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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, MARCH 7, 2017

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, March 7, 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, and Chairman Matt Swanson. Vice Chairman Larry Lundgren was physically absent but attending the meeting as a non-voting Commissioner via phone. A quorum was established.

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, and Commission Secretary Tasha Sims.

APPROVAL OF MINUTES

Mr. Shepard pointed out two minor changes to be made on page 2 of 6 and page 5 of 6 from the February 7, 2017 Meeting Minutes.

Mr. Shepard moved to approve the minutes of the Tuesday, February 7, 2017 meeting with corrections and Ms. Nicholson seconded the motion. Motion carried unanimously.

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.

JAIL EXPANSION PROJECT

Construction Update:

Mr. Jeremy Roling of Gilbane gave a PowerPoint presentation for the construction status update on the Jail Expansion Project. Mr. Roling reviewed that the submittal and RFI (Request for Information) reviews are still ongoing and going well. Fire protection shop drawings have been submitted to the City. Revised Fire Alarm shop drawings per RFP's will be submitted to the City in the next two weeks. There have been 121 RFI's that have been submitted to date and the submittals are 95% complete at this point. Mr. Roling continued that to date, there have been 53 Request for Pricing (RFP's) and 19 Architects Supplemental Instructions (ASI's). Steel and precast erection are nearly complete and the last precast pieces were set yesterday. Decking and detailing continue for another week and a half and they will be working on opening the cut in the precast at the tie-in to the existing Public Safety Building. Concrete slabs are currently being poured in the basement and 1st floor west sides of the expansion. The west half of the

building is being backfilled. Roof drains and storm piping are being tied into the City storm sewer (the west half is done and they are now working on the east half) and storm and sanitary sewer work on the outside of the foundation is now 85% complete due to the recent nice weather. Mr. Roling lastly shared that water service has been extended into the building, roof blocking and temporary roof installation is underway, overhead electrical and plumbing work is continuing in the basement, and hanger insets, sleeves, drains, etc. have been stalled throughout the west half of the building in preparation for slab pours.

Mr. Roling additionally provided the Commissioners with many progress photos of the construction throughout February and into March.

The upcoming work activities that Mr. Roling explained included, precast and steel detailing is set to wrap up in mid-March as well as the sally port and bridge precast and steel. Concrete slab pours on level 2 and 3 west then following to the east side are scheduled. Overhead plumbing and electrical will continue and fire protection install will start in the basement. There will be underground plumbing and electrical install in the basement and the remaining foundation backfill following the 1st floor east slab will be poured. Exterior metal stud framing is set to start in March. The spray fireproofing and interior masonry is to start in late March. The 2nd floor mockup cell is scheduled to be built in early April, plumbing in-wall rough in will start on the 1st floor in March, and major overhead MEPFP rough in is to start in April following masonry. Mr. Roling additionally shared that they have a really aggressive schedule in the upcoming months for the masonry and it will take a lot of diligence to maintain that schedule but they are currently where they want to be schedule-wise.

Mr. Roling reviewed the allowance tracking logs which showed that the remaining allowance left to date was \$313,993.86 and that spend to date has been \$127,609.70. He additionally shared that they revamped the allowance tracking spreadsheet a bit this month to provide some additional information he thought may be helpful to the Commissioners. A column was added to help better identify any amounts that were allocated in the previous month.

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 this month, 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 items with the Commission with some being informational and some requiring approval: PCI #75 (Yellow) is for radio/cell phone conduit system and that is currently being estimated at \$50,000 but there is still hope that price will come down significantly, RFP #40 (Yellow) is for a correction of undersized exhaust fans in the property room and an additional of an exhaust fan which is currently being estimated at a cost of \$20,000, RFP #42 (Yellow) are for revisions to the Medical Isolation ductwork which had to be redesigned and redundancy was added to the system for this space for an estimated cost of \$66,000. Mr. Kerner shared that RFP #43 (Orange) was revisions to the Fire Alarm System that were approved with a NTE amount of \$21,256 and that number was accurate to what was originally submitted, RFP #45 (Orange) was for beam penetrations for MEP routing that was originally approved with a NTE number of \$3,144.35 and that amount actually came in lower at \$2,193.35, PCI #84 (Orange) was for the relocation of the grilles in the cells that was previous talked about at the last two meetings and was approved with a NTE amount of \$24,000 actually came in at \$22,085.11.

Mr. Kerner additional shared that RFP #46 (Yellow) was for the mechanical system changes that were discussed in lengths last meeting. He explained that the shell space RTU and duct revisions were

estimated right now to cost \$57,000. Mr. Shepard noted that per their discussions at the last meeting, it was noted that this revision would cost \$20-25,000 and now the costs are estimated to be \$57,000. He strongly stated that he was not okay or comfortable at all with approving the \$57,000 amount.

Mr. Roling explained that there is quite a bit of structural steel work that needs to be done for the additional 17 ton unit. He ran through the cost breakdown which included, \$14,704 for structural steel, roofing work in the amount of \$1,485, he doesn't have the HVAC pricing but put in a plug number of \$30,000 (\$16,000 for unit plus controls and redesigned duct work), and \$8,999 for the electrical work.

Mr. Shepard reiterated that he was completely not on board with the \$57,000 amount and if this is going to be the case, the shell space can just sit there and if there is an issue due to weather being too cold, temporary heating units can be brought in.

The Commissioners discussed the original design and reviewed what they ultimately decided last meeting. It was also suggested to not condition the shell space at all and not purchase the 17 ton unit after all. Mr. Scheffers shared his biggest concern with not conditioning the shell space would be getting temporary heating in there in the winter to ensure water pipes or sprinkler pipes don't freeze.

Mr. Shepard proposed to utilize the original design with the two 60 ton units but run them lead lag and still leave the duct work to the shell space, as originally designed, and anytime the shell space is needed for training or for other purposes, a control system would be added so Mr. Scheffers could tell RTU 2 to condition that space and not do lead lag during that time. Vice Chairman Lundgren noted that he completely agreed with Mr. Shepard's proposal. The Commissioners also discussed with Mr. Scheffers his lead lag schedule and the different scenarios that may arise in the shell space. Sheriff Scott shared that any training done in the shell space could be scheduled accordingly with Mr. Scheffers.

Mr. Kerner shared that the best things to do would be to dump from both RTUs into the space, one would service the jail and the other would service the shell space and they would run lead lag so that the opposite functions would happen. The original plan was similar but did not have the lead lag function. Mr. Kerner noted that he believes he knows what everyone is wanting now and that would be 100% redundancy in the jail space but when the one unit is not being run it will service the shell space to provide tempered air in there. He shared that he believes they can make this work but there will be some additional duct work and controls will need to be changed again and redesigned for the third time. Mr. Hanson questioned what this new design would cost. Mr. Kerner and Mr. Roling shared that they weren't comfortable with providing any type of estimate on what it would cost.

Mr. Shepard shared he would like to see just RTU 2 dumping air into the shell space and further noted he didn't see the need for RTU 1 to be dumping air into the shell space but he definitely wanted the system to run lead lag but on a shorter cycle. He continued that by doing this they wouldn't need to purchase any additional duct work. Then any training done in the shell space would be scheduled accordingly with Mr. Scheffers. Sheriff Scott noted that Mr. Shepard's proposal made the most sense to him as well.

Mr. Hanson stated that everyone needs to remember that this shell space is free space, the shell was built so that they are ready for the future and if it is sitting there idle then it is great to use but they did not put any money into the budget for this part of the build.

The Commissioners and Mr. Scheffers discussed temporary heating and lead lagging RTU 1 and 2 on a manual or automatic basis. Mr. Shepard noted that he would like to see an automatic lead lag control system and when it was RTU 2 turn to run, it would be dumping some air into the shell space. Then when it is desired to have training in the shell space, Mr. Scheffers would be notified prior and would add extra conditioning to that area.

Ms. Nicholson moved to proceed forward with the two 60 ton units, eliminate purchasing an additional 17 ton unit and to approve to add controls for an automatic lead lag system to run on the two 60 tons units, with no additional duct work. Mr. Shepard seconded the motion. The motion carried unanimously.

Mr. Kerner proceeded to review RFP #47 (Yellow) was for the kitchen MAU revisions and it was found when everything was verified and reviewed that there will be a possible credit of -\$2,000, RFP #48 (Orange) was for roof beam connections to precast panel, RFI #110 which was originally approved with a NTE amount of \$3,961.10 and Mr. Kerner confirmed the price came in at \$3,961.00, RFP #49 (Blue) is for foundation wall extensions at the loading dock for an amount of \$9,017.40, RFP #50 (Yellow) are for revisions to glazing in kitchen windows which is still in review but estimated to cost \$5,200, PCI #89 (Blue) are for beam penetrations that Mr. Roling review in more detail with the Commissioners and noted that this request is for an amount not to exceed \$20,150.30, lastly, RFP #53 (Blue) is for detention keying changes for about 40 locks for the amount of \$5,247.

Ms. Nicholson moved to approve the three pending change orders (RFP #49, PCI #89, RFP #53) totaling \$34,414.70. Mr. Shepard seconded the motion and it was approved unanimously.

Mr. Roling shared that RFP #40 and 42 are critical to the timeline of the construction process and noted that he would have pricing on these items by the end of the week and requested if it were possible to schedule a Special Meeting to get approval on those items.

Loan Update

Mr. Hanson shared that no additional loans had been done since the last meeting and the goal right now is to have a bond issue date of somewhere between June 15-17th.

APRIL MEETING

Mr. Hanson noted that the next regularly scheduled PBC Meeting falls on April 4th which is Election Day and due to absences and room conflicts he requested if the meeting could be moved a week back to Tuesday, April 11, 2017. The Commissioners agreed to the April 11th date.

The Commissioners additionally agreed to meet for a Special Meeting on Tuesday, March 14th at 8:30 a.m. to address the critical change orders.

OLD BUSINESS / NEW BUSINESS

There were no items presented.

ADJOURNMENT

A motion to adjourn was made by Mr. Shepard, seconded by Ms. Nicholson and passed unanimously. The meeting was adjourned at 10:05 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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