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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, SEPTEMBER 5, 2017

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, September 5, 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, Mr. Chuck Shepard, and Chairman Matt Swanson. Vice Chairman Larry Lundgren was absent. A quorum was established with four 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, and Commission Secretary Tasha Sims.

APPROVAL OF MINUTES

Mr. Shepard identified multiple minor spelling errors within the minutes of the August 1, 2017 meeting.

Mr. Larson moved to approve the minutes, with corrections as identified, for the Tuesday, August 1, 2017 meeting. Ms. Nicholson 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 reviewed a handout that illustrated that 58% of the construction costs have been paid out so far and 75% of the construction work has been completed as of September 1, 2017. Additionally, there is \$241,711 remaining in the contingency fund.

Mr. Hanson also reviewed a spreadsheet showing the interest rate payments that were paid to the various County Funds that participated in the Jail Expansion Project's Internal Financing Loan Plan. The total amount of interest paid back to the various funds totaled \$301,250. All of the loans were paid off in July, Mr. Hanson shared.

Construction Update:

Mr. Jeremy Roling of Gilbane gave a PowerPoint presentation for the construction status update on the Jail Expansion Project. Mr. Roling first and foremost highlighted that there has been 367 Safe Work Days completed with 128,000+ man hours put into the project. The submittal and RFI (Request for Information) are now complete and closeout preparations are underway. Gilbane's goal is to close out the site work and enclosure packages by the end of 2017. He added that there have been 183 RFI's that have been submitted to date, as well as, 75 Request For Pricing (RFP's) and 27 Architects Supplemental Instructions (ASI's) that have been issued. Site work began on August 21st and will be complete in early October. Condensing Units were delivered on August 10th. Exterior guard rails were installed around the mechanical area well. All metal pan stairs have been installed and filled with concrete. The exterior air barrier and metal stud furring work on the building exterior has begun ahead of the metal panel delivery and the metal screen wall panels are anticipated to begin installation on August 31st. The basement control wiring and final connections to the major equipment are progressing toward the startup of equipment. On the first floor, overhead mechanical, electrical, plumbing, and fire protection rough in is nearing completion with above ceiling inspections and ceiling installation that is underway. On the second floor, ductwork is just underway while the plumbing, fire protection, and electrical rough in area nearing completion. On the third floor, ductwork is approximately 75% complete while the electrical, plumbing, and fire protection are now getting started. Block filler and first coat of pain is 75% complete on the first floor, block filler is underway on the third floor, and drywall and detention ceiling work has begun on the first floor. Elevator car #1 is 90% installed and car #2 has begun installation. Precast patching and cleaning work continues on both the inside and outside of the building.

Progress photos were presented to the Commissioners that depicted the north exterior elevation, site progress in the east parking area, exterior louver and the security bar grille in the basement wall, the condensing unites for AHU's and boiler progress, the second and third floor pipe chases, the first floor kitchen ceiling install, and the second floor control platform build.

Upcoming work activities that Mr. Roling shared included, the kitchen cooler/freezer installation is set for September 5th. Metal panel deliveries are scheduled to be delivered mid to late September. Hanging the first floor drywall ceilings is expected to begin in mid-September. Detention door deliveries to start in late September. AHU and RTU startups are set to be by the end of September. The second and third floor detention ceilings are to be installed early October. All site work to be completed by early October including Exchange Street. Kitchen and laundry equipment installed late October. Roofing and exterior metal panel work is also expected to be complete by late October, Mr. Roling shared.

Additionally, Mr. Roling explained that a big issue looming at this point is concerns with the condition of Exchange Street. He explained that he met with the City of Sycamore about a week ago to review the condition of Exchange Street. Abbey Paving, who Gilbane has contracted to do all of the site paving and concrete work has expressed concerns going over the street. The contract documents call for a variable depth milling and a 0.75 inch leveling binder and a 2.25 inch surface on the street. As it can be seen and as it has been previously been discussed, there has been chunks of the street broken and flipped up and has to be torn out and a lot of additional movement. Mr. Roling reported that some of the curbs that were poured last summer are already cracked where the existing street has doveled into them. Mr. Roling reiterated that Gilbane and Abbey Paving have a lot of concern about going over the street and Abbey does want to give anyone a bad product. He added that obviously there is a lot of money involved in fully tearing out the street and putting it back. Mr. Roling shared again he met with the City of Sycamore and reviewed the agreement and it was determined that Abbey would do a proof roll on Exchange Street and see if any movement can be captured visually. If nothing is seen, Mr. Roling noted that he didn't fully know what the decision was going to conclude in and that it is ultimately up to the City although Gilbane doesn't want to go ahead with this and it fall apart next year.

The Commissioners discussed the Exchange Street issue further. Mr. Shepard requested that at their next meeting to have the figures of what it is going to cost to have Abbey Paving do what is currently contracted as well as what it would cost for a full rebuild of the street in order to review the difference.

Mr. Roling shared that \$18,477.58 in allowances have been allocated since July 20, 2017. Within that amount money was allocated to flip a door frame around for better operational purposes, to pay invoices for dumpsters and temporary toilets, for miscellaneous carpentry related to securing the building, for reworking an unclear detail of a door frame within the employee breakroom, boarding up doors, and rental of temporary barricades in replacement of the site fence that came down. Mr. Roling additionally reported that the allowance tracking log showed that to date, there has been \$190,001.33 spent and the remaining balance as of August 31, 2017 was \$271,608.23.

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 #73 for paint on the precast walls, where there is exposed concrete, at the staff entry, loading dock, and area well in the amount of \$5,270.00; RFP #74 for revise lintel at the bridge to use steel in lieu of masonry for a cost of \$7,261.00. The total amount request to be approved was \$12,531.00.

Mr. Larson moved to approve RFP #73 and RFP #74 totaling \$12,531.00. Ms. Nicholson seconded the motion and it was carried unanimously.

The following estimates were reviewed for possible future change orders: 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.

PRECAST PANELS

Mr. Harvey shared that back in May there was a walk-through review of the precast in order to identify if anything needed to be repaired or touched up. At that time, there were many cracks that were noticeable in the precast panels. Gilbane prepared and provided the Committee with documentation to illustrate where all the cracks were identified. Primarily the cracks are at the very top of the panels but also were seen at the bottom and mid-range and would be identified as hairline cracks, yet they were visible Mr. Harvey explained. Gilbane has since sent documentation to Midwest Precast and asked them to respond to some questions they had. They asked what caused the cracking, if it will continue, how the County can be confident that the cracking will not lead to a great problem in the future, and what can be done to remedy the situation.

Mr. Harvey continued to explain that MPC had an Engineer (who originally designed the panels) respond to some of the questions. He shared that the crack widths are within the standards and that cracking can occur in thinner panels that have larger pre-stressed strands such as the ones on the Jail Expansion. He additionally thought that the hairline cracks could be from shrinkage, which is a normal reason for cracking in any type of concrete. This individual also noted that these type of cracks should not

compromise the structural integrity of the precast panel and cracks such as these are not considered aesthetically compromising. Some recommendations given were to make sure all of the panels get cleaned after all of the flashings are in place and he recommended that consideration should be given to applying a penetrating sealer on each of the cracks. Following those conversations, Mr. Harvey noted he later received MPC's Crack Sealing Procedure Manual which does include the application of a saline penetrating sealer to each of the cracks. Mr. Harvey reviewed that he is going to continue to monitor these issues on behalf of the County to ensure there are no aesthetic or structural issues in the future. He additionally noted that the cleaning process of the panels would continue when the roof copings are on and he would provide an update back to the committee once there is a better handle of what the building looks like after all the patching and cleaning were completed.

The Committee continued to discuss the cost and maintenance issues with the sealing processes and whether the sealer would cause discolor issues when the building is wet. They agreed that if sealing were recommended they would like to have pricing provided to them for what it would cost to seal only the hairline cracks and also what it would cost to seal the whole surface and surrounding areas of the cracks to ensure no discoloring issues. Mr. Harvey ensured that work would continue on these cracks and an update and recommendation would be provided to the Commission at their next meeting.

STATUS OF NURSING HOME EXPANSION CONTRACTS

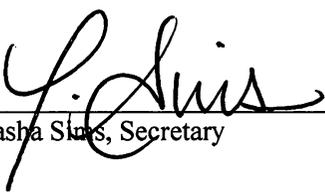
Mr. Hanson reviewed that for the last couple of months he has reported that the contracts are in the State's Attorney's Office undergoing review and that is still true for this month. What the Nursing Home has decided to do is go ahead and begin getting pricing just to keep the project in motion.

OLD BUSINESS / NEW BUSINESS

There were no old or new business items.

ADJOURNMENT

A motion to adjourn was made by Mr. Larson, seconded by Ms. Nicholson and passed unanimously. The meeting was adjourned at 9:45 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, 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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