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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, DECEMBER 4, 2018

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, December 4, 2018, at 8:30 a.m. in the Legislative Center's Liberty Room 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, Gary Winschel, County Board Member Steve Faivre, Mr. Jeremy Roling with Gilbane, Mr. John Heimbach with Larson & Darby, Mr. Greg Stone and his colleague with Ringland-Johnson, Chief Civil Assistant State's Attorney David Berault, 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

Ms. Nicholson moved to approve the minutes for the Tuesday, November 13, 2018 meeting with a couple of typo corrections. Mr. Shepard seconded the motion and it was carried unanimously.

PUBLIC COMMENTS

There were no comments from the public.

JAIL EXPANSION PROJECT

E-Cube Pay Request

Mr. Hanson reviewed that this subject was last left off that Mr. Mandeep Singh of E Cube, Inc. was going to send additional information and what he did was reassemble his emails and that information was sent to the Commissioners. Mr. Hanson requested documentation of Mr. Singh that E Cube performed work on the security system and he had yet received anything confirming that they did. Additionally, Mr. Hanson asked Mr. Jeremy Roling of Gilbane if he would attend the meeting today to explain Gilbane's perspective on E Cube's requests.

Mr. Roling explained that one of the biggest issues that Mr. Singh has talked about is the Air Handling Units not being ready. Mr. Roling expressed that there was no doubt there was a struggle with those units ready but at no time did E Cube's Field Technician express that he was making additional site visits. Mr. Roling was also shared that Gilbane or the County was not being notified to his knowledge that there were additional costs being incurred. There may have been extra work done to the air handling units but he knows that E Cube was out here working on other issues during that time as well and there was no notification to him that additional work was being performed. Mr. Roling continued to describe to the

Commissioners his version on the incidents that Mr. Singh described as being additional work performed. It was also determined that no one is aware of what E Cube is saying is left to do or what they believe they need to come back for because all of the contracts but two have been closed out by this point, Mr. Roling shared.

During discussions, it was asked again what the date of substantial completion was on the project. Mr. Roling noted that it was May 10th. Any contractors that have had to come back and fix anything from that point forward until next year is done under warranty and the County is not incurring the cost, Mr. Scheffers explained.

Ms. Nicholson shared that as she reviewed the chronological order of emails provided to them by Mr. Singh, she expressed that if people show up to the job on their own, it is on them, and if there will be extra costs incurred, the contractors need to let the owners know ahead of time, if possible. Another unacceptable issue she found was that on March 6th, E Cube stated they were going to submit a change request to cover additional costs and nothing was received until June.

Chairman Swanson additionally expressed his discontent with the fact that these matters were not brought to the PBC's attention at the time they were occurring. If there were coordination issues between contractors or with Gilbane, he would have liked to have known about it that way they could have addressed everything but the fact that it is being brought up now after the job is completed, that ship has sailed. The Commissioners additionally provided their thoughts on the commissioning process and where it has led them.

Mr. Larson moved to deny E Cube Inc.'s pay request. Ms. Nicholson seconded the motion and it was approved unanimously.

Resolution of Any Open Items

Mr. Roling shared that last time he was at a meeting a few months ago they were talking about RFP #95 which was a series of exhaust fans that needed to be replaced, reprogramed, and a few that needed to be rebalanced. All that work happened at the end of October and are now all within the parameters they are supposed to be now. He also described all of the work that was done in the kitchen to better exhaust the air in there now.

He also shared that awhile back he explained that Dodson was bringing in a company called Aero seal for some major duct leakage that Gilbane felt they had in one of the exhaust systems. They did bring the Aero seal and even though Dodson was going to pay for it, the cost was very high and the operation was going to be very disruptive to the jail so they brought the balancer back to take traverse readings across the ducts. What ending being found was above the counseling ceiling was a remote balancing damper 100% closed off. The duct did not have to be sealed and all the balancing number came out correct.

Mr. Roling additionally reviewed some items that had been identified recently that have since been rectified. The water softener issue has been fixed which additionally fixed an issue that the dishwasher was having. The hot water on the 2nd and 3rd floors are now good as well. Mr. Roling also described a new issue that surfaced regarding epoxy paint that was not cured in a holding cell. That issue is scheduled to be addressed the following day.

Lastly, Chief Klein shared that many months ago the Commissioners approved added shower thresholds to some of the showers in the blocks where water was running into the dayrooms. Since they moved in the other showers where there were no issues, now have the same issues and those need thresholds installed as well. Mr. Roling suggested that if they have someone come back out and install some thresholds in the showers, they just do them to all of the showers.

It was moved by Mr. Larson, seconded by Ms. Nicholson and it was approved unanimously to allow for the installation of shower thresholds in an amount not to exceed \$5,500.00.

NURSING HOME EXPANSION PROJECT

Financial Update

Mr. Hanson shared an updated Nursing Home Expansion Budget that he put together where he highlighted the various contingency funds. In future meetings, he will provide a sheet with actual expenses.

Project Update

Mr. Winschel explained that the City of DeKalb is requiring that this Expansion Project go through a re-zoning process. They originally thought it could be something quick and easy but it seems like it is not going to be. The process has started and Larson & Darby have been working with the City of how they could possibly start inside construction which would be outside of the work that requires new zoning. Mr. John Heimbach with Larson & Darby shared that the City of DeKalb shared with him that anything that did not change the building actual footprint could begin now but that they would have to provide an additional set of drawings that would provide the scope of what that interior work would entail. The hope is that Mr. Heimbach would have those drawings into the City tomorrow by the end of the day but in doing so the City is handling this like a separate project which will also incur separate and additional fees.

Mr. Shepard expressed his disappointment with not having the zoning in place like it should have been a couple of months ago and having to reschedule the bidding due to posting requirements.

Ringland Johnson addressed the delay and how they will try and coordinate with their subcontractors in changing the phases within the timeline of the project.

Mr. Heimbach shared that one bit of good news was that they received all of the final approvals from the State for the design reviews.

HVAC SYSTEMS FOR PUBLIC SAFETY BUILDING

Mr. Scheffers shared that everything was supposed to start working on the demolition of the old Freon and piping today but he received a call early this morning that due to a family emergency, everything will start tomorrow.

EXECUTIVE SESSION

Not needed.

ACTION ITEMS FROM EXECUTIVE SESSION

None.

OLD BUSINESS / NEW BUSINESS

None.

NEXT MEETING DATE

The next Public Building Commission Meeting was scheduled for Tuesday, November 13th due to Election Day being November 6th.

ADJOURNMENT

A motion to adjourn was made by Mr. Larson, seconded by Vice Chairman Lundgren and was approved unanimously. The meeting was adjourned at 9:45 a.m.

Matt Swanson, Chairman

Tasha Sims, Secretary

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<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, 2023	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, 2019	Secretary	October 4, 2016
Mr. Gary H. Hanson	September 30, 2019	Treasurer	February 18, 1984

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NURSING HOME EXPANSION BUDGET

11-30-2018
Budget
Amount

Line Item	Category	
A-1	Construction Costs	10,601,958
A-2	Contractor's Liability Insurances	89,346
A-3	Payment / Performance Bond	101,258
A-4	Schedule Contingency Allowance	154,324
A-5	Construction Contingency Allowance	342,729
A-6	Pre-Construction Services	53,500
A-7	General Conditions (Staff and Expenses)	760,240
A-8	Total Construction Costs at Start	12,103,355
A-9	Change Orders	0
A-99	Total Construction Costs	12,103,355
B-1	Construction Manager Fee: 4% of Line A-8	484,134
B-2	Fee from Change Orders: up to 4% of Line A-9	0
B-3	Miscellaneous	0
B-99	Total Ringland Johnson Fee	484,134
C-1	Architect Base Fee: 8.15% of Lines A-8 & B-1	1,025,880
C-2	Fee from Change Orders: up to 8.15% of Line A-9 & B-2	0
C-3	Fee for Furniture, Fixtures & Equipment	20,000
C-4	Miscellaneous	0
C-99	Total Larson & Darby Fee	1,045,880
D-1	Furniture, Fixtures & Equipment	450,000
D-2	Civil Engineer & Landscape Allowance	25,600
D-3	Geotechnical Allowance	4,174
D-4	Food Service Consultant Allowance	12,000
D-5	Reimbursables (mainly printing)	39,000
D-6	IL Dept of Public Health Plan Preview Fees	12,100
D-7	Hazardous Materials Testing & Abatement	0
D-8	Certificate of Need Consultants	57,000
D-9	Certificate of Need Filing Fees	2,500
D-91	Sub-Total Other Soft Costs	602,374
D-92	Owner's Contingency for Soft Costs: 4% of Lines B-99, C-99, D-91, E-99	101,376
D-99	Total Other Soft Costs	703,750
E-1	Project Manager Base Fee: 2.75% of Lines A-1, B-1, C-1, C3, & D99	394,271
E-2	Fee from Change Orders: up to 2.75% of Line A-9 & B-2 & C-2	0
E-3	Fee from Bond - Legal and Underwriting Costs: 2.75% of \$292,755	8,051
E-4	Miscellaneous & Rounding	(313)
E-99	Total MPA Fee	402,009
F-99	Owner's Remaining Project Contingency	260,872
G-1	Grand Total Project Costs (not to exceed \$15M)	15,000,000