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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, OCTOBER 4, 2016**

A regular meeting of the Board of Commissioner of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, October 4, 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**

Vice Chairman Larry Lundgren 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, Ms. Cheryl Nicholson and Mr. Chuck Shepard. Chairman Matt Swanson arrived at 8:35 a.m.

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 Interim Secretary Tasha Sims.

#### **APPROVAL OF MINUTES**

**Vice Chairman Lundgren called for a motion to approve the minutes for the meeting held on Tuesday, September 6, 2016. Mr. Shepard made a motion to approve and Mr. Larson seconded the motion.**

**Mr. Shepard made a motion to amend the September 6, 2016 minutes by adding the words "feet deep" to describe the length of the 2 ejector basins and additionally correcting a couple spelling mistakes. Mr. Larson seconded the motion to amend. The motion carried unanimously by voice vote.**

**Vice Chairman Lundgren called to a vote to approve the minutes as amended. The motion carried unanimously.**

#### **APPROVAL OF AGENDA**

**Chairman Swanson asked for a motion to approve the agenda as presented. Mr. Shepard made the motion for approval and Ms. Nicholson 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 (Requests for Information) review are ongoing. There has been good progress made over the past month and have closed about 100 submittals in total. The major submittals for the building structure (concrete, pre-cast, and steel) have now been approved. Underground plumbing and electrical coordination is 100% complete. The mechanical, electrical, plumbing, and fire protection coordination for the basement overhead work is also 100% complete. The coordination work for the 1<sup>st</sup> floor is 99% complete, the 2<sup>nd</sup> floor work is 80% complete, and the 3<sup>rd</sup> floor coordination work is currently 40% complete. Mr. Roling continued to share that there have been 81 RFI's submitted to date and the response times are coming back well. Production of the 1<sup>st</sup> five pre-cast wall panels were finished on September 21, 2016 and reviewed at the plant by members of the County, Dewberry Architects, and Gilbane. There are currently five panels being poured about ever three days and the goal is to have five panels poured every two days. Mr. Roling shared there are 89 insulated wall panels and 69 uninsulated wall panel. Currently the 89 insulated panels are being worked on but another line is scheduled to be open soon to start on the uninsulated panels. He additionally reported that there has been issued to date 32 Request for Pricing (RFP's), 11 Architects Supplemental Instructions (ASI's), and various other changed have been issued.

Mr. Roling reviewed the following progresses made in the month of September: Mass excavation work for the basement was completed. Footing excavation continued moving across the building from west to east ahead of footings and the concrete and reinforcing has been placed for about 80% of footings. The concrete foundation walls are about 60% complete. The elevator shafts were drilled and had the casings installed and the pits were waterproofed, insulated, and backfilled.

Temporary site lighting, conduit, and electrical gear were put in place in preparation for the delivery of the ComEd transformer. They were originally given an October 3<sup>rd</sup> date for the ComEd transformer to arrive but it is thought to now be coming around the second week of November. Mr. Roling shared the late transformer effects them because right now they have temporary site lights installed to light the job site for safety and security purposes but that transformer is needed to power those lights. Once the pre-cast deck starts to be set, it is going to get very dark in the basement and without power from ComEd, they are going to have to look into other methods. One of those methods would possibly have to be renting a generator and there is nothing in the budgets currently for generator renting. It was also stated that there is most likely not enough power to pull from the existing building to power those temporary lights and parking lots lights.

Mr. Roling continued to share that concrete sidewalk replacement at the corner of Exchange and Walnut Streets were completed and landscaping will follow shortly. And he reiterated that 15 of the 89 insulated wall panels were cast with groups of 5 being poured every third day and the casting of the uninsulated wall panels (69 total) will start the week of October 3<sup>rd</sup>.

Progress photos were shared with the Commissioners that showed the Jail Expansion Project site from the beginning to end of September.

Mr. Roling continued to share that he took a screenshot of the 3D modeling coordination in order for everyone to get an idea of what the software does and looks like. The screenshot was of the 2<sup>nd</sup> floor and it depicted the duct work, conduit, the boxes, and plumbing pipe. He noted that if someone were to look close enough you would be able to see clashes because they are not 100% coordinated but the main focus of the software is to identify and get rid of those clashes prior to the actual work starting.

Mr. Roling shared some photos with the Commissioners of the Pre-cast Plant Tour that took place on September 21, 2016. The photos identified Panel #11W-069 North elevation alongside the East stairwell, Panel 11W-001 ready for pour, and steel embeds for detention windows. The panel that was shown in the photo was thought to be about 50,000 lbs. and the heaviest panel will be 64,000 lbs. The tour group was able to see five panels in various stages of the finishing process. They were able to see some panels that were acid etched already and ones that were currently being sandblasted. Those panels were reviewed for aesthetics as well as for electrical roughen and for roughens for the steel. There are also hardly any panels that are duplicates so preparing the panels before they are poured can be somewhat time consuming. Overall, Mr. Roling shared that the tour went well and he felt everyone in attendance with happy with the quality of the panels.

There are some major work activities that are to begin in the month of October. The concrete foundation work will wrap up in October and the concrete foundation walls will finish for the main basement area and move to the load dock and sale port areas. Underground plumbing in the west half of the basement started yesterday and will be completed in October. Additionally, pre-cast and steel erection is still targeting an October 19<sup>th</sup> start date but there are a few hurdles to overcome to hit that targeted date. Mr. Roling reiterated that they have 20 wall panels produced but they need to ensure there are certain ones ready and that they can be delivered in the correct sequence. The crane is scheduled to show up very soon and will be put together so that it is ready to start setting the pre-cast and planking column. It was also explained that the crane will sit in the east half of the basement and the crane is big enough so it does not have to cross into the west half. The crane will erect about half of the building to the west where it sits in the basement and then will be moved to the east parking lots to erect the east side of the building. The columns, beams and planks will be set first and will followed by the pre-cast wall panels which will be braced back to the planks from the inside of the building then the steel will be set and everything will progress in sequences. Mr. Roling noted that it is a very tricky process and everything is still being fine-tuned to ensure the process goes as smooth as possible. The whole structure is expected to be erected in about four months.

The Commissioners briefly also talked with Mr. Roling about winter conditions and what steps were being taken in order to winterize the construction site. Mr. Roling explained that based on the provisional bid schedule there are a certain amount of winter conditions built-in such as winter concrete on the decks and temporarily enclosing all pre-cast openings. Gilbane will be going out for bid for heating equipment and will handle that contract. Gilbane is additionally in ongoing conversation with Nicor in order to run gas to the building because they do not want to have to run off propane at all.

Next, the Commissioners are Mr. Roling reviewing the Allowance Tracking Log. It was noted that the log is a bit different from last month because the original allowance was \$440,000 and now it is \$421,609.56. The reason for that is Excel Electric, Inc. have completed their work and the contract has been closed out. They had a \$20,000 allowance and \$1,609.56 was spent. It is estimated that as of to date there has been \$60,954.50 of the allowance money spent and \$360,655.06 left to go.

Manusos Concrete's original miscellaneous work allowance was \$15,000. \$13,688 has been spent to date with additional mud slabs yet to be poured. Gilbane is requesting an additional \$20,000 to create a second allowance for miscellaneous concrete work. The expenditure would be tracked on a time and material basis not to exceed the \$20,000 with a remaining balance returned at closeout. Mr. Kerner added that the additional allowance is also a part of the Change Order Log (PCI No. 54) so a separate motion was not needed.

### **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: RFI #15 – various items brought forth from the Transition Team totaling \$2,207.61 was presented but after further discussion from the Commissioners it was determined to pull that item and to bring it back next month. Continuing on, Mr. Kerner reviewed RFI #19 – door revisions for a credit of \$154.25, RFI #20 – various changed to the sallyport unit heater in the amount of \$9,947.35, RFI #23 – various changes to detention hardware revisions (proximity card readers) totaling a not to exceed amount of \$50,659.20, RFI #24 – mushot lighting totaling \$1,982.00, RFI #25 – mechanical screenwall – welding of posts in the amount of \$903.00, RFI #26 – partial height walls in S Cells totaling \$1,994.00, RFI #27 – a credit for food service and laundry revisions totally \$4,176.00, RFI #30 – boiler flue size increase totaling \$14,593.04, ASI #7 – sallyport CJ locations totaling \$2,354.94, RFI #32 – elevator wall thickness revisions credit in the amount of \$850.00, and PCI #54 – additional concrete allowance for misc. work and mud slab (Manusos Concrete, Inc.) totaling \$20,000.00.

**Mr. Sheppard moved to approve RFI #19, #20, #23 with the provision of not to exceed \$50,659.20, #24, #25, #26, #27, #30, #32 and ASI #7 and PCI #54. Mr. Larson seconded the motion and it carried unanimously by voice vote.**

### **Loan Update:**

Mr. Hanson noted reviewed that DeKalb County Government just did another \$500,000 loan on the 1<sup>st</sup> of October from the County's Community Mental Health Fund which brings the total loan amount to \$5,000,000. He additionally shared that he expects the loans to pick up once the pre-cast panels start to come.

### **Report of Pre-cast Site Visit:**

For the site visit update please see Construction Update.

### **FY 2017 BUDGET**

Mr. Hanson shared that Public Building Commission's FY 2017 Budget is a routine budget with very minimal projects because the Jail Expansion Project will be dominating most of everyone's time. He offered to answer any additional questions the Commissioners may have.

**Ms. Nicholson moved to approve the Public Building Commission's FY 2017 Budget as presented. Mr. Larson seconded the motion and it was carried unanimously.**

### **DEBT SERVICE SINKING FUND CLOSE-OUT**

Mr. Hanson provided the Commissioners with a formal motion in order to make sure everything was covered for the Auditors but he additionally explained that reasoning for the close-out.

**Mr. Shepard moved that on or before December 1, 2016 the Public Building Commission (PBC) Treasurer is directed to close-out, by transfer to the PBC General Fund, all monies remaining in the PBC Sinking Fund. The appropriate 2016 Budget line-items are hereby amended to allow for this transfer. Said monies have accumulated in this fund to retire the \$7,155,000 Lease Revenue Refunding Bonds debt issued on June 1, 2005 which was an advance refunding of the \$11,800,000 1997 debt issued for the construction of the DeKalb County Rehab & Nursing Center and the Public Health Facility. Said debt was completely retired as of May 9, 2016. Mr. Larson seconded the motion and it was carried unanimously by voice vote.**

### **ELECTION OF OFFICERS**

Chairman Swanson announced that the Election of Officers is to occur at this meeting and called for nominations.

**Mr. Larson made a motion to nominate and retain the full slate of officers in the position they now hold for the year 2017. Those nominated are: Matt Swanson for Chairman, Larry Lundgren for Vice Chairman, Gary Hanson for Treasurer and Tasha Sims for Secretary. The motion was seconded by Mr. Shepard. There were no other nominations. The Chairman declared the nomination to be closed and called for a voice vote on the motion to retain the current slate of officers. The motion carried unanimously.**

### **OLD / NEW BUSINESS**

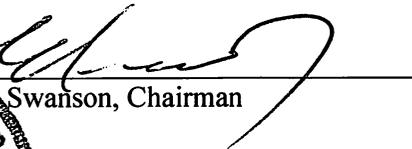
Vice Chairman Lundgren expressed his concern about the air flow for the air conditioning condensing unit that is located down in the pit of the new jail expansion. He continued that if there is not enough cool air then the compressors are not getting the right exchange of temperature in the Freon and he is afraid it will burn up the compressors. Mr. Roling shared in the discussion and noted that there is still time to address any of those issues and would be happy to address these concerns with the mechanical contractors.

### **ADJOURNMENT**

**A motion to adjourn was made by Mr. Larson, seconded by Ms. Nicholson and passed unanimously. The meeting was adjourned at 9:43 a.m.**

  
Tasha Sims, Secretary



  
Swanson, Chairman

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## DEKALB COUNTY PUBLIC BUILDING COMMISSION

<b><u>Commissioners</u></b>	<b><u>Expiration of Term</u></b>	<b><u>Office</u></b>	<b><u>Original Appointment</u></b>
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