



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 TUESDAY, NOVEMBER 3, 2015

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, November 3, 2015 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

In the absence of the Chairman, the Vice Chairman Larry Lundgren called the meeting to order at 8:42 a.m. and called for a roll call. Present were Commissioners Mike Larson, Chuck Shepard and Vice Chairman Larry Lundgren. Absent were Chairman Matt Swanson and Commissioner Cheryl Nicholson. Also present were Mr. Gary Hanson, Treasurer, Mr. Jim Scheffers, Facilities Manager, Sheriff Roger Scott, Lt. Joyce Klein, Mr. Ed Harvey, with DeKalb County Data Network, Mr. Brian Kerner with Dewberry, Mr. Jeremy Roling with Gilbane and Ms. Mary G. Simons, Secretary.

APPROVAL OF MINUTES

Mr. Shepard pointed out two typo errors in the previous minutes and made a motion to approve the minutes with those corrections. Mr. Larson seconded the motion. The motion passed unanimously.

APPROVAL OF AGENDA

Vice Chairman Lungen called for a motion to approve the agenda as presented. Mr. Larson made the motion and it was seconded by Mr. Shepard. The motion passed unanimously.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

JAIL EXPANSION

Mr. Hanson began by announcing that Mr. Matt Meives is no longer employed at Dewberry Architects and introduced his replacement Mr. Brian Kerner. Mr. Hanson commented that Mr. Kerner has a history of working with several DeKalb County projects. Mr. Kerner said his association with DeKalb County began in 1998 and described the various projects in which he participated. He said he is well acquainted with the county participants on this project.

Mr. Kerner summarized the project schedule saying we are in the contract document phase with two bids going out. The first on December 7, 2015 is due back on January 13, 2016 for the site, utility, foundation, structural steel and pre-cast concrete. Once approved the second bid package for the interior will be issued unless modifications are made. That bid package will be issued on February 16, 2016 and due back on March 17, 2016. The IDOT permit is being issued this week and the IDOC paperwork has been received and initially approved. He said construction is expected to begin in May and will take 18 to 20 months. Mr. Kerner said that a meeting was held last week with the utilities to review the utility routing. He explained that he has a layout to share today resulting from that meeting. He said there are also revisions to the secured parking lot site plan and will also share those revisions. Mr. Kerner stated they also have some potential cost saving plans to recommend for the pod area for the third floor mezzanine. He added that after meeting with the City and fire department two permits were issued for the two bid packages. He said they met with Jim Scheffers to discuss HVAC redundancy to make sure there will be 100% backup for those systems. Also Baxter Woodman will submit the IDOT permit this week.

SITE UTILITY PLAN:

Mr. Kerner displayed the site utility layout resulting from the meeting with the utility companies.

He described the route ComEd would use to create the underground. They would directionally bore underground from a pole near Locust and Exchange Streets to a new concrete pad. Mr. Kerner then described in precise detail the location and depth of the trenches, the route where the utilities would go underground and the path they would take above ground. Comments were made by Mr. Harvey and Mr. Roling regarding the locations of additional switch gears or transformer pads. Further discussion took place regarding the depth of the trenches, elevation changes, and restricted access using only the front door of the current PSB. Several questions and concerns were expressed by the Commissioners, Mr. Hanson and Mr. Scheffers regarding these issues. Lt. Klein was especially concerned about the front door access and the length of time there would be restricted access.

PARKING LOT CHANGES: Mr. Kerner displayed an image and described the changes made to the area designated for secured parking, placement of the retaining wall, fenced areas and gates. He also described the path for the flow of traffic, the recycling and waste disposal areas, changes to the 90 degree parking spaces and the method for gaining access to the secured parking area. Mr. Hanson asked if cars would be able to drive through the area where the retaining wall is located. Mr. Kerner replied they would not. Mr. Hanson said he was not aware that had happened. Lt. Klein and Mr. Scheffers stated this is the first time they had heard about the wall preventing through traffic. Lt. Klein offered other suggestions including a sloping driveway. Mr. Kerner said that would not work because of the grade drop-off. Lt. Klein disagreed and said this is a real problem and should be looked at further. There was general concern that vehicles would not be able to drive through and would have to back out. Mr. Scheffers said it was his understanding that his plowing equipment would be able to drive through and around the building. Further discussion took place and Lt. Klein suggested that the members look at the site after the meeting to determine if there are other options.

THIRD FLOOR PLAN: Mr. Kerner said our plan called for a mezzanine on the third floor, however we looked at a value engineering plan to eliminate the mezzanine at a potential cost savings of \$200,000. He said the mezzanine can be built in the future but if you build it now it locks you into this design. He added that several years from now the design may change, therefore, we want to take advantage of that cost savings now to make sure you have flexibility. Mr. Hanson asked how the future expansion would take place. Mr. Kerner said that removable pre-cast panels would be used and described how that would be done to bring in steel, construction materials and equipment. He then described what would be done to replace the elimination of the mezzanine. A discussion followed where a second option to remove a portion of the roof to do the future construction. It was the consensus that using Mr. Kerner's recommendation of removable panels is preferred and eliminating the mezzanine is worth the cost savings. Mr. Larson asked if the area described as shell space is a completely open area. Mr. Kerner responded affirmatively and added that the area will have lights, heat, lighted emergency exit signs, security cameras, fire protection and minimal electrical outlets. Mr. Kerner then described the redundancy for the HVAC systems that will be installed on each floor. Mr. Lungen questioned the use of roof top units due to the possible shorter life expectancy. Mr. Shepard made a motion to eliminate the third floor mezzanine. Mr. Larson seconded the motion. Following a short discussion Mr. Shepard amended his motion to "eliminate the third floor mezzanine located in the East cell block and to include the removable pre-cast panels." Mr. Larson seconded the amended motion. Further in-depth discussion occurred regarding the removable panels, future expansion and the uncertainty of future building requirements by the IDOC. At this time Vice Chairman Lungen called for a vote on the amended motion which passed unanimously.

Mr. Hanson distributed 3 documents and explained the first document indicates the dates the bid awards are due adding that those dates correspond with the scheduled PBC meeting dates which are February 2, 2016 and April 5, 2016. The second document reflects a process which was used by Gilbane for the courthouse construction. He explained that this is a partial list of contractors who will be notified about the bid packages. He said that if anyone knows of additional local contractors to be added Gilbane is very willing to add them. Mr. Hanson stated there is no local bidder preference or incentive but we would like local bidders to participate. Mr. Hanson then referred to the third document which is an outline containing financial information regarding loan parameters. He explained this is a process the PBC has used in the past for construction of the Highway and Community Outreach Buildings. He added that this is a way to reduce interest costs on the financing for this project and increase interest earned for the PBC projects. He then described the details of the process. Mr. Larson made a motion to approve this method of internal borrowing. Mr. Shepard seconded the motion. Mr. Shepard then stated that he would like a more comprehensive work sheet on how this would be done. A thorough discussion by the Commissioners occurred. Mr. Shepard asked if there is urgency in passing this motion today citing the absence of two of the Commissioners. Mr. Hanson responded that it can wait until next month but should be in place at the time of contract signing. Mr. Larson rescinded his motion and moved to place the matter of internal borrowing for further discussion on the agenda for the PBC December 1, 2015 meeting. Mr. Shepard seconded the motion which passed unanimously.

FY2016 PBC BUDGET:

Mr. Lungen asked if approval of the FY2016 budget can also be delayed until the December meeting. Mr. Hanson responded affirmatively. A motion to delay approval for the FY2016 PBC budget until the December meeting was made by Mr. Larson, seconded by Mr. Shepard and passed unanimously.

OLD/NEW BUSINESS

Mr. Lungen requested that Dewberry provide copies of all the power point layout presentations to the members. He also asked that if available, can copies be provided for all jail related meetings with the City and others. Mr. Kerner and Lt. Klein will provide them where available. Mr. Shepard asked if members will meet after the meeting today to look at the problematic area for vehicle drive-through access. It was agreed that would take place after adjournment for viewing purposes only where no decisions would be made.

ADJOURNMENT

Mr. Shepard made a motion to adjourn the meeting with Mr. Larson seconding the motion. The motion passed unanimously and the meeting adjourned at 9:56 AM.

Larry Lundgren, Vice Chairman

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
Mr. Mike Larson	September 30, 2020	Commissioner	November 17, 2010
Mr. Charles Shepard	September 30, 2016	Commissioner	October 1, 2011
Ms. Cheryl Nicholson	September 30, 2018	Commissioner	August 19, 2015
<u>Non 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