



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, OCTOBER 6, 2015

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, October 6, 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

The meeting was called to order by the Chairman at 8:30 A.M. Commissioners present were Chairman Matt Swanson, Mr. Larry Lundgren, Mr. Mike Larson and Ms. Cheryl Nicholson, Mr. Chuck Shepard. Also present were Mr. Gary Hanson, Treasurer, Mr. Jim Scheffers, Facilities Manager, Sheriff Roger Scott, Lt. Joyce Klein, Mr. Steve Faivre County Board Member, Mr. Ed Harvey, with DeKalb County's Data Network, Mr. Matt Meives of Dewberry, Mr. Carl Rappa of Dewberry, Mr. Brian Meade of Dewberry, Mr. Tom Leonard of Gilbane and Ms. Mary G. Simons, Secretary.

APPROVAL OF MINUTES

A motion to approve the minutes as presented was made by Mr. Larson. The motion was seconded by Mr. Lundgren. Mr. Shepard asked for a point of clarification regarding the status of Boldtronics. Mr. Meives explained that because of the years of experience with our systems they are estimating the equipment needs. We do not have a contract with them they are acting merely as consultants and will be eligible to participate as bidders. Ms. Nicholson asked for clarifications regarding multiple bid packages. Mr. Leonard responded that there are 21 or 22 separate bid packages that will result in separate trade contracts. The Chairman called for a vote for the motion. The motion carried unanimously.

APPROVAL OF AGENDA

Mr. Shepard made a motion to approve the agenda as presented. Mr. Larson seconded the motion. Mr. Hanson said that we have been advised to routinely include another agenda item for public comments. Chairman Swanson said that Public Comments would become item eight on today's agenda and item nine will become Adjournment. The agenda as amended passed unanimously.

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 positions they now hold for the year 2016. Those nominated are: Matt Swanson for Chairman, Larry Lundgren for Vice Chairman, Gary Hanson for Treasurer and Mary Simons for Secretary. The motion was seconded by Mr. Shepard. There were no other nominations. The Chairman declared the nominations be closed and called for a voice vote on the motion to retain the current slate of officers. The motion passed unanimously.

JAIL EXPANSION - SCHEDULE STATUS

Mr. Meives distributed copies of his PowerPoint presentation and stated that today's meeting will be an update of previous discussions with the goal of getting feedback/approval of the building's elevations. Mr. Meives said at our last meeting it was the consensus that the North elevation was looking very strong, however, there were some comments regarding the South elevation. We have looked into some pricing and have some suggestion for improvement for tying this back to the North elevation.

Mr. Meives said the design development phase is complete and we are now in the construction document phase. He said this is where we are documenting the building prior to construction to make sure all the building systems will work properly. Mr. Meives said the next milestone is meeting today with the main participants to discuss the possibility of issuing early bid packages. This is a strategy we use to get early releases on long lead time items which are critical to the actual construction such as site utilities, structural foundation, steel, and pre-cast concrete. For example the lead time for structural pre-cast is approximately 8 months. Therefore working backward from the date of install we will find a date that makes sense for early bid packages. This could save costs and provides us the ability to begin site utility work and start the foundation. Mr. Meives said the first thing that

has to happen is to bring in the new overhead power lines and ComEd will provide two options with cost estimates. We will meet next week on site with ComEd, Fiber Optics, and other utilities to determine the best option. Once that decision is made it will drive the rest of the site development. The balance of the building, the interiors, roof, HVAC., mechanical, electrical, plumbing, and fire protection will still all bid out at the end of January and we anticipate breaking ground as soon as the spring thaw.

Mr. Meives said that with the help of John Sauter they have issued preliminary code review plans to B&F Code Consultants. They will review them to avoid delays and possible change orders during the bidding process. He added that the fee to do this is \$500.00 and he is working with Gary to get this paid. Permits will also be issued from IDIOT for curb rework on Main Street which is a 2 to 3 month process. Once final building permit drawings are issued we will issue the final drawings to the Illinois Department of Corrections, He added he has not heard anything back from them regarding the preliminary set they required. He will submit a complete set to them when the bid packages are issued at the end of January. Mr. Meives will meet with John Sauter to find out if multiple permit reviews are required since we will issue multiple bid packages. He added that the bidding award will run from December to April and will be finalized once the bid release dates are firmed up. We are referring to this as bid packages 1 and 2 which will include multiple trades with scopes for different trades which Gilbane will organize.

Mr. Lundgren asked if looping the water has been considered since looping the electric is being discussed. Mr. Meives said looping the water is required by Sycamore according to the Intergovernmental Agreement (IGA) and will be a 50/50 cost split to upgrade the water system. Mr. Lundgren also asked if they are going to bore the West side of Main Street. Mr. Meives responded they are going underground to cross Main Street. ComEd will provide two options for the power to emerge on the East side. Mr. Meives described the two options being discussed. ComEd has said we have the ability to get two power sources from an independent grid, however, the cost could be in the 6 figure or multiple 6 figure range but from a cost standpoint he project has not absorbed that cost. Mr. Meives said a meeting is scheduled for next week to discuss the budget. Mr. Leonard added that we are looking at bid alternatives that may help make this decision but will not know until the bid packages are put together. Mr. Hanson asked about another alternative that had been discussed earlier and wanted to know if it is off the table. Mr. Meives responded that it would be more appropriate to wait until we hear Come's solutions before bringing up that alternative, Ms Nicholson asked if it is anticipated to have the IDC final review before the final construction bid packages go out. Mr. Meives responded that he has no faith in that happening since IDC is working short staffed.

PROJECT STATUS:

Mr. Meives said we are working as a team with Gilbane on the design/development estimates to make sure the project stays on budget. He said the biggest cost savings have been on the infrastructure where we have eliminated the pre-cast hollow core plank system. We planned to use that system in an effort to make the entire building pre-cast. However, after discussions with two pre-casters we found that system is next to impossible to do. We have commitment from two pre-casters that they would not bid it. Therefore, the decision was made to go steel plank construction on the inside, load bearing design, textured walls and concrete slab floors which is a more traditional construction. This gives us a larger bidding pool since there are more steel manufacturers out there than hollow core plank manufacturers.

Mr. Meives said the City of Sycamore has approved two code reviews. The first is the plumbing code layout and the second is the minimum cell width size. He said the International Building Code has a minimum width requirement of 7 feet, however, it is very nondescript of what that applies to. He said that based on similar model codes and other correctional guidelines 6 feet was approved by the City, therefore, no modifications have to be made to the cell size at this time. Mr. Meives said our civil engineer Baxter and Woodman is working with Gary to develop the Southeast parking lot. Mr. Hanson added that the County Engineer Nathan Schwartz is handling the bid process which went out last Wednesday or Thursday and is due next week.

Regarding cell size Mr. Larson asked if after the building is complete has a thought has been given to the possibility of litigation based on cruel and unusual punishment due to a 6 foot wide cell as opposed to a 7 foot wide cell. Mr. Meives said that thought was considered and that is why we wanted and received approval from the City. He added that we based our case on the standards of the American Corrections Association and IDOC. Their standards dictate a minimum square footage with unencumbered free space which we complied with. He explained that the International Building Code has a model code which is adopted by municipalities and that is what is enforced. He said that the California model code which we do a lot of work for has their minimum of 6 feet, so there is a precedent. Mr. Mavis stated that is why we sought approval from the City who has the final authority/jurisdiction and their attorney did approve it.

Regarding the South east parking lot, Mr. Hanson said that the expectation is that it will be constructed yet this fall. He added that if we want to have early construction on the jail expansion, we pretty much have to get the parking lot done. Mr. Meives said that while the site plan has not changed, minor changes were made to the parking lots. A discussion took place regarding the number and placement of the parking stalls in the secured employee and public parking lots.

Regarding the building elevations, Mr. Meives said we focused on the North elevation to get the canopy worked out and the placement of sign age. He said the East and West elevations have not changed, however, based on suggestions from the last

to see that done adding that while he understands budgets, he would give up something on the North elevation. He added that the North elevation is not readily visible from North Main Street whereas many thousands of cars pass by the very visible South elevation every day. A very lengthy discussion took place regarding the options available for the South elevation of the building. Many questions and comments were expressed by the Commissioners about the available options. Keeping in mind the costs, the Commissioners felt the South elevation should be aesthetically acceptable considering it's location between two buildings currently listed on the National Register of Historic Buildings. Mr. Lundgren asked if there are any areas on the inside of the building where costs could be cut. Mr. Meives assured the Commissioners that all aesthetic elements possible have been eliminated from the interior of the building. Sheriff Scott commented that "one of the major commitment we made to the City of Sycamore and its people is that we would not make it look ugly on the outside or anything they would be ashamed of and I think we are accomplishing that. This was a big issue with the people". Mr. Meives said that based on the comments and suggestions by the Commissioners at our last meeting, this is the concept we recommend. Mr. Shepard made a motion to use the South elevation including the brick as presented. Mr. Lundgren seconded the motion. The motion passed unanimously. Mr. Meives then discussed materials to be used and how the front entrance and the canopy on the North elevation will look. Further discussion took place regarding the placement and which seal will be used on the building.

APPROVAL OF 2016 BUDGET

Mr. Hanson distributed copies of the proposed 2016 budget and said that we can either approve it today or wait until the next meeting to do so. He explained the cover sheet summarizes the projects proposed for next year which are not many with the two biggest being a reconfiguration of the courthouse basement to accommodate the Drug and Mental Health Court offices and the jail security cameras to tie into our new system. Mr. Hanson said the Nursing Home bonds will be paid off in 2016. A short discussion took place regarding two items, salary compensation and Mr. Hanson discussed the possibility of internal borrowing by investing funds in the jail expansion project since the interest helps to pay for our capital projects. Mr. Shepard made a motion to review the budget at our November meeting. Mr. Larson seconded the motion which passed unanimously.

NEW/OLD BUSINESS

There was no New/Old Business

PUBLIC COMMENTS

There were not comments from the public.

ADJOURNMENT

A motion was made by Mr. Larson to adjourn the meeting. The motion was seconded by Mr. Lundgren. The motion passed unanimously. The meeting adjourned at 9:35 A.M.

Matt Swanson, 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