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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, MAY 2, 2017**

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, May 2, 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, Vice Chairman Larry Lundgren, Ms. Cheryl Nicholson, and 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, 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, Chief Deputy Andrew Sullivan, County Board Members Steve Reid, and Commission Secretary Tasha Sims.

#### **APPROVAL OF MINUTES**

A few typos and minor additions were suggested to be amended in the April 11<sup>th</sup> meeting minutes.

**Mr. Shepard moved to approve the minutes as amended for the Tuesday, April 11, 2017 meetings. Mr. Larson seconded the motion and it was carried unanimously.**

#### **APPROVAL OF AGENDA**

**Vice Chair Lundgren made the motion to approve the agenda as presented and Ms. Nicholson seconded. The motion passed unanimously by voice vote.**

Mr. Larson additionally noted that he brought the Illinois Health Facilities Planning Board Application for Permit for the Kishwaukee Hospital. He shared that he borrowed it and offered it to Mr. Hanson to review in preparation of the Nursing Home Expansion Project.

#### **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 the fire protection, fire alarm, and mechanical coordination drawing resubmittals are the only major remaining submittals left. Approximately 15 submittals remain to be submitted and 147 RFI's have been submitted to date, Mr. Roling reported. Additionally, to date, there are 60 Request for Pricing (RFP's) and 24 Architects Supplemental Instructions (ASI's). As for constructions, interior concrete slab work is complete, Exterior stoops & stairs are underway, exterior stud framing and masonry

work progressed in April, roofing work is 95% complete, spray fireproofing is complete with the exception of the Sallyport and underside of bridge. The interior masonry and plumbing overhead work is all continuing to progress in the basement and first floor areas. Continuing on, it was reported that the fire protection work is 90% complete in the basement and shell space, ductwork has started in the basement, electrical overhead work is progressing in the basement and shell space, and in-wall plumbing and electrical are keeping pace with masonry walls. Metal pan stairs have started with Stair D, exterior windows are approximately 60% installed, spray foam insulation is underway on the perimeter walls, and boilers, expansion tanks, water heaters, brine tanks, booster pumps, ejector pumps, and etc. have been delivered to the site. A commissioning kickoff meeting was held on May 1, 2017 which was reported to be a very successful and beneficial meeting. Lastly, Mr. Roling noted that the mockup cell walls have been constructed and they are working on finishing the space for review.

Mr. Roling review progress photos of the expansion construction through the month of April with the Commissioners. The photos showed the roof, first floor masonry, Stair D, exterior work, and the mock cell.

The upcoming work actives that Mr. Roling shared included, masonry walls starting on the east half of the first floor around this week, masonry walls are scheduled to start on the third floor around May 8<sup>th</sup>. In-wall and overhead work will continue. Stairs A & C will follow immediately behind Stair D. Exterior detention windows are currently being delivered with install starting immediately to follow. Block filler and first coat paint are scheduled to start near the end of May. Lastly, AHU's will be delivered and installed May 5<sup>th</sup>, RTU's are scheduled for delivery June 5<sup>th</sup>, and the first elevator delivery is set for July 7<sup>th</sup>.

Mr. Roling reviewed the allowance tracking logs and indicated that there has been \$4,874.26 spent since the last month, April 5, 2017. He explained that there is a negative amount for MPC Enterprises, Inc. because they just received a lot of invoices in from them and there were estimated costs for a bunch of ticket work they had done. Waukegan Steel, LLC did some additional steel work associated with the cut-out panel and allowance money was used for that. There were several invoices received for dumpsters, cleanup, temporary toilets, and miscellaneous carpentry from Hargrave Buildings, Inc. and numbers have been shifted around due to actual numbers coming in as opposed to estimated costs. Lastly, there was unclear detail on the canopy and additional drywall work was done by L.J. Morse Construction Company. Mr. Rolling additionally added that the total allowance amount spent to date has been \$162,643.03 and the remaining balance as of April 20, 2017 is \$298,966.53.

#### **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 items with the Commission with some being informational and some requiring approval: RFP #42 (Orange) was for the revisions to the Medical Isolation which was approved on April 11<sup>th</sup> with a Not to Exceed (NTE) amount of \$75,586.73 and that is what the cost came in at; RFP #46 (Orange) for the shell space RTU and duct revisions that were discussed for multiple months with final approval made on April 11<sup>th</sup> for a NTE amount of \$37,465.60 and Mr. Kerner reported that the final amount came in at \$20,516.70; RFP #47 (Orange) kitchen MAU revisions approved last month for a credit of -\$4,410 and since then there were even more credit found now totaling the credits at -\$10,288.00, with potential to gain even more credit; ASI #21 (Orange) are for T-Stat revisions on the first floor at a \$0 cost; and RFP #59 (Orange) for air filter revisions that are also at a \$0 cost.

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RFP #50 (Yellow) was explained to be a placeholder and the estimates were just given to Gilbane for revisions to glazing in kitchen windows, currently being estimated to cost \$1,000.00, ASI #22 (Yellow) T-Stat revisions to the second and third floors for an estimated amount of \$1,781.00; RFP #58 (Yellow) is an owner request for roller shade revisions for an estimated cost of \$1,000.00; RFP #60 for smoke dampers estimated to cost \$5,000.00.

RFP #54 (Blue) was explained to be for various changes to the detention intercom for an amount of \$2,956.93; RFP #56 (Blue) for ceiling revisions for constructability for a credit of -\$11,470.00, with the potential of more credits to be added later; RFP #57 (Blue) is for an owner request of potential camera adjustments in the amount of \$3,222.00; ASI #20 (Blue) are for smoke control damper revisions with the hopes that this is the last of the mechanical revisions left for make on the project.

**Ms. Nicholson moved to approve RFP #54, RFP #56, RFP #57, and ASI #20 totaling \$19,190.93. Mr. Larson seconded the motion and it was approved unanimously.**

Vice Chairman Lundgren asked Mr. Hanson if the Commissioners could receive a more detailed financial overview of the project to get a better idea of what percentage amount they are at for budgeted costs verse actually spent/billed costs.

**Loan Update**

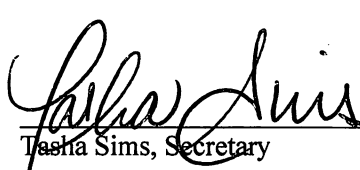
Mr. Hanson shared that no additional loans had been done since the last meeting but he anticipates borrowing another \$2-3 million towards the middle of May, which will mostly likely be the last of the loans. He also reported that the bond sale date is still being targeted for June 21, 2017.

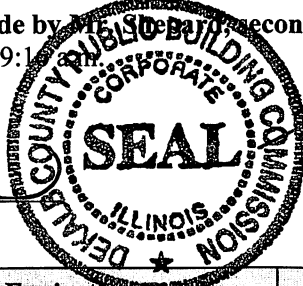
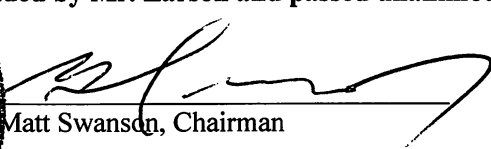
**OLD BUSINESS / NEW BUSINESS**

The Commissioners discussed touring the Jail Expansion at their next Committee Meeting and additionally moved their June Meeting back a week to Tuesday, June 13, 2017.

**ADJOURNMENT**

A motion to adjourn was made by Mr. Hanson, seconded by Mr. Larson and passed unanimously. The meeting was adjourned at 9:15 AM.

 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, 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
<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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