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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, AUGUST 1, 2017**

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, August 1, 2017 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, and Chairman Matt Swanson. Vice Chairman Larry Lundgren and Ms. Cheryl Nicholson were absent. A quorum was established with three Commissioners present.

Others that were present included: Commission Treasurer Gary Hanson, Jail Project Administrator Ed Harvey, County Facilities Management Director Jim Scheffers, Sheriff Roger Scott, Mr. Brian Kerner with Dewberry, Mr. Jeremy Roling with Gilbane, Steve Reid, and Commission Secretary Tasha Sims.

#### **APPROVAL OF MINUTES**

**Mr. Larson moved to approve the minutes for the Wednesday, July 5, 2017 meeting. Mr. Shepard seconded the motion and it was carried unanimously.**

#### **APPROVAL OF AGENDA**

**Mr. Larson made the motion to approve the agenda as presented and Mr. Shepard seconded. The motion passed unanimously by voice vote.**

#### **PUBLIC COMMENTS**

There were no comments from the public.

#### **JAIL EXPANSION PROJECT**

##### **Loan Update:**

Mr. Hanson shared that all of the inner fund loans have been paid back. The bond money came in on July 12<sup>th</sup>, as expected, without any issues. Each inner fund loan received 3% interest back and because of that Mr. Hanson shared many Departments were happy to participate in the loan process.

##### **Financial Recap:**

Mr. Hanson additionally reviewed the project's financial recap sheet. He noted that neither Line 2 nor Line 8 reflected pending contingencies of \$48,659, Line 8 was increased by \$200,000 on July 12<sup>th</sup> when the bond sale proceeds were received, and un-used Winter Conditions (estimated \$35,000) has not yet been added to the contingency and may not be added after all. It has been discussed that it may be advantageous to hold the \$35,000 for conditioning expenses that are needed prior to when FMO's June 2018 Operating Budget takes effect. It was lastly shared that 49% of the project's total budget has been spend and 65% of the construction is completed.

### **Construction Update:**

Mr. Jeremy Roling of Gilbane gave a brief PowerPoint presentation for the construction status update on the Jail Expansion Project. Mr. Roling first and foremost highlighted that there has been 341 Safe Work Days completed with 110,000+ man hours put into the project. The submittal and RFI (Request for Information) detail that the fire protection system, the clean agency system, and the fire alarm shop drawings have been approved by B&F. Submittals are completed and closeout preparations are underway and there have been 169 RFI's submitted to date. Additionally, to date, there have been 74 Request for Pricing (RFP's) and 27 Architects Supplemental Instructions (ASI's) issued. Mr. Roling continued sharing that masonry walls are 99% complete on the second and third floors. Ductwork is nearing completion on the first floor and has recently started in the second floor shell space. Mechanical piping is being insulated on the first floor. The boiler flue and intake air piping is underway in the basement mechanical room. Also, the roof top air handling units were delivered on July 11<sup>th</sup>. Mr. Roling continued on sharing that the generator were delivered on July 20<sup>th</sup>. Insulation on the first floor domestic water piping is underway. Overhead plumbing pipe installation is underway on the second and third floors. Electrical conduit mains and branches are ongoing throughout the building. Electrical feeders are being installed and terminated for the major roof top equipment and generators. Fire protection piping is now 90% installed on the first floor. Stair B installation is complete and Stair A is installed and waiting for rails. Elevator Car #1 rails and platform are installed and painting work on the first floor is underway.

Progress Photos were presented to the Commissioners that depicted the mechanical pit for the condensing units, the basement security data closet, the roof top air handling units that service the second and third floors, the arrival and installation of the twin 600KW generator, elevator E-1 (public car) installation, the third floor mezzanine area looking across the control platform, and the progress of the painting and overhead rough in and staff area framing on the first floor.

Upcoming work activities that Mr. Roling shared included, security contractor has mobilized to begin wire pull. Stair A and B concrete treads will be poured in early August. Interior drywall work will also be in early August on the first floor. Site work will be on August 14<sup>th</sup>. Detention ceiling deliveries will be in mid-August and detention door deliveries will begin in mid-September. Ceiling installation will begin in early September, metal panel installation will begin late September, and elevator installation will continue through November.

Mr. Roling stated that no allowance money was spent since June 28, 2017. The allowance tracking log showed that to date, there has been \$171,523.75 spent and the remaining balance as of July 28, 2017 was \$290,085.81. Mr. Roling added that he still didn't have any concerns with how the allowances were tracking.

### **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 #58 which is for a credit of -\$945.00 for roller shade revisions; RFP #61 for railings at the third floor balcony for an amount not to exceed \$25,000.00. Mr. Kerner added that this item has been gone back and forth with Gilbane and Jail Staff to find the best pricing. The many points and connections is what has driven this cost so high but it has been revised a few times to help lower the cost. The final number is still not fully available yet; RFP #68 is for coping on receiving dock precast wall to cover the precast strands for an amount of \$1,968.00; RFP #70 for powder coating dayroom tables in the amount of \$2,512.00. Mr. Kerner reviewed with the

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Commissioners how important it is to Corrections for the different blocks to be color-coded; RFP #71 was explained to be for miscellaneous kitchen equipment items in the amount of \$522.00; RFP #72 was for an exhaust fan in the previously described storage room for an amount of \$1,075.25; PCI #128 is an owner request for an additional deal tray to window in the amount of \$2,143.00; PCI #130 is for a design-related issue for slab revisions to a solar tube in the amount of \$2,476.14. The total amount requested to be approved was \$34,751.39.

**Mr. Shepard moved to approve RFP #58, RFP #61, RFP #68, RFP #70, RFP #71, RFP #72, PCI #128, and PCI #130 totaling \$34,751.39. Mr. Larson seconded the motion and it was carried unanimously.**

The following estimates were reviewed for possible future change orders: PCI #113 is for detention ceiling access panels and Mr. Kerner reviewed they are waiting for final coordination and mechanical pricing but this item is currently at a credit of -\$4,022.00; RFP #64 is for rated enclosure for fire protection pipe risers which is currently at an estimated about of \$3,000.00; RFP #73 to paint precast walls at staff entry, loading dock, and area well in the current amount of \$5,000.00; RFP #74 for revised lintel at bridge in the current amount of \$4,000.00; and ASI #27 for revisions to dayroom door frame colors which would be at a \$0.00 cost. The estimated change order cost for the items that are still a work in progress was reported to be \$7,978.00.

#### **LOAN FOR SHERIFF'S RADIO COMMUNICATION SYSTEM**

Mr. Hanson explained that the current radio system used by the Sheriff's Office and Rural Police/Fire Departments is an antiquated system, largely based on technology from the 1960's so it is an Analog System. The system has been piecemealed and every time there has been reception problems, additional repeaters or antennas have been installed. The system began to get even worse a few years ago when the Federal Government mandated narrow banding. The County Board is currently reviewing a proposal to go to a new Digital System and instead of having the current 17 sites, there will be 4 strategically located towers. The Departments that choose to still stay on the original Analog System will be able to do so and will additionally have better service with the new much taller towers in place.

The cost of this new Digital System will be \$4 million. The Law & Justice Committee endorsed the solution and identified the need of the Digital System. The County's Finance Committee will be presented tomorrow evening with the financing plan. The System is planned to be paid for by utilizing revenues generated by Special Event-Based Waste that will be brought to the County's Landfill. That money is obviously not here today, Mr. Hanson explained, so the money will need to be borrowed in the meantime until those revenues start to come in (potentially 10-15 year pay off). Mr. Hanson noted that he is proposing an internal borrowing structure that is very similar to what has been done for the first year of the jail. There are funds available throughout various County Departments and a favorable interest rate will be paid back to the Departments who wish to participate in the internal borrowing program.

Mr. Hanson shared that he wanted to bring this issue to the Commissioners to inquire if they would be in favor of the Public Building Commission participating in the internal borrowing program. He added that it would be beneficial to the PBC because the interest generated would add to the Permanent Reserve Fund and the Renewal and Replacement Funds.

Mr. Shepard inquired about the interest rate paid back to those participating internal Departments. Mr. Hanson shared that the minimum interest paid on loans will be 3%. As market conditions fluctuate, the rate paid may be changed for each calendar year beginning for January 1, 2019. The Finance Director is charged with determining the rate to be paid to the nearest quarter of one percent. The rate should roughly mirror the 30 year U.S. Treasury rate, noting that the intent of this loan program is to pay an interest rate that exceeds what a Department could normally earn on investments in local banks.

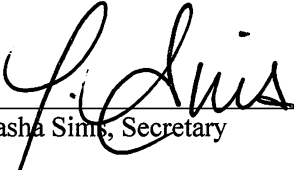
**Mr. Larson made a motion approving that the Public Building Commission participate in the internal borrowing program for the purchase of a new Digital Radio Communication System for the DeKalb County Sheriff's Department not to exceed the reserves within the PBC's Permanent Reserve Fund and their Renewal and Replacement Funds. Mr. Shepard seconded the motion and it was carried unanimously.**

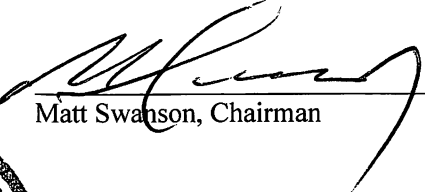
**OLD BUSINESS / NEW BUSINESS**

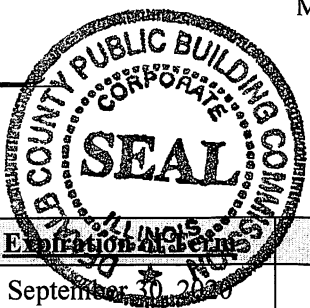
Mr. Hanson added that the Nursing Home Expansion contracts are currently still being reviewed by the State's Attorney's Office and he hoped there would be more information next month.

**ADJOURNMENT**

**A motion to adjourn was made by Mr. Larson, seconded by Mr. Shepard and passed unanimously. The meeting was adjourned at 9:17 a.m.**

  
Tasha Sims, Secretary

  
Matt Swanson, Chairman



<u>Commissioners</u>	<u>Expiration of Term</u>	<u>Office</u>	<u>Original Appointment</u>
Mr. Mike Larson	September 30, 2019	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, 2017	Chairman	September 19, 2007
<b><u>Non-Voting Officers</u></b>			
Ms. Tasha Sims	September 30, 2017	Secretary	October 4, 2016
Mr. Gary H. Hanson	September 30, 2017	Treasurer	February 18, 1984

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