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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, FEBRUARY 6, 2018

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, February 6, 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. Shepard, and Chairman Matt Swanson. Ms. Cheryl Nicholson was absent and Vice Chairman Larry Lundgren was in attendance via phone. A quorum was established with three Commissioners present.

Others that were present included: Commission Treasurer Gary Hanson, County Facilities Management Director Jim Scheffers, Chief Joyce Klein, Mr. Brian Kerner with Dewberry, Mr. Jeremy Roling with Gilbane, and Commission Secretary Tasha Sims.

APPROVAL OF MINUTES

Mr. Shepard moved to approve the minutes with a couple minor corrections for the Wednesday, January 3, 2018, meeting. Mr. Larson seconded the motion and it was carried unanimously.

APPROVAL OF AGENDA

Mr. Shepard moved to approve the agenda with the elimination of the Executive Session. Mr. Larson seconded the motion and it was approved unanimously by voice vote.

PUBLIC COMMENTS

There were no comments from the public.

JAIL EXPANSION PROJECT

Financial Recap:

Mr. Hanson reviewed the monthly financial recap. He noted that 83% of the project has been paid out so far (not including the January bills) and 98% of the construction work has been completed as of January 31, 2018. Additionally, there is \$188,852 in contractor allowances remaining and \$139,145 remaining in the contingency fund.

Construction Update:

Mr. Jeremy Roling of Gilbane gave a PowerPoint presentation for the construction status update on the Jail Expansion Project. Mr. Roling highlighted that there had been 484 Work Days completed with 137,000+ hours put into the project to date. There was one unfortunate incident where an electrician broke his thumb and was able to return to work the next day but it resulted in the first and only documented injury for the project.

For Closeouts and RFI's (Request for Information), Mr. Roling shared that the collection of closeout documents is continuing. Retainage reductions from 10% to 5% will continue in February. And several contracts are anticipated to be closed out in March. There have been 219 RFI's submitted and answered to

date. As well as, 90 Request for Pricing (RFP's) and 29 Architects Supplemental Instructions (ASI's) that have been issued thus far. Mr. Roling continued to share that final cleaning work began February 1st and is expected to be completed by February 12th. Punch lists are scheduled to begin on February 12th and are expected to take approximately one week for all reviewer to complete their walkthroughs. The elevators passed State inspection on January 30th. Functional commissioning of systems began last week with the air handlers, hot water system, boilers and next week the functioning commission of the plumbing equipment will begin. Detention ceilings, which have been a bit of a hot topic recently, are now 100% complete. Detention doors are swung and hardware is 98% complete and interior glazing is also 98% complete. Flooring is 98% complete with the second floor corridor being installing currently. Final painting work is underway with the first floor complete. Floor sealer and densifier are being applied to areas of exposed concrete. Final electrical and security device trim is currently underway as well. Security programming and testing by Stanley begins February 12th and punch list corrections and change order work will extend into late March, Mr. Roling reported.

Progress photos were shared of the basement floor sealer and cleaning, the booking desk on the first floor, first floor holding cells, the second floor Local Control Platform, a housing unit, mezzanine railings on the third floor, and Dayroom S.

Mr. Roling reviewed the Allowance Track Log with the Commissioners. He reported that the current allowance amount remained at \$482,126.29 and \$36,813.27 has been allocated since December 28, 2017. Some of the larger allowance allocations were for a couple months of dumpsters and temporary toilets, moisture mitigation in the flooring (which is now complete), and some additional miscellaneous items. The log showed that to date there has been \$293,274.87 spent in allowances and the remaining balance as of January 29, 2018, was \$188,851.92.

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 reviewed the following blue items with the Commissioners for pending approval: RFP #86 was to add VFD's for smoke exhaust fans and replace fan motors (this item was also addressed in RFP #9 and RFP #83) in the amount of \$13,270.00; RFP #87 for revisions to a circulation pump in the amount of \$5,318.35. Mr. Kerner further explained that the amount will be an allowance deduction and not a change order request amount. RFP #88 to add a detention partition in lieu of a shower rod and curtain for safety concerns in Shower 180B in the amount of \$875.56; PCI #164 to add a few supply and return grilles that were not originally in the contract in an amount not to exceed \$8,000.00; PCI #165 for sprinkler tamper switch monitoring by fire alarm in the amount of \$2,350.00.

Mr. Larson moved to approve RFP #86, RFP #87, RFP #88, PCI #164, and PCI #165 in the total amount of \$24,495.56. Mr. Shepard seconded the motion and it was carried unanimously.

It was additionally reported that for informational purposes PCI #150 was a holding spot for the generator platforms which will be discussed further next month; PCI #152 was also being used as a holding spot for the concrete pad around the generators and will be discussed in more details next month; RFP #90 is a holding spot for \$5,000.00 for CATV revisions.

Mr. Kerner updated that PCI #151 for security fence revisions was originally approved with a not to exceed amount of \$10,000.00 and after the revisions were made the total of those changes were \$7,292.00. The Commissioners all agreed that the fence looks very nice and finished after the revisions were made. Also in December, the Commission approved a not to exceed amount of \$30,000.00 for PCI #155 for moisture mitigation for the building flooring and the total amount came out to be \$19,946.51.

Mr. Hanson reiterated that next month the Commissioners will be asked to make a decision about the generator platform situation so if they are in need of any additional information to be sure to gather that before next month's meeting. The group had a brief discussion about the concrete around the generators (which they previously agreed needed to be done) and what type of platform would be the best and longest solution. It was described that price of the platform played a key role in the decision-making process though.

REHAB & NURSING CENTER CERTIFICATE OF NEED UPDATE

Mr. Hanson shared that the DeKalb County Rehab & Nursing Center's Certificate of Need publication will be published in the Daily Chronicle any day now. A request for a Public Hearing can be made through February 15th. Written comments from the public must be supplied by July 5th. The State Board posts their findings by July 10th and then written responses on findings from the public must be submitted by July 16th. Consideration by the State Board is scheduled for July 24th. As long as everything stays on track and consideration is granted and all the bond council formalities go smoothly, construction is anticipated to begin on the nursing center expansion possibly in late fall of 2018.

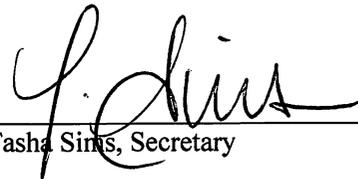
OLD BUSINESS / NEW BUSINESS

There were no items.

ADJOURNMENT

A motion to adjourn was made by Mr. Larson, seconded by Mr. Shepard and passed unanimously. The meeting was adjourned at 9:00 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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