



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, SEPTEMBER 1, 2015

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, September 1, 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 8:32 A.M. Commissioners present were Chairman Matt Swanson, Mr. Larry Lundgren, Mr. Mike Larson and Ms. Cheryl Nicholson. Mr. Chuck Shepard was absent. 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, Mr. Brian Meade of Dewberry, Mr. Tom Leonard of Gilbane and Ms. Mary G. Simons, Secretary

At this time Chairman Swanson welcomed and introduced our new Commissioner Ms. Cheryl Nicholson to the other Commissioners and to all others attending the meeting

APPROVAL OF MINUTES

Chairman Swanson called for a motion to approve the minutes from the last meeting held on Wednesday, July 22, 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. Ms. Nicholson seconded the motion. The motion to approved the agenda as presented passed unanimously.

SECRETARY'S NOTE: Mr. Shepard arrived at 9:01 A.M.

JAIL EXPANSION DISCUSSION

Mr. Meives introduced Mr. Brian Meade who is the Design Director from the Dewberry Elgin Office and has been working with us for the past two months. He is here to discuss the exterior design elevation and will bring you up to date on the progress of the exterior design.

Mr. Meives distributed copies of the Power Point presentation for the updated interior and exterior design of the building. He said the design development drawings were issued on August 10, 2015 to the Illinois Department of Corrections and construction documents are still on schedule to be issued in January. Multiple bid packages will be done, one for the site development and foundation and possibly one for the pre-cast panels, and the other for the balance of the building. The goal is to get out in front of the utility work that has to happen before digging the foundation. Bidding and awards are scheduled for April with a target of May for full building construction with site work to start prior to that.

Mr. Meives said a large meeting was held with ComEd for the site utility work that has to happen prior to construction. The two hour meeting centered around how to re-route the utilities. Two options were provided. One being to put all utilities completely underground with option two to be partially underground. Mr. Meives described in detail the path and location of above ground poles, the benefits each option would provide and the cost differences between the two options. Mr. Larson asked which option is preferred. Mr. Meives said the underground option is preferred but if the cost is excessive there is another option to fall back on. He added it is also our intention to preserve as many trees as possible with either option. Mr. Lundgren asked if they are looping both proposals, especially the above ground if a major outage occurs, will the jail still have power. Mr. Meives responded that the jail will be on a 24 hour generator which will support the whole building. However, we are discussing with ComEd the feasibility of bringing in power from two separate grid points. We don't know if that is possible but our engineers will ask that question to make sure there is a redundant power backup without hitting the generator.

Mr. Meives stated that he and Lt. Klein have been meeting with representatives from Boldtronics, the firm that has handled the security issues in the current jail for the past 20 years. Because of their past experience it was decided that Boldtronics would determine the compatibility of existing equipment with equipment to be installed in the new building. They will then put together an equipment list for cameras, monitors and related security equipment required for the new building. Boldtronics will install the infrastructure which will then be bought out by Gilbane.

Ongoing meetings are being held with the various entities who will have jurisdiction over the project such as: the Illinois Department of Corrections, the City of Sycamore, code enforcement, plumbing and heating duct vendors, fire protection, water flow tests and ADA requirements. Mr. Lundgren asked who is the final authority to approve the project. Mr. Meives stated that the Illinois Department of Corrections will have the final say for detention and lock-down requirements, cell size, natural light, return air supply, etc. The Fire Department and the City are working with B&F Code Reviewer, however, the City is truly has the jurisdictional authority over the project. Mr. Meives said he has and will continue working with Mr. John Sauter of the City of Sycamore and Greg Hunt who is the plumbing inspector for this area.

Describing the site updates, Mr. Meives said that several changes have been made including identifying a secured employee parking lot, the number of parking spaces, the location of the area well which houses a chiller, maintenance building access, dedicated recycling enclosure, trash compactor, dedicated loading dock, and maintenance vehicle parking. The Sally Port area will remain the same. Mr. Larson asked about the number of available parking spaces and what are the peak days and hours for scheduled visitor parking. Lt. Klein responded that Tuesdays and Saturdays are the scheduled visiting days with the most problematic being on Tuesdays. It was mentioned that 30 to 33 spaces are needed for employees with the high count being required during shift changes. Mr. Meives said the number and location of the parking spaces is an ongoing process.

Mr. Meives then described the current changes to the basement and third floor levels of the building. Mr. Larson questioned the size designated for food services. Mr. Meives described the placement of equipment in each area. Lt. Klein added that the area is designated as shown to accommodate future expansion when it becomes necessary to build another housing unit there will be enough kitchen prep space already in place.

EXTERIOR DESIGN & MATERIALS:

Mr. Meade began his presentation by describing his recent experience using pre-cast concrete materials. He said he led the Dewberry design team for the City of DeKalb Police Department and Stevens Hall at NIU where pre-cast concrete panels were used. Mr. Meade said he feels his experience will be very helpful on this project because it has many of the same pre-cast materials. He explained the importance of the expansion being compatible with the existing building while fitting in with the historical look of the area. We are attempting to find a balance with respect to the budget while being sensitive to the community, State Street and the Library.

Mr. Mead explained they began by determining what pre-cast materials were used in the current building and how new pre-cast materials can be used effectively. Ms. Nicholson asked if this is structural or architectural pre-cast. Mr. Mead responded that it is structural adding that the recent Courthouse expansion was architectural. Mr. Meade then described the various materials and patterns being considered.

Starting at the Northeast corner, Mr. Meade explained the change to our proposal is that instead of doing a terra cotta color accent only at the stair towers, there would be 12 pre-cast panels, six on each side of the main entry, which would get a thin veneer clay product imbedded. He added that we are looking at a color blend which is inspired by the terra cotta in use on the PSB today and we may also be looking at a vertical orientation which would extend across the street. We feel this color addition is the biggest improvement to the entire north elevation instead of just the terra cotta accent on the stairwells. We feel adding this to the twelve panels would warm up the entire north elevation. Mr. Meade said that there are still the rounded stair towers as well as the rounded middle entry which would relate to the curves of the existing PSB. Mr. Meade distributed some preliminary color samples for the stair towers. He said they would review additional samples in the future using larger samples prior to making a final choice. Mr. Meade explained that they are looking at color for the stair towers to be more neutral and will blend in. He emphasized that they do not want the metal to stand out but prefer to let the terra cotta do that.

Mr. Meade stated that the east and west elevations are more or less symmetrical except for the sky bridge that will go across. The rest of the elevations are all pre-cast using different textures and treatments. The terra cotta feature will be used only on the public entry north elevation. Pointing to the darker accents all along the base of the east, west and south elevations, Mr. Meade explained that look is incorporated as the main tie-in to the existing jail building. Chairman Swanson asked if the accent bands have ribbing in them causing the color difference.. Mr. Meade responded that the accent bands give the appearance of a different color on this rendering, however, all the concrete mix is the same. At this point a detailed explanation of the concrete mix and the pre-cast panels that will be used and how the color variations will be achieved was given by both Mr. Meade and Mr. Meives.

Regarding the southeast and southwest corners, Mr. Meade said the same system of six foot wide pre-cast panels faceted around the corners would contain a grid of 12 by 12 punches where glass blocks would be inserted. That grid would become a motif that would be carried through on the northeast and northwest corners. Mr. Meade then displayed several renderings of the building as it would look from various directions both during the day and at night. He also described the addition to the building of a canopy for safety reasons at the front entrance and the placement of the logo and branding of the building. Mr. Meives added that the last slide also shows the placement of the parking lot at the southeast corner which was a point of concern at our last meeting as it is our understanding that the parking lot needs to be in place prior to construction.

Mr. Lundgren asked about the possibility of water infiltration at the placement of the panels and inlays on the pre-cast masonry. Mr. Meives responded that in the ten years experience he has had working with pre-cast it has not been a problem. Mr. Meives said he would contact ATI who is a pre-caster located in Aurora to get their feedback. Mr. Scheffers asked how resistant the steel panels shown are to hail or dents caused by any other means. Mr. Meives responded that they have met with Centrida who is one of the best manufacturers of all types of steel panels. Their recommendation was to go to a fully insulated panel which provides a thermal barrier, a vapor air barrier and it gives a finished barrier. It is completely durable because it is a composite 18 gauge system. Mr. Larson asked if the building as approached from the north on Route 23 would appear like two separate buildings or will blend together. Mr. Meade responded that he thinks it will be complimentary. He said because the sky bridge does have a lot of the same ribbing that is on the original building it will flow together and transition into something different but complimentary. Mr. Larson then asked what the difference is in the footprint of the original building and the new building. Mr. Scheffers said the original building is approximately 16,000 square feet. Mr. Meives said the footprint of the new building is 26,000 to 27,000 square feet with an overall square footage of 82,000 gross. Chairman Swanson asked where the existing antenna tower will be located. Mr. Meives responded that it remains in place. Mr. Shepard expressed his continued concern regarding the southeast elevation. He added that he feels the north elevation is great and looks phenomenal but does not buy into the glass block inserts at the southeast and southwest corners. Mr. Meade offered some suggestions regarding alternatives to the use of glass block including renderings with additional terra cotta and lighting so that side by side comparisons could be made. Mr. Hanson asked if the historic lamp posts used by the City were extended to the gas station would that add to the feel of the whole area. Mr. Meives responded that it would extend the area of the downtown. Mr. Hanson also commented about the employee entrance and the possibility of eliminating trees from the area due to safety concerns. Mr. Meives said that area has not been finalized and alternatives including fencing are being considered and will be presented. Mr. Larson asked if an exterior security camera system will be installed. Mr. Meives responded that Lt. Klein and Dennis Kimme are working on an extensive camera system.

NEW/OLD BUSINESS

Mr. Larson asked if there was anything new at the COB. Mr. Scheffers responded that he has recently inspected the building and has not found any additional cracking including the roof area where the last issues had occurred.

ADJOURNMENT

A motion was made by Mr. Larson to adjourn the meeting. The motion was seconded by Mr. Shepard. The motion passed unanimously. Mr. Larson asked if a schedule for future meetings has been set. Mr. Hanson responded that it was determined that we would meet the first Tuesday of every month, but meetings could be cancelled when necessary. This meeting was adjourned at 9:30 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