construction	
Pre-Construction Services (approved at 01/19/23 P&C)	\$ 100,000
Phase 4A Guaranteed Maximum Price (approved at 03/26/24 P&C)	\$ 14,686,424
PCCO 2 (CDS Grant Funding Delay) (approved at 10/17/24 P&C)	\$ 72,731
PCCO 7 (Misc Steel Changes) (approved at 02/24/25 P&C)	\$ 71,206
PCCO 10 (Steel Delays)	\$ 248,397
Subtotal (GMP)	\$ 15,178,757
Design and Construction Phase Services	
Concepts and Schematic Design Development (Amendment 7 to 2018-14) (approved at 10/20/22 P&C)	\$ 288,220
Design (Amendment 9 to 2018-14) (approved at 02/16/23 P&C)	\$ 968,133
Additional Design Phase Services (Amendment 10 to 2018-14) (approved at 08/17/23 P&C)	\$ 181,121
Phase 4A Construction Phase Services (Amendment 11 to 2018-14) (approved at 03/26/24 P&C)	\$ 1,881,000
Subtotal (Design and CPS)	\$ 3,318,474
Total Project Costs:	\$ 18,497,231
Anticipated Funding - Phase 4A	
CDS Grant	\$ 3,250,000
BIL AIG	\$ 3,648,323
PFC (Application Forthcoming)	\$ 5,673,206
State (DCEO)	\$ 5,328,011
IDA Match	\$ 276,564
BLV Local Match	\$ 72,731
Funding Source To Be Determined	\$ 248,397
Total Anticipated Funding:	\$ 18,497,231

Airport Update



Top Illinois Airports (per enplanements - May 2024 - April 2025)

Locid	City	Airport Name	S/L	Hub	2024 Rank	State Rank DOT (May 2024 - April 2025)	Enp DOT (May 2024 - April 2025)	Allegiant Total Passengers (May 2024 - April 2025)
ORD	Chicago	Chicago O'Hare International	P	L	4	1	31,908,901	491
MDW	Chicago	Chicago Midway International	P	L	31	2	9,638,318	122,394
PIA	Peoria	General Downing - Peoria International	P	N	166	3	358,744	336,403
MLI	Moline	Quad Cities International	P	N	169	4	333,567	141,191
BLV	Belleville	Scott AFB/Midamerica St Louis	P	N	205	5	164,068	327,834
BMI	Bloomington-Normal Airport	Central II Regional/Bloomington-Normal	P	N	202	6	161,995	70,603
RFD	Rockford	Chicago/Rockford International	P	N	214	7	134,624	263,332
CMI	Savoy	University of Illinois/Willard	P	N	242	8	88,465	377
SPI	Springfield	Abraham Lincoln Capital	P	N	271	9	51,275	35,434
MVA	Marion	Veterans Airport of Southern Illinois	P	N	377	10	13,873	1,042
DEC	Decatur	Decatur	P	N	386	11	12,964	0
UIN	Quincy	Quincy Regional-Baldwin Field	CS	None	493	12	3,927	0

Terminal Modification





Thank You.

BLV