



## **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, SECTIONS 1031 THROUGH 1054  
CHAPTER 85, SECTIONS 1031 THROUGH 1054  
AND CURRENTLY UNDER ILLINOIS COMPILED STATUTES 50 ILCS 20/1 et seq.**

### **MEETING OF WEDNESDAY JULY 22, 2015**

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Wednesday, July 22, 2015, at 9:30 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**

The meeting was called to order by the Chairman at 9:35 A.M. Commissioners present were Chairman Matt Swanson, Mr. Larry Lundgren, Mr. Mike Larson, and Mr. Chuck Shepard. Also present were Mr. Gary Hanson, Treasurer, Mr. Jim Scheffers, Facilities Manager, Sheriff Roger Scott, Lt. Joyce Klein, Mr. Ed Harvey, with DeKalb County's Data Network, Mr. Matt Meives of Dewberry, Mr. Carl Rappa of Dewberry and Mr. Tom Leonard of Gilbane

#### **APPROVAL OF MINUTES**

Chairman Swanson called for a motion to approve the minutes from the last meeting held on Tuesday, June 30, 2015. A motion was made by Mr. Lundgren to approve the minutes as presented. Mr. Larson seconded the motion. The motion carried unanimously.

#### **APPROVAL OF AGENDA**

Mr. Larson made a motion to approve the agenda as presented. Mr. Lundgren seconded the motion. The motion was unanimously approved.

At this time Chairman Swanson stated that since the Commission voted to accept the oversight of the Jail Expansion Project, this meeting is being held to acquaint all the members with the progress of the project to date and to introduce all members who will now be a part of the project. The Chairman requested that all members present introduce themselves and describe their background and experience. After the introductions the Chairman called for item four of the agenda.

#### **Jail Expansion:**

Mr. Matt Meives presented a PowerPoint presentation. He began by stating that Mr. Dennis Kimme, Jail Planner and Lt. Joyce Klein have for the last two months been working on the planning side of this project and his team consisting of Dewberry, Gilbane and the Engineers have been working on the design side. He explained that one of the biggest obstacles will be closing down Locust Street and opening Exchange Street to two way traffic. He said the Design/Development package will be done and issued on August 7, 2015 and given to Gilbane for costing in order to move into the full-blown construction phase. However, this does not mean the design can't be changed or fluctuate, but will be constantly evolving, perhaps even through construction if conditions so dictate. Mr. Maveus said that the Illinois Department of Corrections is required to review our plan against their lock-down standards and sign off on the plans He said a meeting is scheduled with them. After all the details for the design, development and construction issues are resolved Dewberry and Gilbane will determine when the bid packages should be issued which will be sometime in January. He explained that one of the biggest hurdles is the relocation of the utilities, therefore, we are determining if an early "site utility package" should be done to have the site "pad ready". Until all the utilities are moved we cannot even begin diggin.the foundation. He added that after all the construction documents are completed we expect the bid letting process to take approximately 2 to 2 ½ months and we anticipate construction to begin in May. He said that we have begun reaching out through our civil and electrical engineers to DeKalb Fiber Optics and ComEd to have the utilities in place prior to construction. Additionally, we continue to meet with Lt. Klein regarding the interior planning, security, technology, equipment and furniture layouts. At this time Mr. Meives described in detail the materials which will be used in the construction of both the exterior and interior of the building. He added that there

are also ongoing discussions between Lt. Klein and Dennis Kimme regarding the design and construction of the stairwells. In describing the exterior of the building, Mr. Meives said that due to an eight foot slope at the site we are determining the areas best suited for the loading dock, recycling space and whether there will be a dumpster pick-up area or if a trash compactor will need to be installed. Also, due to the added basement area, we will be including an "area well". We are working with Jim Scheffers on this to find ways to get his equipment into that area to accommodate large deliveries. . Mr. Meives said the South East corner is a major development area from the design perspective. We continue to refine the appearance of the building at this corner as it is approached on Route 64 from the East. He added that ongoing discussions have or will be taking place with the City of Sycamore with regard to water pressure, life safety concepts and existing intergovernmental agreements. He added that soil borings were completed yesterday. With regard to the total project budget, Mr. Meives described in detail the various cost factors regarding construction, contingencies, insurance, technology, furniture and equipment, etc, which brings the total to 32.065 million. He said this is a relatively accurate figure but could fluctuate up or down depending on how the project develops. He added that there are several alternates which have to do with the cell pods. In conjunction with the PowerPoint presentation, Mr. Meives thoroughly described the site plan, all sections of the building expansion, the manner in which it would connect with the existing jail structure, all mechanical and ancillary services and the appearance of the building as perceived by the public.

Following the PowerPoint presentation, there was a question and answer period where the Commissioners asked questions regarding several aspects of the project. Their main concern centered around the South East corner and the location of the loading dock and service area in proximity to the main door of the Library. Mr. Meives responded that is their intention to use the slope of the sight to our advantage adding screen walls, designing some type of ornamental railing system and additional landscaping to disguise the area as much as possible. Mr. Hanson raised another major concern which is the loss of approximately 60 parking spaces with the possibility of losing as many as 90 spaces as soon as construction starts. He said this will not only be an issue for employee parking but will be even more complicated on large court call and jury days. Mr. Shepard suggested that the South East lot be developed as soon as possible and perhaps even layer it with gravel as a temporary solution.

Mr. Larson asked Mr. Meives and Mr. Lennard what is their main concern from the construction stand-point. They agreed that would be the closing of Locust Street and the numerous utilities issues that need to be resolved prior to getting out of the ground. Mr. Meives explained that from "Julie's" perspective there are numerous utilities that are not in the right of way. He added that the biggest issue is there are three fiber optic companies involved in addition to cable, phone, gas, sanitary sewer, water and ComEd. He explained that knowing the cost of resolving the utility issues will help shape the costs of the entire project. Mr. Meives also explained that a "Commissioning Agent" has been retained which will help us from here on. He explained that a Commissioning Agent is a third party who will work with us throughout and post construction. Their function and duty is to oversee the installation and testing of the HVAC, plumbing, electrical and security systems. Therefore, if there are any glitches that happen during the design or installation they can easily be worked out to make sure all systems are installed to meet specifications.

At this point Mr. Larson suggested that some of the members meet with the Sycamore Library Board to address any concerns they may have regarding the construction and the parking lot areas. The members present agreed that a meeting would be scheduled. The Commissioners also had a few suggestions for the architect regarding the aesthetics of the building and also recommended that the County take immediate steps to address and expand the parking lots.

#### **OLD/NEW BUSINESS:**

Mr. Shepard asked if any progress has been made regarding the appointment of a new PBC Commissioner to replace Mr. Daugherty. Chairman Swanson responded that Ms. Cheryl Nicholson has been recommended and has graciously accepted. Chairman Swanson stated that Ms. Nicholson is retired from a 30 year association with Swedberg and Associates Construction Company. He added that the County Board Chairman will make the recommendation for her appointment at the August Executive Committee meeting and it will be on the agenda for approval by the full County Board at their meeting on August 19, 2015. . The consensus of the Commissioners is that Ms. Nicholson is well qualified for the position and they look forward to working with her.

**ADJOURNMENT:**

The motion to adjourn was made by Mr. Larson and seconded by Mr. Shepard. The motion passed unanimously. The meeting was adjourned at 10:37 A.M.

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**Matt Swanson, Chairman**

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**Mary G. Simons, Secretary**

<u>Commissioner</u>	<u>Expiration of Term</u>	<u>Office</u>	<u>Original Appointment</u>
Mr. Matt Swanson	September 30, 2017	Chairman	September 19, 2007
Mr. Larry Lundgren	September 30, 2019	Vice Chairman	April 2, 2010
VACANT	September 30, 2018		
Mr. Mike Larson	September 30, 2015		November 17, 2010
Mr. Charles Shepard	September 30, 2016		October 1, 2011
<u>on Voting-Commissioner:</u>			
Ms. Mary G. Simons	September 30, 2015	Secretary	March 7, 2000
Mr. Gary H. Hanson	September 30, 2015	Treasurer	February 18, 1984