

Note: These minutes are not official until approved by the Public Building Commission at a subsequent meeting. Please refer to the meeting minutes when these minutes are approved to obtain any changes to these minutes.



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, JULY 10, 2018

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, July 10, 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 absent. A quorum was established with four Commissioners present and one absent. Vice Chairman Larry Lundgren arrived approximately five minutes after the roll was called.

Others that were present included: DeKalb County Administrator Gary Hanson, County Facilities Management Director Jim Scheffers, Sheriff Roger Scott, Chief Joyce Klein, Steve O'Bryan, Jeremy Roling with Gilbane, Brian Kerner with Dewberry Architects, and Interim Commission Secretary Kathy Ostidick.

APPROVAL OF AGENDA

Mr. Shepard moved to approve the agenda as presented. 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, June 13, 2018, meeting. Ms. Nicholson seconded the motion and it was approved unanimously by voice vote.

PUBLIC COMMENTS

Mr. Hanson shared with the Commission that Ms. Sims had a healthy baby girl, Sterling Marie Sims, several weeks ago.

JAIL EXPANSION PROJECT

Financial Summary:

The Commissioners briefly reviewed the monthly financial recap. The report showed that approximately 98% of the project has been paid out so far and that 99.9% of the construction work had been completed.

Exchange Street Completion:

Mr. Nathan Schwartz, DeKalb County Highway Department, gave an overview of the Exchange Street portion of the Jail Project and described his concerns. Mr. Schwartz referred to his letter dated 7/5/18 on the history of the Exchange Street resurfacing. He met with Jeremy Roling and the City of Sycamore to discuss concerns about water not flowing to the curb/gutter, especially in the winter months. The County and the City of Sycamore have concerns for vehicles or pedestrians crossing in slippery conditions.

Mr. Schwartz believes that the street should be fixed, Mr. Roling agreed with Mr. Schwartz but believes that it is a good street. Mr. Swanson asked how long the water in the picture had been sitting there. Mr. Schwartz said he wasn't sure. Mr. Schwartz volunteered his department to calculate the grades and mill off size. Mr. Roling added that the curbs are anywhere from .8" to 2 1/2" difference. The contractor agreed to repave. Mr. Roling said he had \$2,100 left in Abbey's allowance that could be used to adjust the heights of the man-hole covers. Mr. Swanson asked what could actually be done. Mr. Lundgren again expressed concern for icy conditions in the winter. Mr. Shepard added that Curran is paving the remaining length of Exchange and possibly for Abbey Paving cost savings, they could take over the balance of Exchange Street paving. Mr. Schwartz recommended letting Abbey repave the Exchange Street portion under question, if agreed to by Curran, continue paving the balance of the road to Exchange Street. Further discussion took place.

Mr. Shepard moved to accept Mr. Schwartz's proposal with adjustments of having the County Highway Department do all grades, plan review and supervision and Abbey Paving doing the work; seconded by Ms. Nicholson. The motion passed unanimously on a voice vote.

Ecube Pay Request:

Mr. Hanson reviewed the request dated 6/18/18 from Ecube, Inc. and Mr. Roling's email response. Mr. Roling said his problem is that Ecube did not give notice of cost issues. Mr. Roling added that Ecube said they were not too familiar with security issues. Mr. Larson expressed concern over additional money asked for and possibly not warranted. Mr. Swanson agreed.

Mr. Shepard moved to deny the request by Ecube; seconded by Ms. Nicholson. The motion passed unanimously on a voice vote.

Change Orders:

Mr. Roling reviewed the issue of the make-up air in the kitchen. Mr. Roling's understanding of the design is that 80% of fresh air should be brought in to the exhaust. There actually was and extra 3,000 cfm of supply air added to the make-up air unit. We are taking out approximately 5,500 cfm of exhaust and bringing in almost 8,000 of outside air. The make-up unit has multiple heating stages and does not have any cooling or evaporating. Last week when it got to 90 deg outside with 85% humidity, water was dripping out of the supply duct. Mr. Roling has been in contact with MasterAir, who supplied the unit, to discuss options. Chief Klein said the hot air is blowing down on top of the cooks who are standing in front of the stoves making food. Gilbane is working to find a resolution to this problem.

Resolution of Open Items:

This was discussed under item d.) Change Orders.

EXECUTIVE SESSION

Mr. Larson made a motion to move into Executive Session at 9:26 a.m. for the purpose of discussing Pending Litigation matters per 5 ILCS 120/2(c)(11); seconded by Vice Chairman Lundgren. The motion passed unanimously on a roll call vote.

The Commissioners returned to the Open Meeting at 10:10 a.m. Chairman Swanson asked for a roll call. Those Commissioners present were Mr. Mike Larson, Mr. Chuck Shepard, Ms. Cheryl Nicholson, Vice Chairman Larry Lundgren, and Chairman Mike Swanson. All Commissioners were present.

Also present were Gary Winschel, John Heimback, Richard McClelland, Jim Scheffers, Steve O'Bryan, and Kathy Ostlick

Note: These minutes are not official until approved by the Public Building Commission at a subsequent meeting. Please refer to the meeting minutes when these minutes are approved to obtain any changes to these minutes.

NURSING HOME EXPANSION PROJECT

Project Update

Mr. Winschel described the three main areas that are up for discussion.

1. Currently have in place a 300 ton Chiller – additional capacity required
 - a. Recommendation: Add a 400 ton Chiller with proper connections to work with present 300 ton
 - b. Recommendation: Replace 300 ton chiller at end of life with 400 tons
2. Present Boilers currently serve entire Facility and Health Center
 - a. Recommendation: Construct new boiler room to include mechanical/electrical space and distribution piping for future boilers (current boiler room in difficult location)
 - i. New boilers (when needed) will provide complete redundancy (ease of install with new room)
 - ii. Electrical gear will be located in this space
 - iii. Involves relocation of grease trap manhole
3. Current Generator provides limited electrical needs
 - a. Recommendation: Install switchboard upgrades to serve entire facility emergency electrical loads and for future Chiller upgrade
 - b. Recommendation: Connection ready for truck generator use in emergencies – to cover entire facility
 - c. Recommendation: Prior to current generator's end of life, purchase generator with capacity to service entire facility and health Center in emergencies (connection ready – ease of install)

Greg Stone stated that the emergency generator only runs one to three days and would cost approximately \$250,000 to add. Mr. Winschel said that the dollars for that are not included but could be a part of “after construction” upgrades.

Ms. Nicholson said that she advocates for the upgraded HVAC over cosmetic changes. Mr. Scheffers asked for the price of all three areas and was told approximately \$900,000. This would add approximately \$1M to the project. Mr. Hanson said they would have to go back to the County Board for a project cost adjustment as we are limited to \$15,000,000 in total..

Mr. Winschel briefly discussed the IDPH process. Mr. Swanson asked Mr. Winschel to work up some numbers. Mr. Heimbach added that IDPH would have trouble adding items to what has been submitted. Mr. Larson said that the Certificate of Need is complete. Mr. Winschel said that it is hard to add on to IDPH but we can take away anything we want. Mr. Larson asked how long the project should take. Greg Stone answered approximately 16 months.

Mr. Larson moved to cover items that have been identified as necessary and are 1a, 2aii, 2aiii, 3a and 3b; seconded by Mr. Shepard. The motion passed unanimously on a voice vote.

Bid Specifications

Discussed with project update above.

OLD BUSINESS / NEW BUSINESS

There were no items.

NEXT MEETING DATE

The next meeting date is Tuesday, August 7, 2018 at 8:30 a.m.

ADJOURNMENT

A motion to adjourn was made at 10:44 a.m. by Mr. Larson, seconded by Ms. Nicholson and was approved unanimously.

Matt Swanson, Chairman

Kathy Ostidick, Interim 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