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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, JULY 5, 2016**

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, July 5, 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**

Vice Chairman Larry Lundgren called the meeting to order at 8:31 A.M. Present were Vice Chairman Lundgren and Commissioners , Cheryl Nicholson, Chuck Shepard, and Mike Larson. Chairman Matt Swanson was delayed. 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 and Secretary Mary Simons.

### **APPROVAL OF MINUTES**

Vice Chairman Lundgren called for a motion to approve the minutes for the meeting held on Tuesday, June 7, 2016. Mr. Larson made a motion to approve and Mr. Lundgren seconded it. The motion carried unanimously.

### **APPROVAL OF AGENDA**

Vice Chairman Lundgren called 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.

Chairman Swanson entered the meeting at 8:34 A.M. and called for the next Agenda item.

### **JAIL EXPANSION PROJECT**

**A. CONSTRUCTION UPDATE:** Mr. Kerner distributed copies of today's PowerPoint presentation. (Exhibit #1) Mr. Kerner reported that the bids for the metal wall panels and the elevator came in on June 23, 2016. The City of Sycamore issued the building permits for the site excavation and concrete foundation permits on June 29 with the next bid package approval scheduled in mid-July. He said that B&F Code Review had one comment where they had an issue with the smoke compartment testing. B&F require a mock fire to be set in a cell to develop a smoke rating. He explained that this is a computer based program and B&F was not happy with the mattress we set on fire, therefore, we will have to do another test which we will be addressing in the next week or so. He said other than that we are close to receiving all final permits for the project. Mr. Kerner said that after he, Jim, Gary and Ed had a meeting with the landscape architect, we submitted those drawings to the City. He said we received the comments from the City and after addressing those we will send the drawings back to the City for final permitting.

Mr. Roling then reported that all 7 contracts in bid release #1 that were approved in February have been signed. He said bid release #2 had 16 contracts awarded in May and of those 10 have been signed and we are working on getting signatures for the last 6. Mr. Roling said that shop drawings have been or are being reviewed and finalized with Dewberry for the foundation reenforcing, the pre-cast wall panels, mechanical, electrical and structural steel. Mr. Roling said the other big item they are working on is the 3D modeling. He explained that contractors all have 3D modeling systems of their own and the HVAC mechanical contractor is in charge of leading that coordination process with assistance from Gilbane. Mr. Roling added that Gilbane has a 3D modeling portion with their company and it is located in Milwaukee. Mr. Kerner then added that Dewberry produces a 3D model that is given to Gilbane and they basically do the coordination

through that model. He said this is done to try to resolve any issues in the model rather than on site. Mr. Larson asked if this is a computer generated drawing. Mr. Kerner responded affirmatively. Mr. Larson commented about his experience with a hospital project where full scale rooms were constructed which resulted in cost savings of several hundred thousand dollars. Mr. Kerner responded that as part of this project they will construct a mock-up cell with everything, built in place, so the contractors know if something is wrong they will have to dismantle it. Mr. Kerner added that also next week he, Joyce and her transition team will do a walk-through using our computer model. A lengthy discussion followed regarding the 3D modeling process, the uniqueness of jail designs and criteria for determining prisoner segregation.

Mr. Roling reported that the pre-cast mock-up panels and the mock-up for all the building finishes is complete and will remain on site until the pre-cast wall panels are erected. He added that the water main work and testing and replacement of some curbs, sidewalks and paving are complete. He said the intersection of Exchange and Locust will be reopened on Friday. He added that utility work, overhead lines, fiber re-routing and Sheriff's tower utility work was completed last week. The next step will be the site clearing and preparation to erect the site fence. He said excavation is scheduled at the end of the week lasting 3-4 weeks with foundation work to follow lasting about 2 months and pre-cast and steel erection will start in October. Mr. Roling then gave a report on the Allowance Tracking Log (Exhibit #2) He described the reasons for and the amounts expended for each item on the log. He reported that so far \$41,000.00 is expected to be spent from the \$430,000.00 in allowances. A short discussion and explanation followed regarding the difference in determining what is applied to allowances instead of change orders.

**B. BID AWARDS FOR THE METAL PANELS AND ELEVATOR: (Exhibit #3)** Mr. Roling reported that on May 23, 2016, 2 bid packages were received for 07C the composite panels and 14A conveying equipment work, which is the hydraulic elevator and we are asking for approval of these today.. He explained that the base bid for the metal panels came in much higher than the estimate from Gilbane, however, there are some contributing factors. He said there are approximately 6400 square feet of metal panels for our building and apparently the manufacturers consider that a small order. One of the factors for the higher cost is that several of our panels are insulated curved metal panels and there are only two companies that manufacture those. The second factor is there may be an extra charge for a custom color. Mr. Roling said there were 4 bids as follows: \$748,000, \$845,000., \$967,000., and just under 1.2 million. Mr. Roling said that after doing the scope review they feel that MetalMaster-RoofMaster, Inc is qualified. He added they also were awarded our roofing package. He said the second bid was from Schmaucher's Elevator Company. There was a lengthy discussion regarding the differences in the bids compared to the original estimates in these two bid packages and the factors causing the differences. Mr. Larson made a motion to approve the bid packages from MetalMaster-RoofMaster, Inc. and Schumacher Elevator Company. Ms. Nicholson seconded the motion. The motion carried unanimously.

**C. AWARDS FOR ALTERNATE BIDS (EXHIBIT #3 )** Mr. Roling described the alternate bids as follows: #1 is the bathroom buildout located in the basement for \$67499.00. #2 is to provide and install additional kitchen equipment for \$4,311.00. #3 is for an additional reach-in freezer for \$3,883.00. #4 is located in the booking-holding area and is an upgrade for vinyl for \$9,280.00. Discussion took place regarding item #1 and item #4 with several questions asked about both items. Mr. Kerner, Mr. Roling and Chief Klein responded to the various questions. Mr. Roling continued with Alternate #5 a credit of \$11,000. to delete all the skylights from the east half of the building not currently being built out. Alternate #6 is a credit for \$17,500.00 for a metal screen wall surrounding the roof-top units. Alternate #7 is a credit for \$3,388.00 for removing high density shelving units from storage area 140K. Alternate #8 is deleting food service equipment for \$3,055.00 Alternate #9 to provide a temporary roof system is an add-on for \$18,288.00 Mr. Larson made a motion to approve Alternates 1,2,3,4 and 9. The motion was seconded by Ms. Nicholson. An in-depth discussion followed regarding the methods of financing the alternates with Mr. Hanson explaining the various funds available to the project. The motion passed with Commissioner Lundgren voting No. Mr. Larson made a motion to reject Alternates 5, 6, 7 and 8. Ms. Nicholson seconded the motion which passed unanimously.

**D. CHANGE ORDERS: (EXHIBIT #4)** Mr. Kerner described the Change Order Log and the reasons for the requested changes. He also described some potential changes which will come up later. He asked for approval today for the following: Item #7 which is a zero cost. Item #9 which is for additional site concrete work in the amount of \$24,739. Item #10 which is a credit for \$800. Mr. Larson made a motion to approve Change Orders #7, #9 and #10. The motion was seconded by Ms. Nicholson and passed unanimously.

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E. LOAN REPORT (EXHIBIT #5) Mr. Hanson reported that this is an update of the internal borrowing for the jail expansion project. He said on July 1, 2016 we borrowed 3 million dollars from the County. He said that 2 million dollars came from the County General Fund and 1 million dollars from our federal matching tax fund. He said the total of the loans we now have is 4.5 million dollars. Mr. Hanson added that those funds will be returned at the time the bonds are sold for the project.

**EXECUTIVE SESSION:**

Chairman Swanson explained that an executive session is being called regarding the appointment, employment or dismissal of employee, officer or independent contractor. Mr. Shepard made a motion to move to an Executive Session at 9:30 A.M. Mr. Larson seconded the motion which passed unanimously.

Mr. Larson made a motion to reopen the regular session of the July 5, 2016 PBC meeting at 9:58 A.M. Mr. Shepard seconded the motion. The motion passed unanimously.

**ACTION TAKEN FROM EXECUTIVE SESSION:**

\_\_\_\_\_ No further action will be taken.

**OLD/NEW BUSINESS**

There was no Old or New Business

**ADJOURNMENT**

A motion to adjourn the meeting was made by Mr. Larson at 10:00 A.M. and seconded by Mr. Lundgren. The motion passed unanimously.

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Matt Swanson, Chairman

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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
<b><u>Non Voting Officers:</u></b>			
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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