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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, DECEMBER 6, 2016

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, December 6, 2016 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 Vice Chairman Larry Lundgren, Mr. Chuck Shepard and Chairman Matt Swanson. Mr. Mike Larson and Ms. Cheryl Nicholson were absent.

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 and Commission Secretary Tasha Sims.

APPROVAL OF MINUTES

Chairman Swanson noted that he would like an addition made to the November 1, 2016 meeting minutes about a comment he made regarding the design of the duct work in the jail cells.

Mr. Shepard moved to approve the minutes of the Tuesday, November 1, 2016 meeting with the addition of Chairman Swanson's and Vice Chairman Lundgren seconded the motion. Motion carried unanimously.

APPROVAL OF AGENDA

Chairman Swanson asked for a motion to approve the agenda as presented. Vice Chair Lundgren made the motion for approval and Mr. Shepard seconded the motion. The motion passed unanimously by voice vote.

PUBLIC COMMENTS

There were no comments from the public.

ELECTRONIC ATTENDANCE BY COMMISSIONERS

Mr. Shepard noted that he brought this item forward to Mr. Hanson in order to do some research on it because Mr. Larson is expected to be absent for the next few months and Mr. Shepard respects his insight on items and was questioning whether the Commission would be able to vote to allow Mr. Larson to attend the meeting electronically.

Mr. Hanson noted that presented a resolution to the Commission that was modeled after what the County Board approved in 2014 and what the Illinois State Statute (5 ILCS 120/7) allows for.

Provisions for allowing electronic attendance include: (a) If a member of the Commission is prevented from physically attending a Commission meeting because of: (i) personal illness or disability; (ii)

employment purposes or the business of the public body; or (iii) a family or other emergency, then a quorum of the members of the Commission may allow, by majority vote, a Commission member to attend the meeting by video or audio conference. If a Commission member wishes to attend remotely, the member shall notify the PBC Secretary or PBC Treasurer before the meeting, unless advance notice is impractical, and such individuals shall make appropriate arrangements for remote attendance. (b) Members attending remotely, shall not be included for purposes of establishing a quorum, but shall have the right to participate fully in the meeting and vote on all matters in the same manner as if the member were present in person. (c) In the event that the PBC Chairman is absent, or attends a meeting by electronic means, the PBC Vice-Chairman shall preside over the meeting. In the event that both the Chairman and Vice-Chairman are absent or attend by electronic means, the Commission members shall elect a Commission member to preside over the meeting.

It was moved by Vice Chairman Lundgren, seconded by Mr. Shepard and it was carried unanimously by voice vote to approve the resolution to allow for Electronic Attendance by Commissioners subject to the provisions stated within the resolution.

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 ongoing and coordination work for the second floor is approximately 95% complete. Coordination work for the third floor is approximately 90% complete, submittals are approximately 65% complete, and 98 RFI's have been submitted to date. The pre-cast wall panel productions is 100% complete now and sitting and waiting to be shipped as needed. The pre-cast column, beam, and plank production is 75% complete with only plank remaining for the east side of the building. The structural steel fabrication is 35% complete. To date, there have been 39 Request for Pricing (RFP's) and 14 Architects Supplemental Instructions (ASI's). The pre-cast erection is approximately 30% complete overall, steel erection is underway in sequence 1 of 6, and concrete foundation work continues at the Sallyport & Loading Dock areas.

Mr. Roling additionally went through the details of the pre-cast and steel sequencing. He reiterated the sequencing steps and noted that sequence 1 was just about complete to the third floor and would be moving onto sequence 2 shortly. The Commissioners were also shown progress photos that were taken of the Jail Expansion Construction Site throughout the month of November to better illustrate the progress of construction on the west side of the building. Mr. Roling also showed a photo of the concrete mudmat for the Loading Dock foundations and the Electrical Room under slab rough in.

The upcoming work activities list is somewhat shorter but the activities are larger, Mr. Roling shared. The pre-cast and steel erection will continue into March following the sequencing plan as previously described. The Loading Dock foundations will be complete in December. There will be some miscellaneous foundation work that will be ongoing at the east side of the building. Underground and overhead electrical rough in will be ongoing in the basement and in December backfill at the Sallyport and Loading Dock areas will occur.

Mr. Roling noted that in the overall \$34.8 million project budget that was approved, there is a \$150,000 line item in the owner's soft costs for Winter Protection (Temporary Heat). He continued that Gilbane would like to ask the Commission to be able to distribute that as follows: \$15,000 to Temp-Air for Equipment Rental, \$50,000 to Hicksgas for Propane Supply, \$20,000 to MPC Enterprises for temporary protection work required for grouting operations, \$2,700 to Manusos for rental of concrete curing blankets, and the remainder to be used as needed. All allocations would be billed on a monthly basis for services rendered and unused funds would be returned to the project, Mr. Roling explained.

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The original plan was to use natural gas and to receive a hookup from Nicor but because the basement is not backfilled (it cannot be backfilled until all the planks are set and the pre-cast topping is poured) Nicor will not provide a line into the building due to exposure issues.

Gilbane is currently being charged \$0.89 per gallon for the first fill on a 1,000 gallon tank from Hicksgas located in Cortland, IL. Gilbane received three temporary equipment prices and four propane prices from all local dealers. Mr. Roling added there were no set-up fees or delivery fees.

As it pertains to snow removal, the County is currently plowing the lot and the drive and a laborer through Hargrave Builder is currently shoveling off the pre-cast deck and there is an allowance for \$30,000 for General Cleanup with Hargrave that is being utilized for that. Mr. Roling noted that the allowance can continue to be used or they could create a separate snow removal item out of the \$150,000.

Mr. Roling noted that the next issue he wanted to discuss is a foundation wall fix that is required at the mechanical shaft. There are #13 (1.25 inch diameter) bars that are placed accordingly to fit into a coupler at the bottom of a pre-cast panel. The bars required by pre-cast contractor conflicted with opening for duct work. Bars were left out at the time of pour assuming that the pre-cast contractor could design another connection. Now, due to force on this wall, there are no other connections possible and the estimated cost to rework is \$14,000. This would require cutting a section of the wall (6 ½ ft wide & 4 ft tall) out and lower the penetrations for the duct work down so that there is enough room above to provide the appropriate connection.

Mr. Roling indicated that this happened to do a coordination issue on Gilbane's part. The bars are not shown in the design documents, they are only shown on the pre-cast drawings and they never got overlaid to figure out that they conflicted with the duct opening. They are now at a point that this needs to be fixed and the panels cannot be set without those missing bars. He reiterated that the estimated cost to perform the work from Manusos is \$14,000 but they are still working out the details with MPC and Dewberry on exactly what is needed to make everything structurally sound. Gilbane originally was suggesting to do this on a time and material basis but after reviewing the quote, Mr. Roling thinks it would be better to assign a hard number to this project.

Mr. Roling shared that the allowance tracking log shows that the current value to date is \$93,152.31 with \$348,457.25 left in allowances. The big expenditures for this month has been the mud slabs with Manusos General Contracting, Inc. and to Berger Excavating Contractors Inc. for the widening and rebuilding of the ramp to make it stable enough for the crane and the trucks hauling the pre-cast panels in.

Jail Cell Duct Work

Mr. Kerner provided additional information and opinions relating to the location of the supply and exhaust grilles in the jail cells that have been discussed at the last couple of meetings. He briefly reviewed that Dave Evers, Mechanical Engineer, Dewberry said, *"We reviewed the performance data for the selected 6"x6" security grilles. At the design airflow of 100 cfm, the throw rating is 11-17-34, which means that at a distance of 11 feet from the grille (the cells are about 11 feet long) the air velocity will still be 150 feet per minute. Based on that data, I'm confident that the airflow will reach the opposite wall without short-circuiting. In fact, since the air is discharging directly toward the opposite wall (and away from the return), I'd say it's even more likely to reach that wall than if the air was discharging downward from a ceiling grille in the center of the cell."*

Another opinion that was reviewed was from Mandeep Singh, E Cube, Commissioning Agent, which stated, *"With the current project design and based on Dewberry's diffuser selection listed in the email below, it does not appear that short circuiting into the return air grille is a significant concern. In general, we would agree with DeKalb facilities staff that locating supply and return grilles far apart is typically a good approach. But the value of doing so in this particular scenario should be weighed. A few*

thoughts on this...1. The scheduled supply grilles (Titus model SG-PR) are designed with a 6x6 neck size and supply 100 CFM of air. Based on the diffuser performance sheet (see attached) this diffuser would provide a discharge velocity of about 897 fpm at the face of the grille. This would “throw” the supply air about 11 feet, at which point it would still be moving at about 150 fpm. Even with the return air grille located within a few feet of the supply air grille, the current configuration should allow for adequate air circulation and limit the possibility of short-circuiting. 2. Further note that the design incorporates a pressure independent VAV system, which means this discharge velocity would be maintained whenever the RTU is operational and the terminal unit serving the cell is functioning properly. 3. All of this would need to be properly confirmed during the balancing process to ensure that all holding cells (especially those furthest from the RTU) still maintain these conditions. E Cube will assist with this review during construction. If the TAB contractor has been hired, getting their input on the matter right now would be a good idea. 4. Locating the supply grille in the center of the security ceiling may allow for greater distance between the supply and return grilles, but I would agree with Dewberry in that a portion of the supply air might more easily short-circuit back to the return grille because with this configuration one side of the ceiling mounted supply diffuser would be blowing directly toward the return (since this type of diffuser blows in 4 directions). If ceiling mounted diffusers are really desired, then one option to help alleviate the short-circuiting issue is to select a 3-way diffuser that would blow in all directions except toward the return. 5. Regardless, this approach would require ductwork above the ceiling in order to connect to the supply diffuser, which may not necessarily be possible, and if possible would likely add significant cost. Feasibility would need to be reviewed via the BIM model. 6. Regardless of where the supply air grille is located, it may be beneficial to locate the return air grille low on the back wall of the holding cell in order to maintain as much separation between the two grilles as possible. This is really more “insurance”, but likely a more feasible and less costly approach than a ceiling mounted diffuser.

Mr. Scheffers also address his concerns to the Commissioners about things that he and his Facilities Management workers come in contact with on a daily basis with the inmates blocking the supply and return grilles and drains located in the cells. Mr. Scheffers added that after having a conversation with Mandeep and explaining how the grilles could be jammed with whatever the inmates could get their hands on, Mandeep agreed that could be an issue and maybe putting the grilles in the ceiling would be best after all but there have been no further meetings regarding that since.

Chief Klein noted that she feels it is worth spending the additional money on the change order and that placing the grilles in the ceiling would be allow any actions towards them to become more obvious to the guards who would be watching the inmates.

It was noted that moving the supply grilles from the wall to the ceiling and lowering the exhaust duct to 4 ft off the floor would cost approximately \$30,000 in mechanical changes as well as \$5,000 in cost for cutting the additional 40 grilles into the detention ceilings for a total of \$35,000.

Add Conduit for GPS

Mr. Roling shared that one other additional changed they have been looking at is adding additional conduit for a Gaurd1 System. Chief Klein explained that the Gaurd1 System is a system for logging and tracking inmates within the facility which is ready by GPS tracking bracelets that are worn by the inmates. The program also allows for notes to be put into the system to ensure certain inmates are not put together who shouldn't be for various reasons. Another benefit that was shared is that this system has the ability to track if certain inmates were together for investigative purposes. Chief Klein expressed that her and staff feel that this system would be very beneficial in many ways to the County Jail as they continue to grow. This is something new and is nothing that is currently budgeted, but noted that this would be a great time, while building, to get the conduit and infrastructure in place for the future because to go back into the area after the fact would cost triple what the proposed amount would be right now.

It was clarified that the request is not for the system but to install the additional conduit. Mr. Roling noted that there are 26 locations spread across the second and third floors and all of them have to run back to the

electrical room on the first floor. The total for this project would be \$26,099 which includes the conduit and boxes for each device.

Mr. Shepard moved to approve the expenditure totaling \$26,099 for the installation of additional conduit for the future GPS System in the Jail. Vice Chairman Lundgren seconded the motion and it was approved unanimously by voice vote.

Jail Cell Duct Work (continued)

The Commissioners returned to the discussion of the jail cell duct work for the request to move the supply and return grilles. Chairman Swanson called for a motion to approve the amount Not to Exceed \$35,000 for the moving of the duct work project but no motion was made.

Vice Chairman Lundgren and Chairman Swanson echoed again they didn't understand how the grilles were designed this way in the first place. Chairman Swanson reviewed that when this was presented last month it was presented as a functionality issue and he questioned how it was designed that way and questioned who should be responsible for paying for the change but since then the Mechanical Engineer and Commissioning Agent say that it will function properly the way it is. Now the issue with the placements seem to be the possibility or the grilles being compromised or plugged by inmates.

The Chairman noted that he still isn't convinced that these issues shouldn't have been taking into consideration during the design phase of the project. He continued that he doesn't think this change is just a want it is something that wasn't designed well in the beginning for a jail. Mr. Harvey piggybacked on the Chairman's comments and expressed caution about possibly changing a design that has been stated by the architects to work properly with the requirements they were given because if the change ends up not working properly, the County would be held responsible for the change.

Chairman Swanson shared that based on the comments given and no motion being made, it seems that they need some more information. Mr. Shepard also expressed that he was having a real difficult time with this item.

Mr. Shepard moved to hold any decisions on this item in order to obtain more information and have it on the January 3rd agenda. Vice Chairman Lundgren seconded the motion and it carried unanimously.

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. Mr. Kerner reviewed the following items with the Commission requiring approval: RFP #15R3 – Various Transition Team revisions (door swings/hardware) which resulted in a savings of -\$6,775.39, (RFP #16 – Security plumbing fixture revisions that was originally approved on 9/6/16 with a NTE total of \$56,712.48 but the actual amount is \$49,906.38 – this is an informational item only), RFP #18 – Change exterior detention door locks to 24v totaling \$1,165.00, RFP #36 – Modify anchor bolts and baseplate - 3 columns totaling \$2,123.80. This was also noted as a design error on Dewberry's part, RFP #37 – Change light figures in the 2nd floor corridor to surface mounted because of some clearance issues with resulted in a savings of -\$2,344.00 which was deducted from the contract, PCI #67 – Concrete Generator Pads totaling a NTE amount of \$10,110.00, PCI #68 – Foundation Wall Repairs at Mechanical Shaft (previously discussed in meeting) totaling \$14,000.00, and PCI #69 – Split System Manufacture Change (5 units) at the owners request totaling \$4,200.00.

Mr. Sheppard moved to approve RFP #15R3, #18, #36, #37 and PCI #67, #68, and #69 totaling \$22,479.41 (\$72,385.79 minus the \$49,906.38 informational item). Vice Chairman Lundgren seconded the motion and it carried unanimously by voice vote.

It was also noted that the total expenditure during the meeting was the \$26,099.00 for the Additional Conduit for the GPS System and the Change Orders totaling \$22,479.41 for a grand total of \$48,578.41.

Loan Update

Mr. Hanson shared that a \$2 million loan happened on December 2nd which brings the total to \$7 million loaned to date. Everything is still on track to do a bond issue in June for the \$33 million. Everything up to that point is the interim financing.

2017 MEETING CALENDAR

Vice Chairman Lundgren moved to adopt the 2017 Meeting Calendar as presented. Mr. Shepard seconded the motion and it passed unanimously.

OLD BUSINESS / NEW BUSINESS

A reminder was announced that anyone who has yet to take the Open Meetings Act Training should do so and a link to the IL Attorney General’s Website will be distributed to all Commissioners shortly.

ADJOURNMENT

A motion to adjourn was made by Vice Chair Lundgren, seconded by Mr. Shepard and passed unanimously. The meeting was adjourned at 10:07 a.m.

Matt Swanson, Chairman

Tasha Sims, 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, 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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