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DEKALB COUNTY PUBLIC BUILDING COMMISSION

A MUNICIPAL CORPORATION AND BODY POLITIC ORGANIZED PURSUANT TO THE "PUBLIC BUILDING COMMISSION ACT." ILLINOIS REVISED STATUTES 1977 CHAPTER 85, SECTION 1031 THROUGH SECTION 1054 AND CURRENTLY UNDER ILLINOIS COMPILED STATUTES 50 ILCS 20/1 et seq.

MEETING OF TUESDAY, APRIL 3, 2018

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, April 3, 2018, at 8:30 a.m. in the Administration Building's Conference Room East in Sycamore, Illinois pursuant to written notice to each Commissioner as required by the By-Laws.

ROLL CALL

Chairman Matt Swanson called the meeting to order at 8:30 a.m. and requested the Secretary to call the roll. Those Commissioners present were Mr. Mike Larson, Mr. Chuck Shepard, Ms. Cheryl Nicholson, and Chairman Matt Swanson. Vice Chairman Larry Lundgren was in attendance via phone. A quorum was established with four Commissioners present.

Others that were present included: Commission Treasurer Gary Hanson, County Facilities Management Director Jim Scheffers, Sheriff Roger Scott, Chief Joyce Klein, County Engineer Nathan Schwartz, DeKalb County Assistant State's Attorney David Berault, Mr. Brian Kerner with Dewberry, Mr. Jeremy Roling with Gilbane, and Commission Secretary Tasha Sims.

APPROVAL OF AGENDA

Mr. Shepard proposed moving item 5 E. "Exchange Street Resurfacing" of the current agenda and having that be addressed directly after item 4. "Public Comments".

Mr. Shepard moved to approve the agenda as amended. Ms. Nicholson seconded the motion and it was approved unanimously by voice vote.

APPROVAL OF MINUTES

Mr. Larson moved to approve the minutes for the Tuesday, March 6, 2018, meeting with a couple minor spelling corrections. Mr. Shepard seconded the motion and it was carried unanimously.

PUBLIC COMMENTS

There were no comments from the public.

JAIL EXPANSION PROJECT

Exchange Street Resurfacing:

The Commissioners welcomed DeKalb County Engineer Nathan F. Schwartz, P.E. to provide a timeline of events that will be happening during the resurfacing of Exchange Street in front of the DeKalb County Jail. Mr. Schwartz explained that the project will occur on Exchange Street from IL Route 23, east through Locust Street, and partway over to Walnut Street. Mr. Schwartz shared that he met with the City of Sycamore in the fall and Abbey Paving did a proof roll in order to see where the pavement was moving and where the concrete was most broken up. The determination that came out of the proof roll was that all work would hold off until the spring. Mr. Schwartz added that last week the County Highway Department did another proof roll and during that roll, it was identified that several areas were in very bad condition and were moving. The County Highway Department will completely remove any of the concrete sections that are bad and replace them. They are also going to drill into the good concrete that is surrounding the bad and put in some rebar as a tie bar to help everything hold into place and so sections will not move

independently. In addition to some of the concrete that was moving there were some other areas identified where the concrete seemed to be firm and stable but was broken up into smaller pieces and so the County is just going to replace those sections, Mr. Schwartz shared. All of this work is going to begin as soon as the weather allows. Then after that process, the contractor, Abbey Paving, will move back in to do their work on Exchange Street which will include some milling to re-profile the road. Once that portion of work is completed, the County will come back in and they will clean up some of the joints and cracks that are not going to be repaired as a part of the concrete replacement and then Abbey Paving will coming back in once again to repave the road.

Mr. Schwartz explained that the materials are being paid for as a cost of the project but the County Highway Department is looking to absorb the labor and equipment costs as a part of their budget as a part to help keep within the budget of this road project.

Mr. Hanson shared that the second part of this project has come about when he asked Mr. Roling what it would cost to have Abbey Paving continue to finish repaving Exchange Street to Walnut Street. Mr. Roling shared that Abbey Paving provided a bid of about \$28,000.00. Mr. Hanson shared that he then asked Mr. Schwartz if that seemed reasonable or what other options could they possibly come up with to finish the whole street that runs in front of the new Jail Expansion. Mr. Schwartz shared that there are approximately 280 feet remaining on Exchange Street to get all the way over to Walnut Street that is currently not being covered under the current contract. He reiterated that Abbey Paving provided a price of what it would cost to replace that part of the Street. Mr. Schwartz also explained that the County is doing a project just a few hundred feet south of there on Locust Street, immediately north of IL Route 64. The project consists of repaving Locust Street, the County's SW parking lot and the Sycamore Library parking lot in late summer. The Highway Department was able to get very favorable pricing from Curran Contracting, Inc. for that project and Mr. Schwartz shared that they currently have a call into Curran for them to provide pricing for the remaining 280 feet of Exchange Street. If they were to do the project under the unit prices for the Locust Street Project, they would be looking at about \$14,500.00. Mr. Schwartz noted that even if it were a little more expensive, even up to \$20,000.00, it would still be a fair amount of savings.

The Commissioners briefly discussed the options that were laid out in front of them regarding the remaining 280 feet of Exchange Street being possibly repaved as well as how they now felt about the extra work that is being done on Exchange Street in front of the Jail.

Mr. Shepard moved to have Curran Contracting, Inc. provide the appropriate road work and pavement of the approximate 280 feet remaining of Exchange Street to Walnut Street in late summer of 2018 in a not to exceed amount of \$20,000.00. Mr. Larson seconded the motion and it was approved unanimously by voice vote.

Mr. Schwartz thanked the Commissioners and noted that he would inform the City of Sycamore of this project addition and noted that he is working with the City every step of the way on the Exchange Street Project.

Financial Recap:

Mr. Hanson reviewed the monthly financial recap. He noted that 91% of the project has been paid out so far (not including the March bills) and 99.8% of the construction work has been completed as of March 31, 2018. Additionally, there is \$157,738 in contractor allowances remaining and \$82,014 remaining in the contingency fund.

Construction Update:

Mr. Jeremy Roling of Gilbane provided a PowerPoint presentation highlighting the construction status of the Jail Expansion Project. In regards to the project's status and progress update, Mr. Roling shared that there had been 525 Work Days completed with 146,000+ hours put into the project to date. For closeouts and RFI (Request for Information) updates, he shared that the collection of closeout documents continues. No retainage reductions happened in the month of March but they are anticipating closing several contracts in April. There has been 223 RFI's that have been submitted and answered to date and 22 of 25 contracts remain open at this present time. There has been 91 Request for Pricing (RFP's) and 30 Architects Supplemental Instructions (ASI's) that have been issued thus far, Mr. Roling reported. Less than 300 if the 1,400 punch list items remain to be completed. The security testing continues and the week of April 16th is scheduled for the master control transition for the entire jail. Commissioning is scheduled to begin on April 2nd for the major mechanical systems. Security system commissioning is scheduled for the week of April 9th and the major blackout test will be on April 11th. This is where they will cut off power to the jail to ensure all backup systems are operating correctly.

As far as the final inspection process: Illinois Department of Public Health Plumbing Inspection was completed on February 28th with two issues remaining. The State Elevator Inspection passed on January 30th. Final City Electrical Inspection was completed on March 7th with two outstanding issues remaining. The County Health Department provided their approval on March 13th. Fire Protection System testing was completed on March 22nd. Fire Alarm and Ansul System testing was completed on March 23rd. Final City Inspection for the general building will be taking place on April 3rd and 4th. Smoke Exhaust testing is scheduled for the week of April 9th and Clean Agent Fire Protection testing is also scheduled to take place the week of April 9th.

Progress photos were shared of the Employee Entrance on the east side of the building within the fenced area, the booking desk, washing machine enclosures, K Block on the second floor of the jail, and the completed pipe chases that run behind the cells.

Mr. Roling reviewed the Allowance Tracking Log with the Commissioners. He reported that the current allowance amount \$482,126.79 and that \$11,686.61 had been allocated since last month. He briefly touched on what some of the larger amounts were allocated for and stated that the log showed that to date there has been \$324,388.61 spent in allowances and the remaining balance was \$157,738.18.

Change Orders / Upcoming Change Orders

Mr. Kerner referred to the color-coded version of the Change Order Log and began by defining the first three columns as follows: RFP is a Request for Proposal, ASI is Architectural Supplemental Instruction and PCI are changes coming from Gilbane. Mr. Kerner said to further simplify the report he has color-coded the columns as follows: gray indicates items that have been approved or are closed, yellow signifies items that are a work-in-progress and blue are the current items that require approval by the Commission. Additionally, an orange color was added to represent an update for final pricing when something was approved with a not to exceed condition. Mr. Kerner began by explaining that PCI #174 is for a local disconnect for washer and dryers. Last month the Commission approved a NTE amount of \$2,000.00 but the actual cost is \$3,010.00 so there needs to be another approval for the remaining \$1,010.00; PCI #176 is to replace the Sheriff's logo on the sign in the lobby for a NTE amount of \$6,798.00; PCI #177 is to purchase two Carrier Comfort Link Navigators (a piece of equipment that will allow Mr. Scheffers to monitor equipment throughout the entire building) in the amount of \$2,860.00; PCI #179 is to provide wheel stops at the Handicap parking Stalls on Exchange Street that run in front of the jail in a NTE amount of \$2,000.00; PCI #180 is to provide pass proof sills on two detention doors in the amount of \$523.00 and to provide additional corner guards on some various walls in an amount NTE \$2,500.00; PCI #181 is for kitchen electrical floor box modifications for a NTE price of \$2,000.00; PCI #182 is for an owner request to install 35 detention bars for the top bunks for a NTE price of \$5,000.00;

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and PCI #183 was for resurfacing of Exchange Street but that was previously discussed and will be voided from the Change Order Log.

Ms. Nicholson moved to approve the payment of PCI #174, #176, #177, #179, #180, #181, and #182, in the total amount not to exceed \$22,691.00. Mr. Larson seconded the motion and it was approved unanimously.

Mr. Kerner updated the Commissioners that PCI #175 was for a service sink in the basement per the State Plumbing Inspector was approved last month for a NTE price of \$5,000.00 and the actual cost came out to be \$3,991.87; PCI #173 was approved for a NTE amount of \$2,000.00 for cabinet modifications in the Employee Breakroom and the final cost of those modifications were just under \$2,000.00 and Mr. Roling noted that he will provide the final pricing number next meeting; as well as part of PCI #178 was an approval of a NTE amount of \$2,000.00 for additional shower thresholds and final cost for that has not yet been determined yet, Mr. Kerner shared.

The Commissioners next were presented with the update of PCI #178 regarding the solenoid valve change for combi toilets per the State Plumbing Inspector. Mr. Roling reviewed and explained that in mid-February while the Illinois Department of Public Health was conducting their final inspection of the plumbing system they questioned whether or not the brass solenoid valves installed on the domestic water lines servicing the cells were lead-free. The physical valves were not labeled as such nor did the product data sent during the submittal process state one way or the other. Upon contacting the manufacturer (Asco) the plumbing contractor (JB Contracting) was informed that the valves did, in fact, contain lead. The team immediately began reviewing other manufacturer's & options to resolve this non-compliance item and while researching found that there are no lead-free brass solenoid valves available in sizes greater than 1". It is beneficial to note that the project design utilizes solenoid valves in the following quantities & sizes: (10) ¾", (4) 1", (5) 1 ½", and (10) 2" on the domestic water service.

Mr. Roling reviewed that where we currently stand:

- Since lead-free solenoid valves are available in the ¾" and 1" sizes, but not currently installed, JB Contracting has accepted full responsibility and is in the process of replacing those valves.
- For the replacement of the 1 ½" & 2" valves the team found two viable options: 1.) use stainless steel solenoid valves or 2.) use brass ball valves with 24 volt electric actuators. With the stainless steel option being more than triple the cost of the actuated ball valves the decision was made to proceed with the actuated valves; however, JB Contracting is requesting payment for a portion of the cost.
- JB Contracting (as stated below) is requesting \$7,325.00 to cover the cost of the valve material and they will provide the labor for the replacement at no cost.

Other items to note:

- The General Duty Valves for Plumbing submittal was marked "Approved as Noted" by Dewberry Architects on June 23, 2016 and the only note was to provide the valve in 24 volt.
- Solenoid valves were specified on the plumbing drawings; however, there is no section called out in the specification for them.

Dewberry's Stance is as follows:

"Our mechanical team has reviewed the two options presented and option #2 is acceptable.

Since 2011, all potable water plumbing pipe, valves and fixtures are required to be lead-free. This is defined in specification section 220523 General-Duty Valves for Plumbing Piping, paragraph 1.3, I., "Lead-Free: Refers to the wetted surface of pipe, fittings and fixtures in potable water systems that have a

weighted average lead content <0.25% per Safe Drinking Water Act as amended January 4th 2011 Section 1417.” Specification section 220523, 2.1, B., also calls for lead free valves.

All drawings and specification form the contract documents and we feel this is an oversight by the plumbing contractor and the Owner is not responsible for any costs associated with the purchase and installation of the correct products.”

JB Contracting’s Stance is as follows:

“In response to the engineer, the solenoid valves are not “General Duty Valves”. In fact, there was not even a specification section for Solenoid Valves. We submitted for approval on Asco Solenoid valves and they were approved and installed. I believe that JB Contracting is responsible to install lead-free solenoids for the pipe sizes under 1 1/2” because those valves are available, lead-free. We have already purchased these valves and will install when they come in. I don’t believe we should be 100% responsible for the 1 1/2” AND 2” valves, because these valves are not even manufactured with a lead-free option. The note on the drawings stated to supply Solenoid Valves, not brass ball valves with actuators. There should have been a written specification for these valves just as there was for all other valves on the job stating the manufacturer and model number and that the valves needed to be lead free. The submittal would then be checked against the specification and this could have been caught. We were approved to put these valves in. This is a mistake that is the responsibility of more than one party. I think thus far, we have done our part to accept responsibility by purchasing and installing the smaller valves. I will even be willing to pick up the labor to install the larger valves, but I think the engineer needs to accept some responsibility as well and pick up the cost of the brass valves and actuators. That cost, \$7,325.00 is a small portion of the overall cost that it will take to fix this mistake.”

Mr. Roling shared that Gilbane is requesting that the members of the Public Building Commission review the change order request from JB Contracting and vote to determine whether or not additional compensation for the rework discussed above shall be granted.

Discussions ensued among the Commissioners regarding the options in front of them. Mr. Shepard noted that he felt they (the PBC) needed to cover the cost of the valve materials. Ms. Nicholson echoed Mr. Shepard’s thoughts.

Mr. Shepard moved to purchase the valve material only to cover PCI #178 regarding the solenoid valve change for combi toilets per the State Plumbing Inspector in the amount of \$7,325.00. Ms. Nicholson seconded the motion and it was approved unanimously.

PBC LAND TRANSFER TO DEKALB COUNTY GOVERNMENT

Mr. Hanson explained that this item and resolution before the Commissioners refers to the DeKalb Health Facility land. This transfer is in preparation of the Nursing Home Expansion Project so before they get to the point of selling the bonds all of that property needs to be in the hands of DeKalb County Government from the Public Building Commission. This is a similar process to what was done before the Courthouse Expansion and Jail Project. Chief Civil State Attorney David Berault drafted the resolution and the Warranty Deed to ensure everything is correct for the transfer process. Mr. Hanson noted that the PBC would need to approve the transfer and then the County Board would need to approve the acceptance of the property.

Mr. Larson moved to approve PBC Resolution R2018-01: RESOLUTION TO TRANSFER THE HEREIN DESCRIBED REAL ESTATE FROM THE DEKALB COUNTY PUBLIC BUILDING COMMISSION TO THE COUNTY OF DEKALB. Ms. Nicholson seconded the motion and it was approved unanimously.

EXECUTIVE SESSION

Mr. Larson made a motion to move into Executive Session at 9:38 a.m. for the purpose of discussing Pending Litigation and Personnel matters per 5 ILCS 120/2(c)(1) and 5 ILCS 120/2(c)(11). Mr. Shepard seconded the motion and it was approved unanimously by a 4-0 roll call vote. Those Commissioners voting yea were Mr. Larson, Ms. Nicholson, Mr. Shepard, and Chairman Swanson. None opposed and Vice Chairman Lundgren was absent.

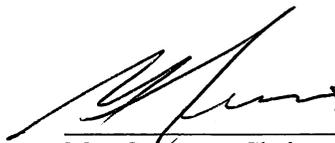
The Commissioners returned to the Open Meeting at 10:45 a.m. No action was taken.

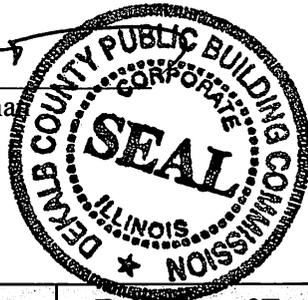
OLD BUSINESS / NEW BUSINESS

There were no items.

ADJOURNMENT

A motion to adjourn was made by Mr. Shepard, seconded by Mr. Larson and approved unanimously. The meeting was adjourned at 10:46 a.m.


 Matt Swanson, Chairman




 Tasha Sims, Secretary

<u>Commissioners</u>	<u>Expiration of Term</u>	<u>Office</u>	<u>Original Appointment</u>
Mr. Mike Larson	September 30, 2020	Commissioner	November 17, 2010
Mr. Larry Lundgren	September 30, 2019	Vice Chairman	April 2, 2010
Ms. Cheryl Nicholson	September 30, 2018	Commissioner	August 19, 2015
Mr. Charles Shepard	September 30, 2021	Commissioner	October 1, 2011
Mr. Matt Swanson	September 30, 2022	Chairman	September 19, 2007
<u>Non-Voting Officers</u>			
Ms. Tasha Sims	September 30, 2018	Secretary	October 4, 2016
Mr. Gary H. Hanson	September 30, 2018	Treasurer	February 18, 1984

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