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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, NOVEMBER 7, 2017

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, November 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

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, Ms. Cheryl Nicholson, Vice Chairman Larry Lundgren, 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, Chief Joyce Klein, Mr. Brian Kerner with Dewberry, Mr. Jeremy Roling with Gilbane, County Board Member Steve Faivre, Gary Winschel, Mike Scavato, and Commission Secretary Tasha Sims.

APPROVAL OF MINUTES

A couple minor errors were identified within the October 3, 2017 meeting minutes.

Mr. Larson moved to approve the minutes, with correction as identified, for the Tuesday, October 3, 2017 meeting. Ms. Nicholson seconded the motion and it was carried unanimously.

APPROVAL OF AGENDA

Chairman Swanson noted he would like to flip items 8 and 9 in order to conduct any Old/New Business there prior to moving over to the tour of the Jail Expansion.

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

PUBLIC COMMENTS

There were no comments from the public.

JAIL EXPANSION PROJECT

Financial Recap:

Mr. Hanson reviewed the monthly financial recap. He noted that 75% of the project has been paid out so far and 85% of the construction work has been completed as of October 31, 2017. Additionally, there is \$224,825 in contractor allowances remaining and \$193,734 remaining in the contingency fund.

Construction Update:

Mr. Jeremy Roling of Gilbane gave a PowerPoint presentation for the construction status update on the Jail Expansion Project. Mr. Roling highlighted that there has been 414 Safe Work Days completed with 145,000+ man hours put into the project to date. The closeout preparation is continuing with the

Submittals and RFI's (Request for Information). Stark & Son Trenching's contract was closed out in October. Additionally, there has been 200 RFI's that have been submitted and answered to date. Also, to date, there have been 81 Request for Pricing (RFP's) and 29 Architects Supplemental Instruction (ASI's) that have been issued for this project. Mr. Roling also shared that the air handlers and boilers are now in operation and providing heat for the building. Elevator installation is continuing and they are now working on the third and final car. Lighting installation in the basement and first floor is ongoing. Mechanical, electrical, plumbing, and fire protection rough in to the ceiling grid and detention ceilings is currently ongoing on the first and second floors. Overhead mechanical and electrical work is wrapping up on the third floor as well. The detention ceiling installation is underway on the first floor in the holding cells. Porcelain tile work is nearly complete on the first floor in the bathroom and in the kitchen. Security glass has been installed throughout the building. The electrostatic sheet vinyl flooring in the data closets is being installed. Mr. Roling explained the process that was used to help with the moisture mitigation that was discussed at last month's meeting and good news he shared was that they are starting to see moisture coming out of all of the slabs. Laundry equipment was delivered on October 18th. Exterior metal panel installation is 90% complete. The security fence install began in October but is currently stopped until further direction is provided. Lastly, the security system demonstration took place at Stanley's shop in Indianapolis on November 1st and 2nd.

The progress photos throughout the past month illustrated the finishing work of the first floor, the indoor exercise room ceiling installation, and a photo of the Jail Team at the Security System Review Meeting in Indianapolis.

Upcoming work activities that Mr. Roling shared with the Commissioners included, architectural millwork deliveries and install is expected to begin November 6th. Detention door deliveries and install is to begin on November 7th and the detention ceiling installation will continue. On the week of November 13th, the kitchen equipment will be installed. Demolition and finish work at the Public Safety Building tie-in at the bridge will begin November 14th. Elevator installation has approximately four weeks remaining. Floor finishes on the first floor will start around December 1st, exterior metal panel and glazing work will wrap up in November, and equipment startup and functional commissioning will continue in November and December.

Mr. Roling next revisited the issue of the security fence work stoppage that he mentioned earlier in the meeting. He explained that the issue was that there is a mid-rail on the inside of the fence which would make the fence climbable in an evacuation event. Also, due to the slope of the parking lot area, the top panels are stepped thus creating an undesirable appearance. The initial options he shared to remedy these issues included, replacing the fence panels with 5/8 inch mini mesh and eliminating the mid-rail which would result in a cost of \$23,802.45 (there is also a 6-8 week lead time with this option), replacing the top brackets with tie wire and cutting the top off the fence panels even with the top rail or installing a top cap for an unknown cost at this point, or eliminate the mid-rail for an approximate cost of \$2,000. Although doing this may cause the fence panels to flex in the center if force was applied, Mr. Roling explained. One other option Mr. Roling shared that has come up since he put everything together for the Commissioners and that is to cut the fence panels flush with the top rail and then install a powder coated angle from the outside of the fence and capping over the top of the fence panels. This would give it a clean look and cover up the cut end of the panels but they would still have to decide on what to do with the mid-rail.

Chairman Swanson questioned for clarification that the only time inmates may potentially be in this parking lot would be in the case of an evacuation of the jail otherwise it is solely used as a parking lot. Mr. Roling answered that was correct. There was also several mentions of razor wire (Concertina wire) utilized at the top of the fence to ensure individuals could not get over the fence either way. It was explained that was not a desired feature to have because it is not esthetically pleasing to the nearby neighbors and the look of the facility in general.

Mr. Shepard indicated that the stepping just did not bother him at all but he suggested using a type of material like-drainage tile in black to help address the look. He also noted that he liked the sound of Mr. Roling's possible option four.

The Commissioners further discussed the issues and options to consider. Mr. Roling also shared that he is still working on the pricing of his proposed option four for the powder coated angle at the top of the fence but unfortunately right now he has a price of about \$18,000. There were multiple comments to just leave the fence how it is now.

Mr. Shepard made a motion to authorize the continuation of the installation of the current panel fence while continuing to explore options on how to cover the top of the fence panels. Vice Chairman Lundgren seconded the motion. The motion carried unanimously.

Mr. Roling presented a photo of the large generators for the Jail Expansion. He explained that Mr. Scheffers has requested pricing to furnish and install steel grating platforms for service access to the generators. The cost to purchase the platforms from CAT is \$28,762.00. The estimated cost to build platforms with treated lumber and composite decking would be \$12,000 - \$15,000. Mr. Roling additionally added that Gilbane is currently exploring other options for metal platforms as well.

Mr. Scheffers shared that the reasoning for his request for the platforms is because utilizing the stationary platform is much safer and easier to stand on while working inside of the generators as opposed to using a ladder. He additionally shared his experiences with using ladders for other similar generators the County already has in place and the difficulty they have created.

Mr. Roling expressed that the prices he proposed earlier for the options were all very high and that he is additionally pricing out different types of platforms with other companies as well to hopefully get the prices down even more. He also noted that he was concerned with the ComEd clearances and what they can actually build there as well as provide enough room to move in between the generator and the fence.

Vice Chairman Lundgren agreed that a platform was essential because they have been made aware of what could happen using ladders and it would be a lot more costly if someone were to get hurt than it would be to construct a platform. Chairman Swanson noted that he agreed.

Mr. Shepard suggested pouring concrete on top of the gravel in order to decrease the height to the generator doors and also provide for a more stable surface for a rolling storage ladder or a platform.

Following additional discussions, Mr. Shepard made a motion to have five inches of concrete (sloped outward) poured around the generators within the fence. Ms. Nicholson seconded the motion.

Mr. Roling noted that he would continue gathering pricing for other types of platform options.

Mr. Roling shared that \$29,557.55 in allowances has been allocated since September 25, 2017. He briefly mentioned that the majority of that cost was miscellaneous detail work around various parts of the building. The allowance track log showed that to date there has been \$236,119.30 spent and the remaining balance as of October 30, 2017 was \$224,825.24.

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 #78 for an owner request to make revisions to the paging system for a Not to Exceed amount of \$15,000.00. It was clarified that the pricing for that is still being worked on and hopefully lowered; RFP #79 to install a light below the Control Desk in the amount of \$1,585.00; RFP #80 for window film on seven windows in the amount of \$2,520.00; RFP #81 for a window seat in the Break Room in order to cover some fire protection piping in the amount of \$2,058.28; PCI #144 was for a design related change to replace full door with a door with half-glass in the amount of \$1,200.00. Mr. Kerner clarified that the blue items, PCI #150 and #151 were already addressed earlier in the meeting.

Ms. Nicholson moved to approve RFP #78, RFP #79, RFP #80, RFP #81, and PCI #144 in the total amount of \$22,363.28. Mr. Shepard seconded the motion and it was carried unanimously.

Mr. Kerner additionally shared that PCI #113 in yellow was for detention ceiling access panels which is currently at a credit of -\$4,022.00. Also, just as updates, RFP #64 for rated enclosure for fire protection pipe risers was originally approved for a Not for Exceed amount of \$5,721.00 and that is what the final pricing was; ASI #29 was a \$0 amount for fire alarm panel relocation and relay deletion; and PCI #143 was for the moisture mitigation in the concrete slabs which the Commissioners approved with a Not to Exceed price of \$5,500.00 and Mr. Kerner updated that the price was really \$3,217.50.

FY 2018 BUDGET

Mr. Hanson noted that he would have the budget ready to present to the Commissioners next month.

APPROVAL OF NURSING HOME EXPANSION CONTRACTS

Mr. Hanson introduced Mr. Gary Winschel and Mr. Mike Scavotto from Management Performance Associates, Inc. "MPA" of St. Louis. MPA has been the County Nursing Home's Management Firm since around 1997. Mr. Hanson also reviewed that the contracts have been distributed a couple months ago and invited the gentlemen from MPA to join the Commissioners in case they had any additional questions before possible approval of the contracts today or they can be held off for another month.

An issue was identified within the A195 Contractor's contract regarding the contractor's and Architect's billing rates. Additionally, the Commissioners wanted the PBC as an additional insured to the applicable Insurance Policies. It was also identified that the contracts had called for a 5% retainage and after discussions there was a consensus from all the Commissioners to change the retainage amount to 10%. Lastly, a name change was requested so that all on all three contracts the correct name was for the DeKalb County Rehab & Nursing Center was used.

Mr. Winschel and Mr. Scavotto noted that they would work on these changes with the contractor and would return with corrected contracts next month for final approval.

OLD BUSINESS / NEW BUSINESS

Chairman Swanson mentioned a recent article in the paper regarding a recreation room within the jail and he noted he was unaware of the different items that were mentioned in the article. Chief Klein shared that she was misquoted in the article and she gave examples of what could be in that room but no decisions

have been made. Additionally, anything within the recreation room would have no effect on their construction budget.

TOUR OF JAIL EXPANSION

At 10:20 a.m. the Commissioners and those in attendance were provided a guided tour of the Jail Expansion to see the progress of the project since their last visit.

After the tour and prior to adjournment the Commissioners gathered together in the Jail’s Sally Port. Mr. Shepard briefly discussed recent conversations he had with excavators and the City regarding Exchange Street. It was clarified that no work would be done with the street until next spring after substantial completion of the jail construction.

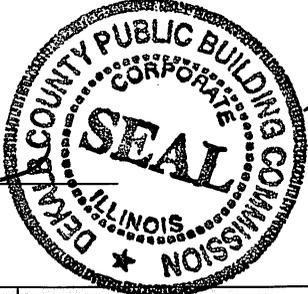
Mr. Shepard additionally requested to add an Executive Session for personnel/pending litigation to their next meeting agenda.

ADJOURNMENT

A motion to adjourn was made by Mr. Larson, seconded by Mr. Shepard and passed unanimously. The meeting was adjourned at 11:30 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, 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, 2022	Chairman	September 19, 2007
<u>Non-Voting Officers</u>			
Ms. Tasha Sims	September 30, 2018	Secretary	October 4, 2016
Mr. Gary H. Hanson	September 30, 2018	Treasurer	February 18, 1984

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