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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, OCTOBER 3, 2017**

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, October 3, 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, 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 MINUTES**

Mr. Shepard identified a spelling error within the September 5, 2017 meeting minutes.

**Mr. Larson moved to approve the minutes, with correction as identified, for the Tuesday, September 5, 2017 meeting. Mr. Shepard seconded the motion and it was carried unanimously.**

#### **APPROVAL OF AGENDA**

**Mr. Shepard made the motion to approve the agenda as presented 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 noted that not much has changed with the financial recap sheet compared to last month but 61% of the construction costs have been paid out so far and 80% of the construction work has been completed as of September 30, 2017. Additionally, Mr. Hanson shared that there is \$209,367 remaining in the contingency fund.

It was also announced that the project is still on track for substantial completion on January 23, 2018. All warranties will begin on the day of substantial completion.

### **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 388 Safe Work Days completed with 139,000+ man hours put into the project to date. The submittals and RFI's (Request for Information) are complete and closeout preparation continues. Stark & Son may be closed out in October. Retainage reduction request are in (10% down to 5%) for Manusos, Berger Excavating, Stark & Son Trenching, Midwest Precast Concrete, and Mastership Construction in the month of October. It was reported there has been 194 RFI's that have been submitted to date and 79 Request for Pricing (RFP's) and 29 Architects Supplemental Instructions (ASI's) have been submitted as well. Mr. Roling shared that site work is nearly completion and ready for landscaping on October 9<sup>th</sup>. Exterior metal panels have been installed on the south side and are in progress on the north side of the building. Metal coping is also being installed. Site electrical and lighting are nearing completion. Fence installation is underway around the secured parking areas and generators. Ceiling closure inspections are ongoing throughout the building. Drywall ceilings are being installed and finished on the first floor and acoustical ceiling grid is being installed in the basement and first floor. Wall angle and grid are being installed on all floors for the detention ceilings. Overhead electrical and mechanical work is ongoing on the second and third floors. Wire pulling and device trim out is nearing completion on the first floor, painting of walls and frames is finishing on the first floor and beginning on the second and third floors, and interior security glass installation is underway on the first floor.

Mr. Roling additionally shared that last Tuesday there was a meeting held on the precast panel crack issue that was explained at the PBC's last meeting. In attendance was the County, Gilbane, and a couple representatives from Midwest Precast Concrete. The group looked at the cracking within the precast panels and an example photo was provided to the Commissioners to get a better idea of what the group was inspecting. Midwest Precast Concrete has a crack measuring tool that they brought and Mr. Roling reported that ACI states that any cracks smaller than .01 of an inch do not need to be addressed. No cracks on the precast panels on the jail expansion project were bigger than .006. These are what the industry calls burst cracks and is nothing that is considered unordinary. There were several options presented to the Commissioners with how they could proceed forward with the precast panel hairline cracking issue. Option 1 – Finish cleaning precast and leave unsealed; Option 2 – Clean panels and seal hairline cracks only with no additional cost to the project; Option 3 – Seal entire north elevation for an added cost of \$13,450.00; Option 4 – Seal the entire building for a cost of \$46,700.00. It was also noted that the sealer has a 10-15 year lifespan and would need to be reapplied after that timeframe.

The Commissioners discussed the different options and costs associated with what was presented to them. Mr. Shepard noted that he was open to (but not advocating for) the possibility of Option 3 if the cost could be lowered. Chairman Swanson commented that they are looking at hairline cracks that measure .006 which is less than the measurement of when the industry starts to get worried about them so he would either not be worried about the cracks at all (Option 1) or would go forward with the free option (Option 2). Mr. Roling shared that all of the crack measurements were documented and there is a 1 year warranty. Mr. Kerner noted and the Commissioners agreed that there should be a walk-through done in about 10-11 months to ensure the cracks did not expand or lengthen.

**Mr. Larson moved to approve Option 1 – to finish cleaning the precast and leave unsealed. Vice Chairman Lundgren seconded the motion and it carried unanimously by voice vote.**

Mr. Roling noted that with that option now approved, that settles the major issue with MPC and they would like to look at reducing their retainage from 10% down to 5%. There was a consensus from the Commissioners to move forward with the retainage reduction.

Progress photos were presented to the Commissioners that depicted the site work progress in the Employee Parking Area in August and again in September, the drywall security ceiling installation in the kitchen, the second floor local control platform and skylight framing, the installation of the walk-in cooler/freezer, and the exterior metal panel installation progress on the outside of the building.

Upcoming work activities that Mr. Roling shared included, the ceramic tile work that will be starting in the basement bathrooms on October 9<sup>th</sup> and then moving to the kitchen, landscaping will continue on October 9<sup>th</sup>. Detention ceilings deliveries for the cells being October 10<sup>th</sup> and installation will begin immediately. Startup of the AHU's, RTU's and boilers is scheduled for October 23<sup>rd</sup> and Gilbane and Dewberry are meeting with the Commissioning Agents (and will continue to meet on a monthly basis) to ensure everything is ready for startup and working properly. Curved metal panel delivery is scheduled for October 25<sup>th</sup> and detention door deliveries being in late October as well. Millwork and various finish deliveries will be starting in early November.

Mr. Roling explained that after a series of meetings, it looks like the scope of work will be performed in spring of 2018 on Exchange Street. The scope of work will consist of milling Exchange Street at a variable depth to allow for three inches of asphalt to be put back on top. After the milling, the County Highway Department will perform isolated patching and crack repair prior to the asphalt overlay. After the proof roll that was described at the last meeting, Mr. Roling shared that many panels and pieces in the street did move. It was also clarified that the reason this is being scheduled for next spring is because it was spelled out in the Intergovernmental Agreement with the City of Sycamore that the resurfacing of Exchange Street was to be done after the completion of construction of the Jail Expansion Project. It was additionally reiterated that Abbey Paving has commented and now has wrote in a formal letter that they would not warranty any work done to Exchange Street, especially after the proof roll results.

The Intergovernmental Agreement with the City of Sycamore specifies what the City wants done with Exchange Street and after that is done it is then handed back over as a City Street. The Commissioners, on record, expressed their concerns with only doing the milling, patching, and overlay and there was a consensus that the PBC feels that a complete rebuild of Exchange Street is needed but will comply with the specifications of the IGA.

Mr. Roling shared that \$16,745.52 in allowances have been allocated since August 31, 2017. There was an allocation of \$1,600 for miscellaneous spray insulation/fireproofing work and \$15,145.52 for miscellaneous concrete work around the County grounds. He also reported that the allowance tracking log showed that to date there has been \$206,746.85 spent and the remaining balance as of September 22, 2017 was \$254,862.71.

#### **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 #61: this item has been on the sheet for several months and has a placeholder amount of \$25,000 for railings at the third floor balcony. After a great amount of work by Mr. Roling, the final cost is \$19,812.00; RFP #64: for a rated enclosure for fire protection pipe risers which was requested by B&F for an amount Not to Exceed \$5,721.00; RFP #76R: is for a partial owner request to add electrical disconnect switches for AHU-1 and for the muffin monsters (waste grinders) in the amount of \$12,875.00; PCI #139: for additional 24" inlet and 6" storm pipe in the amount of \$2,297.55; ASI #29: for fire alarm panel relocation and relay deletion in the amount Not to

Exceed \$5,024.00; ASI #28: for an owner request to make revisions to marker boards at a \$0 cost; PCI #136: for revisions at the Library Entrance per County Highway Department and City of Sycamore for a credit of -\$9,012.66; and PCI #143 for moisture mitigation in concrete slabs for the data rooms (four rooms) in the basement in the amount Not to Exceed \$5,500.00. Mr. Roling briefly explained the moisture issue that they are having in the basement which currently prevents them from being able to properly installing flooring in the areas. The NTE \$5,500.00 right now is for the four rooms but they are needing to address 13-14,000 sq. ft. which would end up costing around \$55,000 if they can't get the moisture numbers to go down. This is another reason they are pushing to start up the RTU's so they can start hopefully drawing moisture out of the concrete slabs. Mr. Shepard suggested renting dehumidifiers and Mr. Roling noted that he would pursue renting them because it couldn't hurt.

**Mr. Larson moved to approve RFP #61, RFP #64, RFP #76R, PCI #139, ASI #29 and #28, and PCI #136 and #143 in the total amount of \$42,216.89. Vice Chairman Lundgren seconded the motion and it was carried unanimously.**

RFP #61 for railings at the third floor balcony still has a pending NTE price of \$25,000, Mr. Kerner explained because Gilbane is still working on getting the best pricing and final pricing; PCI #113 for detention ceiling access panels which is currently at a credit of -\$4,022.00; RFP #64 is for rated enclosure for fire protection pipe risers and is current estimated to be \$3,000.00 and the hope is to have the final figure at the next meeting.

Lastly, just as an update in orange, Mr. Kerner explained that there was no cost for revisions to the dayroom door frame colors.

#### **Accepting Bid Award for Furniture**

Mr. Hanson shared that a formal bid was conducted for the Commercial Furniture Bid Package #1. There were four companies that submitted bids: Interiors for Business, Inc., Rightsize Facility, Widmer Interiors, and Henricksen. Henricksen submitted the lowest bid in the amount of \$52,225.39.

**Mr. Larson moved to award the lowest bid meeting specifications to Henricksen of Itasca, Illinois for the Commercial Furniture Bid Package #1 in the amount of \$52,225.39. Ms. Nicholson seconded the motion and it was carried unanimously.**

#### **APPROVAL OF NURSING HOME EXPANSION CONTRACTS**

Mr. Hanson explained they have been struggling for a long time to get these contracts in place and they finally have them after hiring Attorney Ron Klein to review everything. Mr. Hanson expressed that the contracts were very lengthy and passed out a five-page memo outlining everything within the contracts. He wanted to give the Commissioners time to review the memo and provide any questions they may have in the meantime. Gary M. Winschel, VP of Finance and Management, Management Performance Associates, Inc., managing firm of the Nursing Home will be present at next month's meeting to address any questions or concerns the Commissioners may still have regarding the Nursing Home Expansion Contracts.

#### **ELECTION OF OFFICERS**

Mr. Hanson announced that the Election of Officers is to occur at this meeting and called for nominations.

**Mr. Larson made a motion to nominate and retain the full slate of officers in the position they now hold for the year 2018. Those nominated are: Matt Swanson for Chairman, Larry Lundgren for Vice Chairman, Gary Hanson for Treasurer and Tasha Sims for Secretary. The motion was seconded by Ms. Nicholson. There were no other nominations. The Chairman declared the nomination to be closed and called for a voice vote on the motion to retain the current slate of officers. The motion carried unanimously.**

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**OLD BUSINESS / NEW BUSINESS**

The Commissioners requested a site visit to the Jail Expansion at their next regularly scheduled meeting.

**ADJOURNMENT**

A motion to adjourn was made by Mr. Larson, seconded by Ms. Nicholson and passed unanimously. The meeting was adjourned at 10:00 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
<b><u>Non-Voting Officers</u></b>			
Ms. Tasha Sims	September 30, 2018	Secretary	October 4, 2016
Mr. Gary H. Hanson	September 30, 2018	Treasurer	February 18, 1984