

*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.

### **SPECIAL MEETING OF WEDNESDAY, JUNE 13, 2018**

A special meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Wednesday, June 13, 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**

Vice Chairman Larry Lundgren 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, Vice Chairman Larry Lundgren, and Mr. Chuck Shepard. Ms. Cheryl Nicholson and Chairman Matt Swanson were absent. A quorum was established with three Commissioners present and two absent.

Others that were present included: Commission Treasurer Gary Hanson, Jim Scheffers, Kathy Ostlick, Bart Becker, Steve O'Bryan, Gary Winschel, John Heimbach, Greg Stone, Raed Salem, Richard McClelland, and Commission Secretary Tasha Sims.

#### **APPROVAL OF AGENDA**

**Mr. Shepard moved to approve the agenda as presented. Mr. Larson 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 5, 2018, meeting. Mr. Shepard seconded the motion and it was carried unanimously.**

#### **PUBLIC COMMENTS**

There were no comments from the public.

#### **DEKALB COUNTY REHAB & NURSING CENTER EXPANSION PRESENTATION**

The Commissioners and the Integrated Project Delivery Team all began by introducing themselves to one another. The team consisted of: Richard S. McClelland – Principal Architect at Larson & Darby Group, John Heimbach – Project Architect at Larson & Darby Group, Taed Salem – Director of Engineering at Larson & Darby Group, and Greg Stone – Director of Cost Analysis at Ringland-Johnson Construction.

Mr. Heimbach provided an overview of the scope of the Nursing Home Expansion Project to the Commissioners. The biggest driving factor of this project is the addition to the east of the Nursing Home for a Transitional Care Unit (TCU). The intention of the TCU is to provide Medicare Certified Beds for individuals who are released from the hospital and are in need of extended medical care before they transition back into their homes. The addition of the TCU would be an 18-bed facility and the rooms are sized to be larger than a traditional Nursing Home room and four of those are sized even larger yet to ensure they are able to provide housing for any type of medical condition. It was also stressed that all of these rooms are private, single rooms. The next expansion would be for the construction of an Activity Center where the current facilities courtyard currently is. Currently, the Nursing Home has four dining rooms, two for each resident building. Those dining room currently also serve as activity rooms which

pose a logistical challenge in having to build up and tear down the tables in order to hold activities in the same room.

DeKalb County Rehab & Nursing Center Administrator Bart Becker explained that the capacity of the Nursing Home right now is 190 beds. The current census is around 185 (but can fluctuate each day). The plan is with the addition of the TCU, there will be 18 additional beds (private suites for Medicare). This would allow the Nursing Home to end up with a licensure of 208 beds. The use will actually be 10 less though because of the conversion of some of the rooms from double-occupancy to single. To better serve the residents they will have the capability of being able to provide for 208 all in all.

Mr. Heimbach continued that the TCU and the Activity Center are the two major additions to the project. In addition, there are some smaller additions and renovations that are proposed in the project as well. Those project would include a new Drive-Up Canopy at the front entrance and revising the main vestibule of the front entrance of the Nursing Home, a renovation of the Reception Counter and some cosmetic renovations in the Main Lobby. He also explained that there are taking a look at adding a serving kitchen to 3 of the 4 dining rooms. These serving kitchens are not full-service kitchens and would only serve to be able to provide a light alternative meal to what the main kitchen would be serving the residents. There will also be corridors constructed around the Activity Center to be able to better transport meals to all of the different wings in the Nursing Home. Mr. Heimbach also shared that they are looking to renovate an additional wing of beds and they will be set up so they can also be certified for Medicare. The intention right now is that they would set those up to be either double-occupancy or single-occupancy and they would be bringing medical gas and additional emergency power to all of those room in order to bring them up to the requirements. Those rooms could also be used for private pay residents as well. In addition to that renovation, they are taking a look at renovating some of the Nurse Stations and support areas. The Nurse Stations would be reconfigured and shrunk a little but there would be additions made for the Nurses such as charting rooms, medication rooms, and oxygen storage rooms. One of the primary reasons for renovating those Nursing Stations is to increase the size of the resident's social spaces within that center circular area, which is adjacent to the stations. Lastly, Mr. Heimbach described some exterior updates that would be made, again, to the front entrance of the facility and to different courtyards around the building.

Mr. Gary Winschel, Director of Fiscal Services at Management Performance Associates, Inc. (Nursing Home's Management Firm) explained that the goal to this expansion was to add some beds but specifically the single beds for Medicare because there is a high need for that and has been for the past five-plus years. So to position the County Nursing Home better in the marketplace over the next fifteen years, they need to make an emphasis on that. If they can add a few extra beds for others, that is great. Mr. Winschel shared that they want to make sure they aren't shorting the private-pay residents or the Medicaid residents because they have never had to make a distinction between those, but they also wanted to have those private rooms from Medicare because that is the driving force out there. If you don't have the private beds, some people will not come to your facility. Mr. Heimbach added that it is a marketability issue and in spite of the fact that it is the County Home still has to compete with other facilities in the region. Another challenge that comes along with this project also includes upgrading some of the finishes such as flooring in the dining rooms and upgrading some of the wall finishes to just upgrade the overall appearance in order to make the facility more current with other facilities in the area. Mr. Winschel added that this project does not include renovating everything in order to keep the project within the scope of the \$15,000,000. The hallways and some of the other areas are planned to be updated in the next couple of years with dollars generated by the County Home.

Next, Mr. Raed Salem provided the Commissioners with an overview of the mechanical equipment and the decisions that are currently outstanding for mechanical. Mr. Salem explained that when they went through the design there were multiple options explored and the last option that there was a consensus on was to have the new TCU addition served by its own separate system from the heating side and will have

its own boilers to serve that area. The cooling is going to be served by the central plant that is currently in place in the building, which is a 300-ton chiller. With that, the plan is to add an additional 300-ton chiller as well to end up with two 300-ton chillers, one is existing and one is new. There will also be upgrades to some of the existing pumps and piping to support the additional load.

Mr. Salem explained that another issue is that the existing boilers for the current facility are located in a mezzanine, so from a maintenance and a replacement standpoint, is going to be very challenging and labor-intensive process to replace those boilers in the future. So, since they are working on this project, the thought is that maybe they could build a boiler plant that could be the replacement for the future but now it would just be feeding the new addition. As an option, the new TCU addition would be fit for a boiler plant that they will build right now that is going to be eventually replacing the existing one for the whole building. This also opens the option of going with a new 400-ton chiller instead of a new 300-ton chiller (then for the future purchase another 400-ton chiller, when needed) for backup and redundancy purposes.

Vice Chairman Lundgren stressed that the heating and cooling of this building is extremely important especially because of the residence it serves.

Mr. Salem noted that is the exact reason they wanted to look at the boiler plant. He assured that in his mind there is nothing wrong with the boilers right now but where they are located, to replace those boilers in the future, is going to cost a very large amount of money. Also, the question is up in the air of whether they want to go with a plant that will serve the entire building or do they want to go with the new TCU addition having its own plant, it all depends on how the group wants to focus their maintenance needs, Mr. Salem shared.

Mr. McClelland expressed that the relocation of the boilers would add about a half million dollars to the existing budget and Mr. Salem is also looking at reviewing what increasing from an additional 300 ton to a 400 ton chiller would cost. The Commissioners, Mr. Winschel, and the Architects discussed what may be the best option as far as the boiler situation goes and what may be the advantages or disadvantages of running one centralized plant as opposed to having the TCU on its own system. There were multiple suggestions made that at the very least the infrastructure and piping could be done now in order to facilitate the new location of the boilers in the future.

Mr. Larson noted that he would feel more comfortable about making decisions if they could receive some kind of flow chart on paper that would depict the existing boiler system and what they should be planning for the next 5, 10, 20 years down the road.

Mr. Stone of Ringland-Johnson Construction provided the Commissioners with a Design Development Estimate Project Summary. The cost estimates were broken up based on the overview Mr. Heimbach previously described. When reviewing the estimates, which were originally done several months ago, it was discovered that that Small Storage Additions and Large Storage Building had already been eliminated from the project due to budget constraints. The Chiller Updates are still being priced out contingent on what option the group found to be best to proceed with. One item on the summary that caught the Commissioner's eyes was that a generator had been omitted from the project through a preliminary review process. Mr. McClelland explained that there is not a new generator planned to be installed with this project. The plan is to install a generator in the future (about a \$75,000 item).

Mr. Hanson noted that the current facility's generator is about 18 years old and inquired if it would run the entire facility if needed. The answer that was received was no. Mr. Winschel explained that there is an Emergency Backup Plan in place if needed. Nursing Home Maintenance Supervisor Steve O'Bryan explained that the current generator is capable of providing emergency power circuitry for medical equipment, the heating plant, lighting, and refrigeration, which are all the minimum requirements for the

Illinois Department of Public Health (IDPH). There are certain areas to expand with the TCU addition and a cooling shelter for the addition of the Activity Center. If needed, the facility can utilize the Multi-Purpose Room and Health Department for cooling needs. Vice Chair Lundgren asked Mr. O'Bryan if he was happy with the electrical backup and he answered no. The ideal fix would be to have a backup generator that would provide emergency power to the entire facility and take care of all the needs to continue to run the Nursing Home efficiently.

It was clarified that there is additional switchgear in the current project plans that would allow for a Generator Truck (semi) to come and plug into the facility and provide additional power in the event the generator did not work or there was additional power needed. The thought was that it would take 4-6 hours to get a truck to come and hook up to the facility.

The Commissioner discussed the generator situation a bit more and whether the generator took higher priority over the integrated boiler issue that was discussed earlier. Vice Chair Lundgren shared that he wanted to plan for the best moving forward for the residents of the Nursing Home and he wanted to continue these discussions because Commissioner Nicholson and Chairman Swanson could also add to these discussions in order to form the best decision possible.

Mr. McClelland provided the Commissioners with an estimated timeline of the project which began on June 5<sup>th</sup> with the approval of the Certificate of Need from the Health Facilities Planning Board. The next step would allow IDPH to begin their review process. In the next 4 to 6 weeks IDPH State 1 Preliminary Reviews will take place and at the same time the PBC will continue their discussions about the project to hopefully work out some of the issues discussed today. The Design Team will then come up with the final documents which are estimated to take about 4 weeks after that and in the 6-8 weeks following, the final IDPH and PBC reviewed will be done and the bid process will begin. By September, the hope is to have the contracts wrapped up in order to start construction in early October.

Mr. Hanson shared that at the June 20<sup>th</sup> County Board Meeting, the County Board will be voting on the Bond Ordinance for this project, which will set the maximum limit for a bond issue in the future and creates a 3 year window in which they can issue bonds. The other thing that it does is, if approved, for a period of 45 days after such publication, a petition may be filed with the County Clerk signed by electors numbering the lesser of (i) 5% of the registered voters in the County or (ii) 5,000 of those registered voters, asking that the issuance of the Bonds be submitted to referendum (April 2, 2019). If no petition is filed within such 45 day period, then the Bonds shall be authorized to be issued. Mr. Hanson added that he does not anticipate that to happen but wanted it to be known as a possibility.

#### EXECUTIVE SESSION

The Commissioners determined that they did not need to go into Executive Session.

#### OLD BUSINESS / NEW BUSINESS

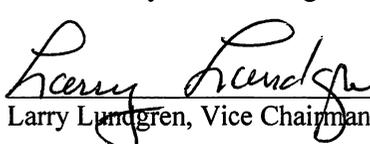
There were no items.

#### NEXT MEETING DATE

The next Public Building Commission Meeting will be held on Tuesday, July 10, 2018, and Mr. Hanson added that the Chief Civil Assistant State's Attorney will be present at that meeting.

#### ADJOURNMENT

A motion to adjourn was made by Mr. Larson, seconded by Mr. Shepard and was approved unanimously. The meeting was adjourned.

  
Larry Lundgren, Vice Chairman



  
Lasha 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
<b><u>Non-Voting Officers</u></b>			
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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DeKalb Country Rehab and Nursing Center

Design Development Estimate

Project Summary

April 27, 2018

CONSTRUCTION SUMMARY	GROSS AREA SF SF	UNIT PRICE \$/SF	SUBTOTAL COST \$	TOTAL COST \$
Pre-Construction Fee			\$53,500	
TCU Addition	15,315 sf	\$348.51 /sf	\$5,337,392	
Activity Center Addition	6,327 sf	\$347.27 /sf	\$2,197,159	
Nurse Stations Renovation	7,466 sf	\$73.21 /sf	\$546,575	
TCU Renovation	9,194 sf	\$83.61 /sf	\$768,670	
Small Storage Additions	550 sf	\$207.80 /sf	\$114,288	
SW Kitchen Addition	290 sf	\$1,235.45 /sf	\$358,280	
Drive Up Canopy, Bollards, Paving			\$200,000	
Nurse Call Replacement	91,505 sf	\$3.31 /sf	\$302,584	
Chiller Upgrade (including electrical service upgrade)			\$678,400	\$260,000 - Chiller \$10,000 - Pad \$370,000 - Service
Escalation 3%			\$315,100	
Project Contingency 5%			\$540,922	
<b>Subtotal - Additions and Renovations</b>				<b>\$11,412,871</b>
<b>Other Items</b>				
Upgrade Existing Dining Room Finishes	2,925 sf	\$19.01 /sf	\$55,594	
Boiler Room Addition	753 sf	\$566.78 /sf	\$426,787	
Large Storage Building	3,141 sf	\$149.16 /sf	\$468,524	
<b>GENERATOR OMITTED</b>				
Landscaping Allowance (Included in Additions)			Incl'd ABV	
Escalation 3%			\$28,527	
Project Contingency 5%			\$48,972	
<b>Subtotal - Other items</b>				<b>\$1,028,403</b>
<b>Total - Construction</b>			<b>\$12,441,274</b>	<b>\$12,441,274</b>

Clarifications:

- \$300,000 Kitchen Equipment Cost split equally between 4 serving kitchens.
- Nurse call for all areas included in nurse call section (91,505 SF)
- FFE By Owner
- Chiller Upgrade requires additional electrical upgrade (included in chiller #)
- Serving Kitchen interiors have rigid vinyl wall protection up to 8'