

*Note: These minutes are not official until approved by the Public Building Commission at a subsequent meeting. Please refer to the meeting minutes when these minutes are approved to obtain any changes to these minutes.*



## **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, NOVEMBER 1, 2016**

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, November 1, 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 Mr. Mike Larson, Vice Chairman Larry Lundgren, Mr. Chuck Shepard and Chairman Matt Swanson. Ms. Cheryl Nicholson was absent.

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**

**Chairman Swanson called for a motion to approve the minutes for the meeting held on Tuesday, October 4, 2016. Mr. Shepard made a motion to approve the minutes and Mr. Larson 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. Larson seconded the motion. The motion passed unanimously by voice vote.**

#### **PUBLIC COMMENTS**

There were no comments from the public.

#### **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) review is still ongoing with all major submittals for the building structure (concrete, precast and steel) have all been approved. The mechanical, electrical, plumbing, and fire protection coordination is complete for the under slab, basement and first floor work. Coordination Work for the second floor is approximately 85% complete and 60% complete for the third floor. Mr. Roling continued that overall submittals are approximately 60% complete and there have been 94 RFI's submitted to date.

Pre-cast wall panel production is 75% complete and are sitting waiting for shipping. The pre-cast columns, beams and plank are in production with first delivery expected to be late in the week. Structural steel fabrication is 25% complete and to date, 35 Request for Pricing (RFI's), 11 Architects Supplemental Instructions (ASI's) and various other changes have been issued.

October progress consisted of concrete and reinforcing has been placed for about 90% of footings. Concrete foundation walls are about 80% complete. Foundations for the Sallyport are underway and the bottom four foot of foundation wall has been waterproofed. Backfill and drain tile work is underway around the exterior wall up to four foot and the underground sanitary sewer and drain tile work is complete in the west basement. Mr. Roling added that the east half of the building will not be completed until the crane is moved out of the basement location. The group also reviewed some progress photos that were taken during the month of October.

#### **Location Impact of Air Flow for A/C Compressors**

Mr. Kerner took the time to address and issue that Vice Chair Lundgren had brought up at the Commissions previous meeting regarding his concern with the air conditioning condensing unit that is located down in the pit of the expansion. The Vice Chair's concern was that if there is not enough cool air getting to the compressors then there would not get the right exchange of temperature in the Freon and the compressors could burn up.

Mr. Kerner provided a side that depicted drawings of the area well dimensions and explained those to the Commissioners. He also shared that he and Mr. Roling have re-contacted the A/C manufacturers and a Dewberry Engineer. Jack Dunn, Habegger Corp stated that, *"With that much additional space I believe you will be OK, but I don't have a way to model it to provide a guarantee that there would be no issues. With the wall being 11 feet all the way around, there is always a chance that recirculation could occur."* Additionally, John Fleming, Dewberry Engineer stated that, *"It appears there is adequate space for air circulation and all the manufacturer's clearance have been met. We could potentially install a baffle plate between the units to direct hot exhaust air up to reduce recirculation if there is an issue. We have asked the manufacturer's representative for a potential fix we can share with the client in case we find out next summer air recirculation is occurring. We're waiting for their reply."* Mr. Kerner assured that they are continued to look a different methods in the instance that they turn the compressors on and there seems to be an issue with circulation.

Vice Chair Lundgren explained his reasoning for being concerned with the placement of the compressors and potential re-circulating issues. Mr. Kerner referred to the illustration again to show that there are open railings around the north and east side parameters of the well and there is a 24/7 alarm system on the compressors that will alert the proper responders in the instance there is an issue with them. He also noted that there will be few months where these compressors will be in operation prior to occupancy of the building, during which time they will ensure the system is working properly.

#### **Construction Update, continued:**

Moving on, Mr. Roling shared that during the upcoming work activities the concrete foundation work will wrap up in November. Sallyport and loading dock foundations will be installed. The pre-cast erection will being later on this week with a 4-5 month duration and steel erection will begin approximately three weeks after pre-cast. Lastly, ComEd transformer delivery and

installation is scheduled for November 10<sup>th</sup> and 11<sup>th</sup> which also eliminates the need for a generator.

Mr. Roling went through and reviewed an illustration on the pre-cast and steel sequence of the building expansion. The building will be erected into six sequences, starting with the west side. Mr. Roling explained the first thing in each sequence will start by setting the pre-cast columns, then the pre-cast beams, the plank will be set on top of that, they will weld and full grout the plank, columns and beams, and then from there they will set the wall panels braced back to the plank that was just set, grouted and welded. Once all of sequence 1 is complete as far as pre-cast wise, they will go ahead and infill the steel on the second floor, third floor and roof steel. After the second floor steel, there is an upper wall of pre-cast that bares on the steel and Mr. Roling explained that it is a pretty intricate structure and isn't like other fast-moving pre-cast buildings. After the west side of the building is erect, the crane will move out of the basement and will be placed in the east parking lot where then the east side of the building will constructed.

Mr. Roling reviewed the monthly Allowance Tracking Log with the Commissioners. Last month the Commissioners approved to increase the allowance for Manusos General Contracting by \$20,000 which brought their total allowance to \$35,000. Mr. Roling noted that the current allowance amount to date was \$441,609.56 with \$74,458.42 pending or spent which brings the current balance to \$367,151.14.

Mr. Roling next reviewed and wanted to make the Commissioners aware of a forthcoming change. A request has been made to move the supply grilles from the wall to the ceiling and lower the return duct as far as possible. It was noted that there would a sizable cost impact for additional duct, insulation, modeling revisions, and labor involved with this potential change. These changes were found during the 3D modeling and the Commissioners were shown a couple slides that depicted the 2<sup>nd</sup> Floor Cell M2 Modeling and also the 2<sup>nd</sup> Floor Mechanical Chase behind Cell M2.

Chairman Swanson questioned how this got designed this way in the first place because it seems obvious that the positioning of the supply and return grilles would not work properly.

Mr. Kerner noted that it was a fair question and there were many restrictions such as the height of the building, the location of the cells, the location of the primary duct work behind the cells, and trying to be as economical as possible. It just happened that in this situation the grilles became very close together.

After further discussions, Mr. Roling noted that he would continue to look at different scenarios in order to rectify this issue in the most cost effective way. He just wanted everyone to be aware that this is a forthcoming issue that they hope to have resolved by the next meeting.

### **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

*Note: These minutes are not official until approved by the Public Building Commission at a subsequent meeting.  
Please refer to the meeting minutes when these minutes are approved to obtain any changes to these minutes.*

with the Commission requiring approval: RFP #31 – Tie in freezer/cooler to BAS system for \$4,396.70 (this would notify, by a 24/7 alarm, the Facilities Director if the freezer or cooler goes down), RFP #33 – Stair landing steel/plank supports for \$3,088.00 (this adds some more structural support), RFP #34 – Dryer circuit revisions for \$13,071.00 (this is for additional circuitry and wiring for the operation of an electric dryer as opposed to gas), RFP #35R2 – Duct size changes due to ceiling clearances for \$5,135.57, and PCI #59 – Clock System Credit for a credit of -\$38,032.00 (this is due to a mix up, two different companies both bid and were awarded the same project and yet it is more cost efficient to have the County’s IMO provide the service so both companies will be credited).

**Mr. Sheppard moved to approve RFP #31, #33, #34, #35R2 and PCI #59 totaling -\$12,340.73. Mr. Larson seconded the motion after brief discussion Mr. Larson Called the Question and the motion carried unanimously by voice vote.**

**Loan Update**

Mr. Hanson shared that there has been \$5,000,000 loaned to date. He believes that one the bills come in for October there will need to be additional money borrowed for November. He added that there is still a ways to go before they issue bonds.

**OLD BUSINESS / NEW BUSINESS**

Mr. Shepard noted that if ComEd does come through with installation of the electricity as they say they will on time, instead of authorizing a generator he suggested using excess wattage from the LED lighting in the parking lot to run temporary lighting in the basement of the expansion. He noted that this was just a suggestion if ComEd doesn’t come through in time with their proposed installation date.

**ADJOURNMENT**

**A motion to adjourn was made by Mr. Larson, seconded by Vice Chair Lundgren and passed unanimously.** The meeting was adjourned at 9:34 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
<b><u>Non-Voting Officers</u></b>			
Ms. Tasha Sims	September 30, 2017	Secretary	October 4, 2016
Mr. Gary H. Hanson	September 30, 2017	Treasurer	February 18, 1984

*Note: These minutes are not official until approved by the Public Building Commission at a subsequent meeting. Please refer to the meeting minutes when these minutes are approved to obtain any changes to these minutes.*