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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.

SPECIAL MEETING OF TUESDAY, MARCH 14, 2017

A special meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, March 14, 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

Commissioner Mr. Mike Larson 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, Ms. Cheryl Nicholson, and Mr. Chuck Shepard. Chairman Matt Swanson and Vice Chairman Larry Lundgren were physically absent but were both on the phone. A quorum was established with three Commissioners present.

It was moved by Ms. Nicholson, seconded by Mr. Shepard and approved unanimously to allow Chairman Matt Swanson to attend the meeting as a voting Commissioner via phone per the Electronic Attendance Resolution passed on December 6, 2016.

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

APPROVAL OF AGENDA

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

PUBLIC COMMENTS

There were no comments from the public.

Mr. Roling noted that last week's Allowance Tracking Log was hard to read so he reprinted that sheet and made it larger for the Commissioners to review. The log reflected that \$15,632.00 had been spend since January 30, 2017, \$131,285.39 had been spent to date and the remaining balance was \$310,324.17.

JAIL EXPANSION PROJECT

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, blue are the current items that require approval by the Commission and orange was added to represent an update for final pricing when an item was approved with a not to exceed condition. Mr. Kerner reviewed the following items with the Commission requiring approval:

RFP #40 had three different items within this order, one was to properly size exhaust fans that were already specified, a smaller item was to provide an exhaust fan for the property storage room, and the third item was to increase the horsepower of two roof top units from 35 HP to 40 HP each. These items were originally estimated to be around \$20,000 but Gilbane provided the price of \$8,410 and Dewberry reviewed that price and saw it to be accurate.

RFP #42 was for the revisions to medical isolation ductwork. Mr. Kerner further explained that this item is to provide the medical isolation system itself. The original bidding documents showed that these rooms were provided supply and exhaust air from the main system, which was later found not to meet code requirements, so they are now looking to provide these rooms with their own independent stand-alone system. One thing to note is that this system would have a redundancy to it, so if one of the exhaust fans were to fail there would be a backup for that. Gilbane provided the estimate with a not to exceed estimate of \$81,388.33. This item is being presented now because there are other factors that tie in with this item and to stay on schedule this items needs to be addressed.

PCI #92 was for the pulse water meter and this change order is because the type wanted was changed and would be an add of \$1,344 above what was originally supplied in the contract documents.

Ms. Nicholson, for RFP #42, how did they not know or how was the code requirement for the medical isolation room missed. Mr. Kerner expressed that it was an error done by their (Dewberry) Mechanical Designers. Ms. Nicholson additionally asked that if that is the case, will Dewberry pick up any of the cost for this. Mr. Kerner noted that there is a redundancy built-in and if they done want any redundancy, they could look at that price reduction.

It was clarified that this price is for two Medical Isolation Rooms with a foyer (dayrooms and cells). There also needs to be negative pressure in these rooms at all times and if the pressure doesn't remain negative, alarms will go off for notification. This is done to avoid the spread of disease/illnesses. Mr. Kerner continued that unfortunately this should have been in the original contract documents, which would have increased the overall original cost of the project and may have not allowed them to do other things, but this wasn't in the bid documents. The only items that were provided in the original bid documents was about 10-15 feet of duct work that served the room, so as far as any credits back, there really isn't any because nothing was really provided.

Chairman Swanson questioned what the difference in cost would be without redundancy that is currently built into this system. Mr. Roling shared that the redundancy is probably in the neighborhood of \$10-12,000.

Chief Klein provided that if a fan were to go down and someone is in the building with communicable disease, she quested if they really don't want the fan working. She stressed that having the redundancy is important and not having this full system would be a huge liability in her point of view.

Mr. Larson shared that in his mind, this is something that they can't afford not to do. He added that if the sickness reached the entire population, it opens the door for major money and headline news.

Mr. Shepard and Vice Chairman Lundgren both expressed their concerns with the remaining contingency fund numbers and their fears of how many more "mistakes" there could be down the road.

Mr. Hanson shared that by the Commission's next meeting he will be going through and better defining all the soft costs that was previously provided generic numbers to see if more contingency dollars can be identified. He also added that a huge factor will also be the interest rate when they go to sell the bonds. He noted that it is hard to determine what defining those soft cost numbers will gain them but he is trying what he can to find more contingency fund monies.

Ms. Nicholson again questioned if Dewberry was willing to absorb any of the costs due to this being an engineer's mistake and it being part of a code requirement and also being a critical part of a public safety facility. Mr. Kerner replied that if there are any design-related items that the Commission feels is an error or omission from Dewberry, it is the Commissioner's right to go after Dewberry for those issues and that is something Mr. Hanson would have to talk to the Principal Engineer about.

Chairman Swanson expressed that he would like to hold this item until they get word whether Dewberry will absorb any of these costs and be provided with a cost of the redundancy of the system.

Mr. Roling shared that for these two fans, they have to add support steel underneath and what they are currently try to avoid is giving the project a patched-up roof. They would like to get that support steel added now before the permanent roof is in place and prior to the spray fireproofing and without the permanent roof system on, they won't spray the deck and they are scheduled to mobilize later in the week. Overall, it is to keep everything progressing and trying to eliminate crews having to remobilize and putting other crews behind. Mr. Roling added that the most important item would be to get the steel frames in so they can proceed forward with the permanent roof.

Mr. Shepard moved to continue putting in the framing necessary of strengthening the steel joists and installing the curbs for the units for the Medical Isolation ductwork so that spray fireproofing and roofing can continue on schedule and the Commission will continue the rest of the discussion regarding this item on April 11th. Chairman Swanson seconded the motion. The motion carried unanimously.

Ms. Nicholson moved to additionally approve change orders RFP #40 and PCI #92 totaling \$9,754. Mr. Shepard seconded the motion and it carried unanimously.

Mr. Kerner added that last week they discussed RFP #40 in regards to the Shell space RTU and duct revisions and since that time Dewberry's Mechanical Engineer came down and had a discussion with the contractor onsite and talked about the best way to provide air to both spaces. With minor revisions to ductwork, they are going to have lag furnish the shell space so that the unit doesn't have to be switched over every time they want to service the shell space. RTU 1 will service the jail and RTU 2 would service the shell space. They would lead lag and when RTU 2 would be servicing the jail, RTU 1 would service the shell space. Mr. Kerner reviewed that the other reason for doing this was that anytime a facility is providing occupied space, there has to be conditioned air provided to it and that is a code requirement. He clarified that this still is eliminating the 17 ton unit and it is doing lead lag for RTU 1 and 2, the lag would be providing air to the shell space, and the code requirements are being met for that space. The lead lag would still be up to Mr. Scheffers on the length of time he would want to run that. This item is now estimated to cost \$10,000 and will come for final approval at the April 11th meeting.

ADJOURNMENT

A motion to adjourn was made by Ms. Nicholson, seconded by Mr. Shepard and passed unanimously. The meeting was adjourned at 9:09 a.m.


Tasha Sims, Secretary




Mike Larson, Commissioner

<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, 2017	Chairman	September 19, 2007
<u>Non-Voting Officers</u>			
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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