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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, AUGUST 2, 2016

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, August 2, 2016 at 8:30 A.M. in Conference Room East of the DeKalb County Administration Building 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. Present were Chairman Swanson, Commissioners Cheryl Nicholson, Chuck Shepard, Mike Larson and Larry Lundgren. Also present were Gary Hanson, Treasurer, Mr. Ed Harvey, Jail Project Administrator, Chief Joyce Klein, Jim Scheffers, Facilities Manager, Mr. Brian Kerner with Dewberry, Mr. Jeremy Roling with Gilbane, County Board Member Steve Faivre and Secretary Mary Simons.

APPROVAL OF MINUTES

Chairman Swanson called for a motion to approve the minutes for the meeting held on Tuesday, July 5, 2016. Mr. Larson made a motion to approve and Ms. Nicholson seconded it. The motion carried unanimously.

APPROVAL OF AGENDA

Chairman Swanson asked for a motion to approve the agenda as presented. Mr. Larson made the motion to approve the agenda. The motion was seconded by Ms. Nicholson. The motion carried unanimously.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

JAIL EXPANSION PROJECT

A. CONSTRUCTION UPDATE: (Power Point presentation attached as Exhibit #1) Mr. Roling reported on the construction status and said that 24 out of the 25 contracts have been signed and the last one is expected at any time. He said the review process for the submittals and RFI's is going well. He added that the major items approved or submitted for approval by Dewberry during the last month are for the concrete reinforcement drawings, the coordination drawings for the pre-cast wall panels, and the structural steel shop drawings. He added that the underground plumbing and electrical coordination drawings are 99% complete for everything that goes beneath the slabs. He added that the 3-D coordination drawings for the mechanical, electrical, plumbing and fire protection are 85 to 90% complete for the basement level. He said they are now moving up and coordinating all the work on the first floor and then progress up through the building. Mr. Roling said that to date there are 40 RFI's. Ms. Nicholson asked if most of those are just coordination or are they changes. Mr. Roling responded that there are a few that will result in cost changes but most are for coordination and clarification. Mr. Larson asked if all the RFI's are coming to him for approval. Mr. Roling said they come from the contractors or are written by Gilbane and most of them go to Dewberry for review and response. He added that if they are questions regarding scope of work they are answered by Gilbane, but if they are questions regarding drawings or specifications they go to Dewberry. Mr. Roling then stated that the finished sample of the pre-cast mock up of the wall panels is now on site and located at the northeast corner of Exchange street.

Mr. Roling said they continue to review, price and submit for approval the RFP's issued by Dewberry. Mr. Roling listed the major construction activities completed in July as follows: the removal and relocation of all overhead and underground utilities, removal of all existing utility poles, renovation of asphalt and concrete, erection of site fencing, began excavation, the stripping of all top soil located around parking lots, and they began putting down construction roads within the site in preparation for the delivery of heavy loads. Mr. Roling said the concrete patching and paving at Rt. 23 and Exchange Street has been completed and they are meeting with the City tomorrow to determine what else needs to be done to reopen Exchange Street, which should reopen by next week. He added that the County landscaper is starting restoration work, planting and sod work around the area.

Mr. Roling then described the progress photos of the construction site starting on July 6 through July 27. These photos are included in Exhibit #1. A short discussion regarding methods to keep the public visually informed about the progress of the

construction. The consensus was to include the progress photos on the County's website under the "Jail Expansion" information. After describing the upcoming work activities scheduled in the next few months, Mr. Roling then gave the report for the Allowances Tracking Log (Exhibit # 2) He reported that the original allowance starting balance was \$440,000.00 for all trade packages and to date \$44,483.57 has been allocated to be spent which leaves a remaining balance of \$395,516.43.

B. CHANGE ORDERS: (Exhibit # 3) Mr. Kerner described the process used for compiling the change order log. He explained that the tracking system used by Gilbane is incorporate into this one report for the Commissioners to review Mr. Kerner then described the following items listed on the report to be considered for approval today as follows: RFP #10 is to modify the cabling for the intercom system which is incompatible with the current PSB system at a cost of \$6,260.00, RFP item #11 is for steel beam modifications at a cost of \$6,637.80, RFP item #12 is to revise the parking area in front of the PSB which had to be completely replaced at a cost of \$4,324.00, However, this amount will come out of the allowances and is not a change order. Mr. Kerner then explained that RFP #8 is the elevator revision. which because of the change in manufacturer, requires a machine room resulting in the change order. The cost so far is \$75,018.61, however, both Dewberry and Gilbane are reviewing the drawings and trying to lower the costs. He added that the final cost could be a few thousand dollars lower, therefore, we are asking for approval not to exceed this dollar amount. He added that RFP item #9 is yet to come. He said RFP item #13 is for steel modifications to the loading dock on the south side of the building for \$14,299.94. He said RFP item #14 is a credit of \$2,900.00, RFP item #17 is a landscaping island required by the City of Sycamore located just east of the library at a cost of \$6,085.09. Regarding RFP item #21, Mr. Kerner said they did some "value engineering" where they found they could change some metal wall panels from 12 inches wide to 24 inches wide in an area on the 3rd floor which would result in a credit of \$16,571.00. There was a short discussion regarding the landscaping island and some of the changes made in the steel costs. Mr. Larson made a motion to approve PCI numbers 21, 17 and 14 and RFP numbers 13,12,11,10 and number 8 not to exceed \$75,018.61. The motion was seconded by Mr. Shepard and passed unanimously.
(Secretary's Note: The actual cost for RFP #8 came in at \$73,796.56)

Mr. Roling then spoke about some additional "value engineering or cost savings" ideas that they are currently reviewing and obtaining prices for. He said some of those are for dryer vents and grease ducts which were bid out for stainless steel. He added that stainless steel is not typically used and they are looking at changing those from welded stainless steel to welded black iron and changing the dryer vents from welded stainless steel to aluminum both of which should result in cost savings. Mr. Lundgren expressed his concern about changing the grease ducts. Mr. Kerner said they will look at the pros and cons and evaluate the best way to go. Mr. Roling said the second value engineering item they are discussing with the plumbing contractor is to use PVC instead of cast iron piping which would be installed in non-plenum areas above grade. He added that everything below ground level will remain cast iron. He said there is a significant savings in using PVC in non-plenum areas. Mr. Lundgren asked that special attention be given to the instruction drawings for securing the PVC if that change is made. Mr. Roling assured Mr. Lundgren that would be done.

C. LOAN UPDATE: (Exhibit # 4) Mr. Hanson said there is no change on this report as no further loans have been made since last month.

OLD/NEW BUSINESS

OLD BUSINESS: Mr. Lundgren requested that he be provided with the type and model number for the condensing unit that will be installed underground for the jail project. He stated that he would, for his own personal information, like to study the specifications for the installation of the unit. Mr. Kerner responded that he would provide the information.

NEW BUSINESS: Mr. Hanson said that he has two items to mention, the first is that Mary Simons is going to retire at the end of September, therefore, the September meeting will be her last official meeting as the PBC secretary. Mr. Hanson said the second item is that he wanted to make sure the scheduled PBC meeting of September 6 is convenient for everyone since it falls the day after Labor Day. The consensus was to hold the meeting as scheduled.

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Shepard and seconded by Mr. Larson. The motion passed unanimously and the meeting adjourned at 9:07 A.M.

Matt Swanson, Chairman

Mary G. Simons, Secretary

<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, 2016	Commissioner	October 1, 2011
Mr. Matt Swanson	September 30, 2017	Chairman	September 19, 2007
<u>Non Voting Officers:</u>			
Ms. Mary G. Simons	September 30, 2016	Secretary	March 7, 2000
Mr. Gary H. Hanson	September 30, 2016	Treasurer	February 18, 1984

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