

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, SEPTEMBER 4, 2018

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, September 4, 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, Vice Chairman Larry Lundgren, Ms. Cheryl Nicholson, Mr. Chuck Shepard, and Chairman Matt Swanson. A quorum was established with all five Commissioners present.

Others that were present included: Commission Treasurer Gary Hanson, County Facilities Management Director Jim Scheffers, Sheriff Roger Scott, Chief Joyce Klein, and Commission Secretary Tasha Sims.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Mr. Shepard moved to approve the minutes for the Tuesday, July 10, 2018, meeting. Mr. Larson seconded the motion and it was carried unanimously.

PUBLIC COMMENTS

There were no comments from the public.

JAIL EXPANSION PROJECT

Change Order for Exhaust Fan:

Mr. Jeremy Roling of Gilbane joined the Commissioners via phone to explain that there are two fans which are short on airflow and require replacement of the complete fan in order to meet the code required CFM. There are two additional fans which need to be rebalanced to more evenly distribute the suction to meet code minimums.

Mr. Roling reviewed the revisions that are in response to the Air Testing & Balancing Report dated May 16, 2018. The report indicted air flow deficiencies for several fans.

EF-SE7 (Serving Dayroom L&K): It appears the fan will need to be replaced/revised to meet the static pressure requirements of the "as-installed" conditions. The construction documents indicate the fan was specified at 0.75" ESP at 1080 cfm. The balance report states the flow rate as installed is 705 cfm which indicates about 1.0" pressure drop for as installed conditions. Revise the balancing as indicated:

1. The 540 cfm from SZ-DRL can be reduced to 430 cfm.
2. The 540 cfm from SZ-DRK needs to increase to 640 cfm.
3. Provide revised fan with 1080 cfm at 1.0" ESP. Coordinate any electrical changes with the E.C. as required.

EF-MI-1 and 2 (Serving Medical Isolation Room): The exhaust cfm's from these fans are lower than listed. However, the design requirements are the isolation rooms are 6 ACH of supply air and the rooms be negative relative to the corridor. Since these criteria have been met, then no changes to these fans are required.

EF- GE1(Serving Majority of Dayrooms & Cells on the 2nd & 3rd Floors): Revise cfm exhaust requirement to code minimum in each room per attached sheet. This should allow the current fan to remain.

EF- GE2 (Serving Dayroom K): Revise cfm exhaust requirement to code minimum in each room per attached sheet. This should allow the current fan to remain.

EF-GE3 (Serving Mechanical Room and ½ of Basement through all toilets, showers, & holding cells on 1st floor): The current fan is exhausting 2456 cfm at the fan which exceeds the design requirement, but the total cfm from each room only adds up to 1582 cfm. This may be due to duct leakage. The exhaust duct will need to be inspected and the leakage corrected. Revise cfm exhaust requirement to code minimum in each room per attached sheet. This should help allow the current fan to remain. He added that many of these areas are now very difficult to almost impossible to get to so they are exploring the possibility of using an Areoseal process. It was also clarified that this item is being put back on Dodson to be repaired at their own expense because Mr. Roling doesn't feel this part of the system was properly installed to begin with.

The last item that Mr. Roling identified was the kitchen exhaust. He explained that right after the kitchen opened he received a call from Chief Klein informing him that there was water dripping out of the supply grills. There is currently 130% supply verses what is being exhausted out of the grease hood. Typically design shoots for 80% supply to exhaust. Because they are putting in 30% more exhaust than they are taking out, it is creating a positive. The fan is designed with a heating stage to it but not a cooling stage, so when it is 90 degrees with 90% humidity, that air is being brought in and being dumped into the kitchen. This is creating an extremely warm environment and creating condensation on the grills. The most cost-effective option that Gilbane has come up with is to replace the exhaust fan so they are able to get more CFM, then bump that up a few hundred CFM, and then turn the make-up air supply fan down. Turing down the fan would be done in order to not bring in so much outside air and to get to a point that they are bringing in 90% air they are exhausting.

Chief Klein inquired if inmates would need to be moved during these revisions. Mr. Roling answered that the only time inmates would need to be moved would be during the rebalancing of the exhaust fans and that process would be coordinated ahead of time with the Chief.

The Commissioners discussed the exhaust fans further and more specifically the kitchen exhaust fan situation. Ms. Nicholson additionally wanted to ensure that once the new fans were installed, the warranty period would restart as well.

Mr. Roling additionally explained that he just received pricing this week and is still reviewing but noted they are looking at a total cost of about \$15,793.50. Unfortunately there is not much choice but to move forward with the work as right now because those spaces are not meeting code minimums for exhaust air. Mr. Roling will be working to get the price down a little further and one of his ideas is to use up the remaining allowance for Dodson (\$6,706.59) which will help to reduce the overhead & profit markup. These fans have a lead time of 2-3 weeks so we need to get moving on this quickly.

Ms. Nicholson moved to approve the replacement of two fans (EF-SE7 & EF-GE3) in order to meet the code required CFM and the rebalancing of two additional fans (EF- GE1 & EF- GE2) to meet ode requirements in a not to exceed total of \$15,793.50, with the condition that first the remaining

allowance for Dodson (\$6,706.59) and that they receive a documented extension of the warranty for these revisions once the work is completed. Mr. Larson seconded the motion and it was carried unanimously.

Exchange Street Work

Mr. Roling reported that he is in contact with County Engineer Nathan Schwartz as well as Abbey Paving, who has been very busy lately. The hope is that this project will be done in September yet.

Sump Pump Line for Retention Pond

Mr. Scheffers explained that during the construction of the Jail Expansion Project, through the winter weather it was discovered that there was ice build-up at the entrance of the retention pond. What he found out was the larger pumps that are in the jail take a lot longer for them to go because the pit is so much bigger. There are three in the old PSB that push out small amounts here and there and there isn't enough force to get the water to go all the way down the pipe so water will sit at the entrance of the pipe and it will start to freeze. All that ice would have to be chipped away because when the big pipes would give, it would get stuck in the pipes and freeze further. Mr. Scheffers explained that he recently met with Baxter Woodman and they have come up with a re-diversion system (essentially a 6 inch check valve) that the City of Sycamore is okay with. He went out for bid on this item and Stark & Sons provided the lowest bid meeting specification totaling a little over \$10,000.00. It was additionally clarified that these funds would come out of the project contingency.

Mr. Larson moved to approve the bid amount of \$10,275.00 from Stark & Sons for work to the Jail Sump Pump Line.

E-Cube Pay Request

At this time there was no additional information available to provide to the Commissioners. E-Cube was supposed to reach out to Chairman Swanson and they have yet to do that.

Resolution of Open Items

No items other were identified.

NUSING HOME EXPANSION UPDATE

Mr. Hanson handed out a Preliminary Schedule Narrative from Ringland-Johnson providing the Pre-construction Timeline, the Construction Timeline, and Bid Package Summary for the Nursing Home Expansion Project. The Issuance of Construction Documents is scheduled for September 12th, the Subcontractor Bids are due October 4th, and Approval of Subcontractor Bids by the PBC is anticipated to be October 16th.

HVAC SYSTEMS FOR COUNTY BUILDINGS

Mr. Scheffers explained that he has roof top units and chillers that are 18-22 years old. In the last two years he has had to purchase two reconditioned compressors to fix units because companies are no longer making R22 compressors. He continued that his plan is to replace all these units in two phases. Four units would be replaced one year (PSB Chiller, Chiller of older part of Courthouse, Multi-Purpose Room, and Health Department) and three the next year (2 Units on the Legislative Center, the Administration Building, and 2nd floor of the PSB). Unfortunately, the PSB Chiller did not wait and he is looking to get that unit replaced this year. Mr. Scheffers is currently working with a Mechanical Engineer on this project and they are reviewing what would be involved in replacing each of the eight units.

Mr. Hanson noted that at this time this is just an informational item and he will be asking the County Board to place this eight unit project under the PBC in order to utilize the Renewal & Replacement Funds which are for these types of project and under the PBC's control.

OLD BUSINESS / NEW BUSINESS

There were no items.

NEXT MEETING DATE

After brief discussion, the next Public Building Commission Meeting was scheduled for Tuesday, October 16th to award the bids for the Nursing Home Expansion Project.

EXECUTIVE SESSION

Mr. Shepard made a motion to move into Executive Session at 9:50 a.m. for the purpose of discussing Pending Litigation per 5 ILCS 120/2(c)(11). Mr. Larson seconded the motion and it was approved unanimously by a 5-0-0 roll call vote. Those Commissioners voting yea were Mr. Larson, Vice Chairman Lundgren, Ms. Nicholson, Mr. Shepard, and Chairman Swanson. None opposed.

The Commissioners returned to the Open Meeting at 10:13 a.m. No action was taken.

ADJOURNMENT

A motion to adjourn was made by Mr. Larson, seconded by Ms. Nicholson and was approved unanimously. The meeting was adjourned at 10:13 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

Work Changes Proposal Request

PROJECT *(Name and address):*

DeKalb County Jail Expansion
200 North Main Street
Sycamore, IL 60178

PROPOSAL REQUEST NUMBER: 095

DATE OF ISSUANCE: August 7, 2018

OWNER:

ARCHITECT:

CONSULTANT:

CONTRACTOR:

FIELD:

OTHER:

OWNER *(Name and address):*

DeKalb County Board
Legislative Center
200 North Main Street
Room 281
Sycamore, IL 60178

CONTRACT FOR: General Construction

CONTRACT DATE: February 3, 2016

FROM ARCHITECT *(Name and address):*

Dewberry Architects Inc.
25 S. Grove Ave.
Suite 500
Elgin, IL 60120

ARCHITECT'S PROJECT NUMBER:

50073788

TO CONTRACTOR *(Name and address):*

Gilbane Building Company
8550 West Bryn Mawr Avenue
Suite 500
Chicago, IL 60631

Please submit an itemized proposal for changes in the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. Within Ten (10) days, the Contractor must submit this proposal or notify the Architect, in writing, of the date on which proposal submission is anticipated.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

DESCRIPTION *(Insert a written description of the Work):*

These revisions are in response to the Air Testing & Balancing Report dated 5/16/2018. The report indicted air flow deficiencies for several fans.

EF-SE7: It appears the fan will need to be replaced/revised to meet the static pressure requirements of the "as-installed" conditions. The construction documents indicate the fan was specified at 0.75" ESP at 1080 cfm. The balance report states the flow rate as installed is 705 cfm which indicates about 1.0" pressure drop for as installed conditions. Revise the balancing as indicated:

1. The 540 cfm from SZ-DRL can be reduced to 430 cfm.
2. The 540 cfm from SZ-DRK needs to increase to 640 cfm.
3. Provide revised fan with 1080 cfm at 1.0" ESP. Coordinate any electrical changes with the E.C. as required.

EF-MI-1 and 2: The exhaust cfm's from these fans are lower than listed. However, the design requirements are the isolation rooms are 6 ACH of supply air and the rooms be negative relative to the corridor. Since these criteria have been met, then no changes to these fans are required.

EF-GE1: Revise cfm exhaust requirement to code minimum in each room per attached sheet. This should allow the current fan to remain.

EF-GE2: Revise cfm exhaust requirement to code minimum in each room per attached sheet. This should allow the current fan to remain.

EF-GE3: The current fan is exhausting 2456 cfm at the fan which exceeds the design requirement, but the total cfm from each room only adds up to 1582 cfm. This may be due to duct leakage. The exhaust duct will need to be inspected and the leakage corrected. Revise cfm exhaust requirement to code minimum in each room per attached sheet. This should help allow the current fan to remain.

ATTACHMENTS (*List attached documents that support description*):

TAB reports with revised room exhaust requirements:

1. EF-GE1 Outlet Test Report with Revisions.pdf
2. EF-GE2 Diffuser Grille Test Report with Revisions.pdf
3. EF-GE3 Diffuser Grille Test Report with Revisions.pdf

REQUESTED BY THE ARCHITECT:



(Signature)

Brian J. Kerner, Senior Associate

(Printed name and title)

CONTROLLED ENVIRONMENT TESTING & BALANCING, INC.
1350 REMINGTON ROAD, SUITE U
SCHAUMBURG, IL, 60173
(847) 490-8400, FAX (847) 490-4303, E MAIL: CETB1@HOTMAIL.COM
NEBB CERTIFIED

OUTLET TEST REPORT

PROJECT NAME: Dekalb County Jail Expansion
LOCATION: 180 E. Exchange, Sycamore, IL
PROJECT#: CE-5238
DATE: 4/2018, 5/04/2018
TECHNICIAN: J.E.
SYSTEM: EF-GE1

AREA SERVED	NO.	OPENING		REQUIRED		ACTUAL	
		SIZE	K FACTOR	VEL	CFM	VEL	CFM
L1	1	6x6	Hood	100	85		38
L2	2	6x6	Hood	100	70		35
L3	3	6x6	Hood	100	70		54
L4	4	6x6	Hood	100	70		33
M1	5	6x6	Hood	100	75		80
M2	6	6x6	Hood	100	80		68
M3	7	6x6	Hood	100	95		89
M4 Shower M	8	6x6	Hood	50	20		93
N6	9	6x6	Hood	100	75		67
N5	10	6x6	Hood	100	75		71
N4	11	6x6	Hood	100	75		93
N3	12	6x6	Hood	100	75		80
N2	13	6x6	Hood	100	75		80
N21	14	6x6	Hood	100	90		101
Shower N	15	6x6	Hood	50	20		95
P1	16	6x6	Hood	100	80		76
P2	17	6x6	Hood	100	80		84
P3	18	6x6	Hood	100	80		76
P4	19	6x6	Hood	100	80		39
Shower P	20	6x8	Hood	20	20		85
Q1	21	6x6	Hood	100	70		59
Q2	22	6x6	Hood	100	70		93
Q3	23	6x6	Hood	100	70		91
Q4	24	6x6	Hood	100	75		88
JC 200B	25	6x6	Hood	50	50		54
Total 200A	26	6x8	Hood	50	50		52
S5	27	6x6	Hood	100	75		60
S4	28	6x6	Hood	100	75		44
S3	29	6x6	Hood	100	75		54
S2	30	6x6	Hood	100	75		48
S1	31	6x6	Hood	100	75		26
Shower S	32	6x8	Hood	50	20		35
Shower S	33	6x6	Hood	50	20		84
R6	34	6x6	Hood	100	80		92
R5	35	6x6	Hood	100	80		41
Shower R	36	6x6	Hood	50	20		101
Shower R	37	6x6	Hood	50	20		92
R4	38	6x6	Hood	100	80		88
R3	39	6x6	Hood	100	80		31
R2	40	6x6	Hood	100	80		34
R1	41	6x6	Hood	100	90		42
Shower Q	42	6x6	Hood	50	20		79
				3670	2740		2785

Revise CFM exhaust in
 12
 13
 14
 15
 16
 17
 18
 19
 20



Note: Fan at maximum. All dampers are open. No good traverse location. Duct leakage visible.

769

DIFFUSER GRILLE TEST REPORT

JOB NAME: Dekalb Jail
 JOB #: 6355
 TEST BY: RL
 DATE: 6-28-18
 SYSTEM: Exhaust EF-GE3



Mechanical Test & Balance, Inc.

ROOM / AREA	UNIT NO.	SIZE	DESIGN CFM	ACTUAL CFM	PERCENT DESIGN
EF-GE3	-		2355	1582	67%
Toilet 140D E1	1		75 50	87	
Toilet 132A1	2		75 70	50	
Male Lockers 132A	3		55 55	63	
Female Lock. 132B	4		55 45	51	
Toilet 132B1	5		75 70	69	
Holding cell HC10	6		75 60	43	
Holding cell HC7	7		100 110	80	
Holding cell HC6	8		75 70	101	
Holding cell HC5	9		75 70	47	
Shower Toilet 170B1	10		75 50	51	
Toilet 111E	11		75 50	46	
JC HT 111A	12		50 50	63	
GR 105 JC	13		50 50	28	
Shower 180B	14		150 100	30	
Correc 180	15		270 270	0	
Toilet 101D	16		75 50	40	
Toilet 101A	17		75 50	49	
Holding cell HC1	18		75 70	79	
Holding cell HC2	19		150 155	80	
Holding cell HC3	20		150 150	89	
Holding cell HC4	21		100 110	68	
Holding cell HC8	22		50 50	99	
Holding cell HC9	23		50 50	74	
Toilet 191A	24		75 50	54	
JC 1900	25		50 50	45	
Toilet 192A	26		75 50	64	

2145
 →
 Classroom 105
 Classroom 105

REMARKS:

PRELIMINARY SCHEDULE NARRATIVE**A. PRE-CONSTRUCTION TIMELINE**

Pre-Construction activities have been based on the latest correspondence with the architect on the "Best Case" scenario for receiving the DeKalb County Rehab and Nursing Center Construction Documents. Critical activities include:

- 1) Issuance of Construction Documents on September 12, 2018
- 2) Subcontractor Bids Due on October 4, 2018
- 3) Approval of Subcontractor Bids by Owner by October 16, 2018

B. CONSTRUCTION TIMELINE

Once the subcontractor bids have been approved RJC will begin mobilization with the intention to begin excavation at the end of October 2018 and pouring concrete foundations early November 2019 of the new Transitional Care Unit (TCU) Addition. In order to minimize winter costs, the TCU Addition is primarily the only large addition that will be on-going during the winter months. Delays in Award date can have adverse winter weather impacts. The other large addition included in this project, the Activity Center, will take place beginning March 2019.

Along with the TCU Addition, the following renovations (Phase 01) will be taking place beginning at the end of October 2018 through the end of the year:

- 1) Transitional Care Unit (TCU) Addition
 - a. Earthwork and utilities to prepare building pad
 - b. Existing utility relocation
 - c. Foundations
 - d. Underground utilities
 - e. Begin framing structure
- 2) Nurse Station Renovation – Station that is not adjacent to the existing TCU
 - a. Construct temporary partition walls
 - b. Demolition
 - c. MEP rough-ins
- 3) Chiller Upgrades
 - a. Submittals
 - b. Procure long lead items
- 4) Boiler Room Addition
 - a. Install foundations
 - b. Erect structure
- 5) Switchboard Upgrades
 - a. Submittals
 - b. Procure long lead items
- 6) Coordination and Planning of Future Areas to Start in Early 2019 and noted below

After the winter months end, the Activity Center Addition will commence beginning March 2019 with demolition of the existing structure and concrete. Also during this time, the following renovations will commence:

- 1) Activity Center Addition
- 2) Existing TCU Renovation – Following substantial completion of TCU Addition
- 3) Nurse Station Renovation – Adjacent to existing TCU
- 4) SW Kitchen Addition
- 5) Dining Rooms 1 / 2 / 3 Renovations
- 6) Walk Way and Drive-Up Canopy
- 7) Landscaping

Assumed Construction Start: October 16, 2018

Assumed Substantial Completion: January 27, 2020

BID PACKAGE SUMMARY

Bid Package	RJC Building Construction
1.0	<i>Site Work</i>
2.0	<i>Landscaping</i>
3.0	<i>Building Concrete</i>
4.0	<i>Masonry</i>
5.0	<i>Carpentry</i>
6.0	<i>General Trades</i>
7.0	<i>Insulation</i>
8.0	<i>Roofing, Flashing & Sheet Metal</i>
9.0	<i>Windows</i>
10.0	<i>Curtain Wall, Glass and Glazing</i>
11.0	<i>Metal Studs Framing &, Drywall</i>
12.0	<i>Tile</i>
13.0	<i>ACT</i>
14.0	<i>Flooring</i>
15.0	<i>Painting & Wallcovering</i>
16.0	<i>Kitchen Equipment</i>
17.0	<i>Window Treatments</i>
18.0	<i>Fire Protection</i>
19.0	<i>Plumbing</i>
20.0	<i>HVAC</i>
21.0	<i>Electrical, Low Voltage and Technology</i>
	<i>Other Indirect Work</i>
22.0	<i>Testing Services - Allowance</i>

DeKalb County Rehab and Nursng Center
 Poject Summary August 27, 2018

Hard Costs

Total Hard Costs (Base Construction, Options, Contingency, Escalation) \$ 12,267,873

Soft Costs

A & E Fees	8.15%	\$	999,832
LDG FFE fees		\$	20,000
Civil Engineer & Landscape Allowance		\$	25,600
Geotechnical Allowance		\$	4,174
Food Service Consultant Allowance		\$	12,000
Reimbursables (mainly printing)		\$	39,000
IDPH Plan Preview Fees		\$	12,100
Hazardous Materials Testing & Abatement	None Anticipated	\$	-
Capitalized Interest		\$	1,077,376
Certificate Of Need Consultant		\$	57,000
CON Filing Fees		\$	2,500
Construction Manager	4%	\$	524,214.92
Owner's Project Coordinator	2.75%	\$	396,027
Misc. Legal & Underwriting	2%	\$	308,754

2 years cap. int.- based
on Speers debt sch.

excl. FFE from CM fee
excl. cap int. and own fee
excluding own fee

Subtotal Soft Costs \$ 3,478,578
 Owner's Contingency for Soft Costs 4% \$ 139,143
Total Soft Costs \$ 3,617,721

Owner's Proj. Coordinator
 15,885,594
 (1,077,376)
 14,808,218 scope
 407,226 0.0275
 14,400,992
 396,027 0.0275

Grand Total Costs \$ 15,885,594

Estimated cost overage \$ 885,594

Examples of reduction possibilities (plans near or at completion):

Canopy		(200,000)
Nurse Stations (including Resident Lounge upgrades)		(547,252)
Total Cost Reduction		(747,252)

Escalation	3%	(22,418)
Contingency	5%	(37,363)
Fees: Const. Mgr.	4%	(29,890)
Own. Proj. Cord.	2.75%	(20,549)
Misc. Legal & U.	2%	(14,945)

Estimated Savings \$ (872,417)

Grand Total Costs After Possible Reductions (prior to bids) \$ 15,013,177

DeKalb County Rehab and Nursing Center
Design Development Estimate
Project Summary
July 10, 2018

CONSTRUCTION SUMMARY	GROSS AREA SF SF	UNIT PRICE \$/SF	7/10/18 BUDGET \$	4/27/18 BUDGET \$	Variance from 4/27/18 DD Budget	REMARKS
Pre-Construction Fee			\$53,500	\$53,500		
TCU Addition	15,315 sf	\$348.94 /sf	\$5,344,001	\$5,337,392	6,609	Omit 2 sm boilers, rev piping
Activity Center Addition	6,327 sf	\$347.70 /sf	\$2,199,879	\$2,197,159	2,720	
Nurse Stations Renovation	7,466 sf	\$73.30 /sf	\$547,252	\$546,575	677	
TCU Renovation	9,194 sf	\$83.71 /sf	\$769,621	\$768,670	951	
Small Storage Additions (OMITTED)	550 sf	\$0.00 /sf		\$114,288	(114,288)	
SW Kitchen Addition	290 sf	\$1,236.98 /sf	\$358,724	\$358,280	444	
Drive Up Canopy, Bollards, Paving			\$200,000	\$200,000	0	
Nurse Call Replacement	91,505 sf	\$3.31 /sf	\$302,959	\$302,584	375	
Chiller Upgrade (including electrical service upgrade)			\$873,175	\$678,400	194,775	
Escalation	3%		\$317,868	\$315,100	2,768	
Project Contingency	5%		\$545,674	\$540,922	4,752	
Subtotal - Additions and Renovations			\$11,512,853	\$11,412,870	99,983	
Other Items						
Upgrade (3) Existing Dining Room Finishes	4,388 sf	\$19.01 /sf	\$83,391	\$55,594	27,797	
Boiler Room Addition	753 sf	\$491.09 /sf	\$369,792	\$426,787	(56,995)	
Large Storage Building (OMITTED)	3,141 sf	\$0.00 /sf		\$468,524	(468,524)	
Switchboard Upgrades for Future Generator			\$245,125	\$0	245,125	
Landscaping Allowance (Included In Additions)			Incl'd ABV	Incl'd ABV	Incl'd ABV	
Escalation	3%		\$20,949	\$28,527	(7,578)	
Project Contingency	8%		\$35,963	\$48,972	(13,009)	
Subtotal - Other items			\$755,220	\$1,028,404	(273,184)	
Total - Construction			\$12,267,873	\$12,441,274	(173,401)	