



DeKalb County Jail Expansion

July 5, 2016 Project Status Update

Activity	Timeline
Bid Package #2A	
<ul style="list-style-type: none">- Elevator- Metal Wall Panels	Bid Date: June 23, 2016
Sycamore Building Permits	
<ul style="list-style-type: none">- Bid Package #1 Approval	Sitework, Excavation, & Concrete Foundation Permit Issued 6/29/16
<ul style="list-style-type: none">- Bid Package #2 Approval	Mid July 2016
<ul style="list-style-type: none">- Landscape Permit	Submitted 6/15/16 Comments received 6/29/16

Project Status

- All Release 1 Trade Contracts Executed
- All Release 2 Trade Contracts Issued by Gilbane with 10 of 16 signed by Contractors
- Submittal & RFI (Requests for Information) review ongoing
 - Foundation Reinforcement Shop Drawings submitted to Dewberry on June 27th for approval
 - Initial Precast Shop Drawings Reviewed, Coordinated Set to be complete by July 8th
 - Structural Steel Shop Drawings & Design Calculations to be submitted by mid July
 - 3D modeling of precast, structural steel, mechanical, electrical, plumbing, & fire protection systems kicked off in June
 - 24 RFI's have been submitted to date
- The 8'x18' Precast Mockup Precast Panel is complete and ready for delivery
- Issue, Price, & Review Proposal Requests

June 2016 Progress

- Watermain chlorination, testing, & tie-ins complete
- Existing watermains in Exchange & Locust abandoned



June 2016 Progress Cont.

- Curb and sidewalk work completed along the north side of Exchange
- Exchange Street paving complete except at IL-23
- Locust Exchange Intersection Reopened July 1



Utility Relocation Work

- New ComEd underground feeder went live June 21, 2016
- ComEd has about 3 days of demolition work remaining
- Frontier has completed all splicing of overhead and underground cable and overhead removal is underway.
- Frontier received IDOT permit to rework vault lid at the corner of Exchange & IL-23 on June 28, 2016. Will complete rework by July 11, 2016.
- Comcast has completed fiber reroute, but still has a day or two of work splicing coaxial cable.
- All Utility companies are behind schedule
- Windstream Fiber reroute and Sheriff's tower utility reroute completed

Upcoming Work Activities

- Site clearing, demolition, & mass excavation work will begin July 5, 2016 for the building.
- Construction Fence Installation to begin July 6th
- Excavation will take 3-4 weeks followed by concrete foundation work lasting approximately two months
- Precast erection is schedule to start mid-October
- Concrete paving & asphalt patching will occur at IL-23 & Exchange following the completion of Frontier's work (approximately July 12th)
- Exchange Street to completely reopen by end of July

Alternate Bid Discussion:

- Alternate 1: Restroom facilities in Basement Add \$67,499
- Alternate 2: Kitchen Equipment – Refrigerator Add \$ 4,311
- Alternate 2: Kitchen Equipment – Freezer Add \$ 3,883
- Alternate 4: LVT Flooring in Booking Area Add \$ 9,280
- Alternate 5: Delete skylights in east pod Deduct \$11,000
- Alternate 6: Delete metal screen wall at RTU's Deduct \$17,500
- Alternate 7: Remove Food Service HD Shelving Deduct \$ 3,388
- Alternate #8: Removed fixed shelving in Kitchen Deduct \$ 3,055
- Alternate #9: Temporary Roof Add \$18,228

Value Engineering Discussion:

- Dryer vent and grease ducts:
Revise from stainless steel to welded iron
- Striping in parking lot:
Revise from thermoplastic to standard paint
- Waste and vent piping above ground in non-plenum ceiling areas:
Revise from cast iron to PVC
- Reviewing potential deducts for metal wall panels



Allowance Tracking Log

Job	Phase Code	Vendor	Contract	Allowance Amount	Current Value	Balance
Job: J05399.000 - DeKalb County Jail						
J05399.000	01.03A.033001.S TA	Allw: Additional Manupos General Contracting Inc	J05399 00002	15,000.00	1,500.00	13,500.00
J05399.000	01.03B.034001.F TA	Allw: Additional MPC Enterprises, Inc	J05399-00007	10,000.00	0.00	10,000.00
J05399.000	01.04A.040001.E TA	Allw: Additional Mastership Construction	J05399 00014	20,000.00	0.00	20,000.00
J05399.000	01.05A.050001.S TA	Allw: Additional Structure Waukegan Steel, LLC	J05399-00003	10,000.00	0.00	10,000.00
J05399.000	01.05B.055001.S TA	Allw: Misc. Metals S. C. Krauss Co.	J05399 00023	10,000.00	0.00	10,000.00
J05399.000	01.06A.060001.I TA	Allw: Dumpsters Hargrave Builders, Inc	J05399-00013	50,000.00	0.00	50,000.00
J05399.000	01.06A.060002.I TA	Allw: General Interim Hargrave Builders, Inc.	J05399-00013	30,000.00	0.00	30,000.00
J05399.000	01.06A.060003.I TA	Allw: Temp Toilets Hargrave Builders, Inc.	J05399-00013	20,000.00	0.00	20,000.00
J05399.000	01.06A.060004.I TA	Allw: Misc. Hargrave Builders, Inc.	J05399 00013	15,000.00	0.00	15,000.00
J05399.000	01.07A.070001.S TA	Allw: Misc Roofing Metalmaster Roofmaster, Inc.	J05399-00020	10,000.00	0.00	10,000.00
J05399.000	01.07D.075001.X TA	Allw: Misc Spray Midwest Fireproofing, LLC	J05399-00022	10,000.00	0.00	10,000.00
J05399.000	01.08A.088001.E TA	Allw: Misc. Glass & Rock Valley Glass of Rockford,	J05399-00026	10,000.00	0.00	10,000.00
J05399.000	01.09A.090001.X TA	Allw: Misc. Drywall L.J. Morse Construction Company	J05399-00019	5,000.00	0.00	5,000.00
J05399.000	01.09B.096001.X TA	Allw: Misc. Vortex Commercial Flooring	J05399-00024	10,000.00	0.00	10,000.00
J05399.000	01.09C.099001.X TA	Allw: Misc. Painting Oosterbaan & Sons Co.	J05399-00025	15,000.00	0.00	15,000.00
J05399.000	01.11A.110001.X TA	Allw: Misc. Detention Valley Security Company	J05399-00027	10,000.00	0.00	10,000.00
J05399.000	01.11B.114050.X TA	Allw: Misc. Food Great Lakes Hotel Supply	J05399-00018	10,000.00	0.00	10,000.00
J05399.000	01.21A.210001.X TA	Allw: Misc. Fire S.J. Carlson Fire Protection Inc	J05399-00021	10,000.00	0.00	10,000.00
J05399.000	01.22A.220001.X TA	Allw: Misc. Plumbing J B Contracting Corporation	J05399-00016	10,000.00	0.00	10,000.00
J05399.000	01.23A.230001.X TA	Allw: Misc. HVAC Dodson Plumbing Heating and Air	J05399-00017	10,000.00	0.00	10,000.00
J05399.000	01.26A.260001.X TA	Allw: Additional Excel Electric, Inc	J05399-00004	20,000.00	1,609.56	18,390.44
J05399.000	01.26B.260011.X TA	Allw: Misc. Electrical Morse Electric Inc	J05399 00015	10,000.00	0.00	10,000.00
J05399.000	01.28A.281010.X TA	Allw: Misc. Security Stanley Convergent Security	J05399-00028	10,000.00	0.00	10,000.00
J05399.000	01.31A.310001.X TA	Allw: Additional Work Berger Excavating Contractors Inc	J05399-00005	50,000.00	12,375.00	37,625.00
J05399.000	01.32A.320001.X TA	Allw: Additional Work Abbey Paving & Sealing Co.,	J05399-00006	25,000.00	4,500.00	20,500.00
J05399.000	01.33A.330001.X TA	Allw: Additional Site Stark & Son Trenching, Inc.	J05399 00008	25,000.00	21,298.08	3,701.92
Total Job: J05399.000				430,000.00	41,787.64	388,212.36
Report Total:				430,000.00	41,787.64	388,212.36



June 29, 2016

DeKalb County Public Building Commission
200 N. Main Street
Sycamore, IL 60178

Re: DeKalb County Jail Expansion
GBCo. #J05399.000

Subject: Recommendation to Award Bids

Dear Public Building Commissioners:

Based on the bids received for the Release 2 Rebid, we recommend awarding contracts to the following firms for the DeKalb County Jail Expansion work:

<u>Bid Package</u>	<u>Description, Firm, and No. of Bids Received</u>	<u>Base Bid</u>
07C	Composite Metal Panel Work – MetalMaster Roofmaster, Inc. (4)	\$748,828.00
14A	Conveying Equipment Work – Schumacher Elevator Company (1)	\$455,550.00
TOTAL		\$1,204,378.00

With respect to these bid packages, we have reviewed the bids with each firm and confirmed that they understand the scope, schedule, and requirements of the work. Each firm was pre-qualified for this work and has successfully completed similar work on other projects. We recommend approval of their bids as the lowest responsible bids.

Please indicate the Public Building Commission's approval at their meeting of July 5, 2016 of the above, by signing below and returning a copy to our office. If you have any questions, please do not hesitate to call.

Sincerely,
GILBANE BUILDING COMPANY

Approved:
DeKalb County Public Building Commission

Tom Leonard
Project Executive

Name

Title / Date

Bid Alternate Listing

Alternate #	Low Bidder Combined Costs	Accept	Reject
Alternate #1 - Bathroom Buildout in the Basement	\$67,499.00		
Alternate #2 - Provide & Install Kitchen Equipment Item #48 - Refridgerator, Reach In	\$4,311.00		
Alternate #3 - Provide & Install Kitchen Equipment Item #49 - Freezer, Reach In	\$3,883.00		
Alternate #4 - In Booking-Holding 190, provide Luxury Vinyl Tile (LVT1) in lieu of Densified Concrete (SC2).	\$9,280.00		
Alternate #5 - Delete all skylights and associated roof curbs from the east half of the building (between CL 6 and 10)	(\$11,000.00)		
Alternate #6 - Delete the Corrugated Metal Panel (MP-3) at the mechanical screen wall on the roof. (Bidding Not Complete)	(\$17,500.00)		
Alternate #7 - Delete food service equipment item #4, High Density Shelf System from Storage Rm 140K.	(\$3,388.00)		
Alternate #8 - Delete food service equipment item #3, Fixed Shelving Units from Storage Rm 140F.	(\$3,055.00)		
Alternate #9 - Provide temporary roof system.	\$18,228.00		

Note: Alternates must be accepted within 90 days of bid opening; therefore, the deadline for acceptance is July 13th, 2016.

Sincerely,
GILBANE BUILDING COMPANY

Approved:
DeKalb County Public Building Commission

Tom Leonard
Project Executive

Name

Title / Date

Cc: Gary Hanson, DeKalb County Government
Ed Harvey, DeKalb County Government
B. Kerner, Dewberry Architects Inc.
J. Roling, GBCo.
S. Mueller, GBCo.

DeKalb County Jail Expansion
Complete Post Bid Tabulations



Bid Package	Low Bid Contractor	Base Bid Amount	Gilbane Estimate	Variance
03A Cast In Place Concrete Work	Manusos General Contracting, Inc.	\$1,475,000	\$1,646,308	-10.4%
03B Precast Concrete Work	Midwest Precast Concrete Enterprises, Inc.	\$2,598,800	\$2,556,582	1.7%
04A Masonry Work	Mastership Construction Company	\$2,090,000	\$2,333,640	-10.4%
05A Structural Steel Work	Waukegan Steel LLC	\$1,170,000	\$1,468,760	-20.3%
05B Stair & Misc. Metal Work	S.G. Krauss Company	\$422,000	\$418,930	0.7%
06A General Trades Work	Hargrave Builders, Inc.	\$1,198,450	\$1,110,456	7.9%
07A Roofing Work	MetalMaster Roofmaster, Inc.	\$493,783	\$578,716	-14.7%
07B Spray Insulation & Fireproofing	Midwest Fireproofing, LLC	\$260,500	\$228,046	14.2%
07C Composite Metal Panel	MetalMaster Roofmaster, Inc.	\$748,828	\$397,002	88.6%
08A Glass & Glazing Work	Rock Valley Glass of Rockford, Inc.	\$261,590	\$201,970	29.5%
09A Drywall & Acoustical Ceiling Work	L.J. Morse Construction	\$428,202	\$295,842	44.7%
09B Flooring & Hard Tiling Work	Vortex Commercial Flooring	\$367,147	\$220,839	66.3%
09C Painting Work	Oosterbaan & Sons Co.	\$328,111	\$282,621	16.1%
11A Detention Equipment Work	Valley Security Company	\$2,496,863	\$2,973,647	-16.0%
11B Kitchen & Laundry Equipment Work	Great Lakes Hotel Supply Company	\$625,558	\$685,200	-8.7%
14A Conveying Equipment	Schumacher Elevator Company	\$455,550	\$419,000	8.7%
21A Fire Protection Work	S.J. Carlson Fire Protection, Inc.	\$365,205	\$505,190	-27.7%
22A Plumbing Work	JB Contracting Corporation	\$1,775,500	\$1,831,950	-3.1%
23A Mechanical Work	Dodson Plumbing Heating & Air Conditioning Inc.	\$2,809,000	\$2,902,932	-3.2%
26A Site Electrical Work	Excel Electric, Inc.	\$145,000	\$175,884	-17.6%
26B Building Electrical, Lighting, & Communication Work	Morse Electric, Inc.	\$3,671,900	\$3,394,920	8.2%
28A Security Access Work	Stanley Convergent Security Solutions, Inc.	\$1,634,791	\$1,562,635	4.6%
31A Mass Excavation Work	Berger Excavating Contractors, Inc.	\$1,152,000	\$1,023,841	12.5%
32A Site Concrete & Paving Work	Abbey Paving & Sealcoating Co., Inc	\$518,700	\$525,898	-1.4%
33A Site Utility Work	Stark & Sons Trenching, Inc.	\$388,860	\$380,223	2.3%
Totals		\$27,881,338	\$28,121,032	-0.9%

Alternate #	Low Bidder Combined Costs	Gilbane Estimate	Variance
Alternate #1 - Bathroom Buildout in the Basement	\$67,499.00	\$80,000.00	-15.6%
Alternate #2 - Provide & Install Kitchen Equipment Item #48 - Refridgerator, Reach In	\$4,311.00	\$15,000.00	-71.3%
Alternate #3 - Provide & Install Kitchen Equipment Item #49 - Freezer, Reach In	\$3,883.00	\$10,000.00	-61.2%
Alternate #4 - In Booking-Holding 190, provide Luxury Vinyl Tile (LVT1) in lieu of Densified Concrete (SC2).	\$9,280.00	\$10,000.00	-7.2%
Alternate #5 - Delete all skylights and associated roof curbs from the east half of the building (between CL 6 and 10)	(\$11,000.00)	(\$35,850.00)	-69.3%
Alternate #6 - Delete the Corrugated Metal Panel (MP-3) at the mechanical screen wall on the roof.	(\$17,500.00)	(\$28,080.00)	-37.7%
Alternate #7 - Delete food service equipment item #4, High Density Shelf System from Storage Rm 140K.	(\$3,388.00)	(\$8,000.00)	-57.7%
Alternate #8 - Delete food service equipment item #3, Fixed Shelving Units from Storage Rm	(\$3,055.00)	(\$7,000.00)	-56.4%
Alternate #9 - Provide temporary roof system.	\$18,228.00	\$67,752.00	-73.1%

DeKalb County Jail Expansion
Release 2 - Alternate Pricing Breakdown

	04A	05B	06A	07A	07B	07C	08A	09A	09B	09C	11A	11B	14A	21A	22A	23A	26B	28A	Alternate Total
Alternate #1 - Bathroom Buildout in the Basement	\$0	\$0	\$4,800	\$0	\$0	\$0	\$0	\$13,140	\$15,259	(\$800)	\$0	\$0	\$0	\$800	\$11,000	\$6,500	\$16,800	\$0	\$67,499
Alternate #2 - Provide & Install Kitchen Equipment Item #48 - Refrigerator, Reach In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,311	\$0	\$0	\$0	\$0	\$0	\$0	\$4,311
Alternate #3 - Provide & Install Kitchen Equipment Item #49 - Freezer, Reach In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,883	\$0	\$0	\$0	\$0	\$0	\$0	\$3,883
Alternate #4 - In Booking-Holding 190, provide Luxury Vinyl Tile (LVT1) in lieu of Densified Concrete (SC2).	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,080	(\$800)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,280
Alternate #5 - Delete all skylights and associated roof curbs from the east half of the building (between CL 6 and 10)	\$0	\$0	\$0	(\$11,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$11,000)
Alternate #6 - Delete the Corrugated Metal Panel (MP-3) at the mechanical screen wall on the roof.	\$0	\$0	\$0	(\$1,500)	\$0	(\$16,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$17,500)
Alternate #7 - Delete food service equipment item #4, High Density Shelf System from Storage Rm 140K.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$3,388)	\$0	\$0	\$0	\$0	\$0	\$0	(\$3,388)
Alternate #8 - Delete food service equipment item #3, Fixed Shelving Units from Storage Rm 140F.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$3,055)	\$0	\$0	\$0	\$0	\$0	\$0	(\$3,055)
Alternate #9 - Provide temporary roof system.	\$0	\$0	\$0	\$5,228	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,000	\$0	\$0	\$0	\$18,228



Change Order Log



Dewberry Request for Proposal (RFP) Gilbane Potential Change Item (PCI)					Gilbane Response		Public Building Committee		Change Order Classification					
RFP No.	PCI No.	Issue Date	Description	Attachments	Date	Cost	Action	Date	Owner Request	Regulatory Agencies	Utility Company revisions	Coordination	Design Related	Unforeseen Conditions
1	2	03/03/16	Structural Revisions	S-121, S-131	4/4/15	\$2,042.00	Approved	4/5/16				\$1,538.00	\$504.00	
2	3	04/01/16	Utility revisions requested by City of Sycamore	Various	4/22/16	\$26,148.83	Approved	5/3/16		\$29,148.83				
3	4	04/14/16	Provide 3" PVC conduit in common trench as secondary between overhead pole and cell towers	E-012	4/27/16	\$533.83	Approved	5/3/16		\$533.83				
4	5	04/27/16	Revisions to BP#1 structural drawings	(None)	5/23/16	\$4,445.20	Approved	6/7/16				\$4,445.20		
5	6	05/23/16	Changes were made to the drawings as a result of the DOT permit review comments.	C-200, C-400	5/31/16	-\$720.00	Approved	6/7/16		-\$720.00				
5	7	05/31/16	Mechanical Revisions	MSK-01, MSK-02, MSK-03, MSK-04, MSK-05	6/17/16	\$0.00	Pending						\$0.00	
7	8	05/31/16	Paving Revisions	(None)	6/1/15	\$1,215.00	Approved	6/7/16						\$1,215.00
--	9	06/21/16	Additional Site Concrete Work	(None)	6/21/16	\$24,789.00	Pending							\$24,789.00
--	10	06/21/16	Credit for Erosion Control Mat	(None)	6/21/16	-\$800.00	Pending		-\$800.00					
8		06/27/14	Elevator Revisions	Various										
9		TED	Upcoming modifications due to B&F Review Comments											
10		06/24/16	Modify existing PSB intercom cabling (Pending)	TSK-003, TSK-004										
11		06/30/16	Steel beam modification, change SF20, reverse door swing 140K-1	S-121, S-422, A-611, QD-111, QD-501										
12		06/30/16	Revise parking area north of PSB	C-100, C-200, C-300										
Total Change Orders to Date						\$60,653.86			-\$800.00 0.00%	\$28,962.66 0.10%	\$0.00 0.00%	\$5,983.20 0.02%	\$504.00 0.00%	\$26,004.00 0.09%

Contract Amount:
 Original Contract Amount \$27,881,338.00
 Total Approved Change Orders to Date 536,604.00
New Contract Amount: \$27,918,002.86

Contingency Amount:
 Construction Contingency \$1,099,718.48 *April 15, 2016 Gilbane Estimate*
 Contingency Used to Date (Approved & Pending) 560,653.86
Remaining Contingency \$1,039,064.62

**DEKALB COUNTY JAIL EXPANSION PROJECT
INTERNAL FINANCING LOANS**

Entity / Fund		Outstanding Loans as of 07-05-2016	Loan # 1 02-04-2016	Loan # 2 07-01-2016	Loan # 3 xx-xx-2016
A Public Building Commission					
8200	Capital Improvement Reserve Fund	1,500,000	1,500,000		
8400	Sycamore Campus R & R Fund	0			
8450	Hlth Facility Renew & Replace Fund	0			
A-99	Total PBC Loans	1,500,000	1,500,000	0	0
B Forest Preserve					
1252	Land Acquisition Fund	0			
1253	IMRF Retirement Fund	0			
B-99	Total Forest Preserve Loans	0	0	0	0
C DeKalb County Government					
1111	General Fund	2,000,000		2,000,000	
1212	Tort & Liability Insurance Fund	0			
1231	Highway General Fund	0			
1235	Highway Federal Matching Fund	1,000,000		1,000,000	
1241	Public Health Fund	0			
1242	Community Mental Health Fund	0			
1472	County Farm Land Sale Fund	0			
1475	Opportunity Fund	0			
1476	Asset Replacement Fund	0			
1478	Data Fiber Network Fund	0			
2501	Nursing Home Fund	0			
2601	Health Insurance Fund	0			
C-99	Total County Loans	3,000,000	0	3,000,000	0
D	Total of All Loans	4,500,000	1,500,000	3,000,000	0