



DeKalb County Jail Expansion

June 7, 2016 Project Status Update

Activity	Timeline
Bid Package #2A	
<ul style="list-style-type: none">- Elevator- Metal Wall Panels	Issued: June 8, 2016 Bid Date: <i>June 23, 2016</i>
Illinois Dept. of Trans (IDOT)	
<ul style="list-style-type: none">- Approval	May 27, 2016
Sycamore Building Permit	
<ul style="list-style-type: none">- Bid Package #1 Approval	Conditional Permit for Water/Sewer April 26, 2016
I.E.P.A.	
<ul style="list-style-type: none">- Water Main Approval	April 18, 2016

Activity	Timeline
Sycamore Building Permit	
- Bid Package #1 Approval	Conditional Permit for Water/Sewer April 26, 2016
Sycamore Building Permit	
- Bid Package #2 Approval	Mid June 2016
Easements	
- County	May 31, 2016

Project Status

- All Release 1 Trade Contracts Executed
- All Release 2 Trade Contracts Issued by Gilbane
- Submittal & RFI review ongoing
 - Initial Precast Shop Drawings Reviewed, Coordinated Set Now Being Prepared
 - Structural Steel Shop Drawings & Design Calculations are progressing
- Elevator Design Work & Coordination With Schumacher Elevators Being Finalized
- Document preparation for Bid Release 2A (Rebid)
- Issue, Price, & Review Proposal Requests



May 2016 Progress

- Site Demolition for Phase 1
- New Watermain Installed
- Underground Electrical Ducts Installed
- Earth Retention System Installed
- Stockpile Removed

May 2016 Progress Cont.

- Bridge Pier Excavation & Concrete Work Completed
- Storm & Sanitary Sewer Work Complete for 2016
- Detention Basin Installed



Utility Relocation Work

- ComEd Overhead & Underground Work Scheduled for Completion June 10th, 2016
- Comcast Rework Started on May 23rd & is scheduled for completion around June 10th
- Frontier rework start date pushed back to week of June 6th, 2016
 - Currently waiting on their IDOT permit
 - Work expected to take 3-4 weeks
 - Originally requested to start May 23rd



Upcoming Work Activities

- Watermain Tie-In, Testing, Chlorinating, & Final Connections
- Disconnects of Existing Watermain
- Exchange Street Restoration Work
- Phase 2 Site Fence Installation
- Mass Excavation Beginning Late June
- Concrete Foundations Starting In Late July
- Full Size (8'x18') Precast Mockup Wall Panel Delivered To Site Early June for Review



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	Manusos General Contracting Inc	J05399-00002	15,000.00	1,500.00	13,500.00
J05399.000	01.03B.034001.E 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 Struct	Waukegan Steel, LLC	J05399-00003	10,000.00	0.00	10,000.00
J05399.000	01.05B.055001.S TA - Allw: Misc. Metals	S.G. Krauss Co.	J05399-00023			0.00
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	01.07B.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	0.00	50,000.00
J05399.000	01.32A.320001.X TA - Allw: Additional Work	Abbey Paving & Sealcoating Co.,	J05399-00006	25,000.00	0.00	25,000.00
J05399.000	01.33A.330001.X TA - Allw: Additional Site	Stark & Son Trenching, Inc.	J05399-00008	25,000.00	7,458.11	17,541.89
Total Job: J05399.000				420,000.00	10,567.67	409,432.33
Report Total:				420,000.00	10,567.67	409,432.33



Change Order Log

Request for Proposal (RFP)				Gilbane Response		Public Building Committee		Change Order Classification					
No.	Issue Date	Description	Attachments	Date	Cost	Action	Date	Owner Request	Regulatory Agencies	Utility Company revisions	Coordination	Design Related	Unforeseen Conditions
1	03/03/16	Structural Revisions	S-121, S-131	4/4/16	\$2,042.00	Approved	4/5/16				\$1,538.00	\$504.00	
2	04/01/16	Utility revisions requested by City of Sycamore	C-100, C-200, C-300, C-303, C-304, C-400, C-500, C-600, C-601, C-602, C-603, C-604, C-605, E-012	4/22/16	\$29,148.83	Approved	5/3/16		\$29,148.83				
3	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	04/27/16	Revisions to BP#1 structural drawings	(None)	5/23/16	\$4,445.20	Pending					\$4,445.20		
5	05/23/16	Changes were made to the drawings as a result of the IDOT permit review comments:	C-200, C-400	5/31/16	-\$720.00	Pending			-\$720.00				
6	05/31/16	Mechanical Revisions	MSK-01, MSK-02, MSK-03, MSK-04, MSK-05										
7	05/31/16	Paving Revisions	(None)	6/1/15	\$1,215.00	Pending							\$1,215.00

Total Change Orders to Date	\$36,664.86												
		\$0.00	\$28,962.66	\$0.00	\$5,983.20	\$504.00	\$1,215.00	0.00%	0.11%	0.00%	0.02%	0.00%	0.00%

Contract Amount:

Original Contract Amount:	\$27,492,962.00
Total Approved Change Orders to Date:	\$31,724.66
New Contract Amount:	\$27,524,686.66

Contingency Amount:

Construction Contingency	\$1,099,718.48	<i>April 15, 2016 Gilbane Estimate</i>
Contingency Used to Date (Approved & Pending)	\$36,664.86	
Remaining Contingency	\$1,063,053.62	

Commissioning Review Process:

Commissioning (Cx) is a systematic quality assurance process which is applied to specified building systems to help ensure these systems are installed and operate per the owner's requirements.

- Provide documentation of the Owner's Project Requirements (OPR)
- Provide documentation of the Basis of Design (BOD)
- Review design documents to help ensure consistency with the OPR and BOD
- Verify and document that systems are installed per the OPR, BOD and design documents
- Verify and document that systems perform per the OPR, BOD and design documents
- Verify that operation and maintenance personnel have adequate training to successfully operate the facility

Commissioning Review Process Continued:

Successful execution of these objectives can help result in a number of key benefits including:

- Clarity of owner's requirements and design intent
- Improved planning and coordination
- Reduced conflicts, change orders and schedule delays during construction
- Reduced system deficiencies
- A more quality-conscious project team
- Improved energy-efficiency
- Improved indoor environmental quality
- Smooth transition from construction phase to occupancy
- Lower overall operating costs

Gilbane

 **Dewberry**

 **Questions?**

DeKalb County Jail Change Order Log

Construction Manager: Gilbane Construction Company

Dewberry Architects Inc.

Project No. 50073788

Date: June 6, 2016

EXHIBIT 2



Request for Proposal (RFP)				Gilbane Response		Public Building Committee		Change Order Classification					
No.	Issue Date	Description	Attachments	Date	Cost	Action	Date	Owner Request	Regulatory Agencies	Utility Company revisions	Coordination	Design Related	Unforeseen Conditions
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7	05/31/16	Paving Revisions	(None)	6/1/15	\$1,215.00	Pending							\$1,215.00

Total Change Orders to Date	\$36,664.86	\$0.00	\$28,962.66	\$0.00	\$5,983.20	\$504.00	\$1,215.00
		0.00%	0.11%	0.00%	0.02%	0.00%	0.00%

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Contingency Amount:
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**DEKALB COUNTY JAIL EXPANSION PROJECT
INTERNAL FINANCING LOANS**

EXHIBIT 3

Entity / Fund	Outstanding Loans as of 06-07-2016	Loan # 1 02-04-2016	Loan # 2 xx-xx-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	0			
1212 Tort & Liability Insurance Fund	0			
1231 Highway General Fund	0			
1235 Highway Federal Matching Fund	0			
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	0	0	0	0
D Total of All Loans	1,500,000	1,500,000	0	0

Benefits of Commissioning

The benefits of commissioning are many and the paybacks are substantial and quick. The commissioning process outlined by ASHRAE Guideline 0 and the USGBC LEED Rating program is to be conducted by an independent, third party commissioning agent. This "CxA" focuses on helping ensure that key facility MEP systems operate per the design intent prior to turnover and that the facility operators have adequate materials and training to operate the facility correctly and effectively.

The primary benefits associated with LEED **Fundamental Commissioning** include:

- **Confirmation of proper system performance prior to turnover**
This is the primary task of the CxA. This task helps significantly reduce issues during occupancy, thereby saving time and money on long-term facilities operation.
- **Reduced schedule delays during construction**
Having an independent CxA greatly increases the likelihood of finding issues with installation, contractor test procedures, coordination, documentation, etc. and also enhances the equipment startup/testing planning process. This ultimately helps minimize costly schedule delays.
- **Reduced change requests**
An independent CxA will assist in clearly identifying the contract requirements by comparing the installations with the design drawings and specs. This results in clarity on design intent and helps minimize change requests.
- **Reduced warranty issues and call-backs**
The commissioning process confirms proper system performance prior to turnover. By nature, this process helps reduce the chances of issues during the warranty period. Commissioning helps "get it done correctly the first time", thereby contributing to smoother long-term operation.
- **Improved indoor environmental quality**
Properly operating ventilation / temperature control systems and a properly executed LEED indoor air quality plan greatly increase the chances of optimal indoor air and environmental quality. Ultimately this results in greater occupancy productivity and satisfaction. It is the CxA's job to help ensure these items are executed properly.
- **Improved energy efficiency**
Systems are selected and designed by designers with energy-efficiency goals in mind. However, these systems can only operate at their optimal efficiency if they are set up properly. One of the CxA's primary tasks is to review the detailed setup, startup and building automation sequences of operation that make these high-efficiency systems operate as intended.
- **Reduced maintenance costs**
Properly operating equipment greatly reduces long and short-term maintenance costs. The commissioning process focuses on achieving this.
- **Extended equipment life**
Proper installation, operation and preventative maintenance procedures will lead to the best possible

equipment life. The commissioning process inherently strives to achieve this goal.

- **Overall greater occupant and owner satisfaction**

This is the main goal of a well-executed, integrated commissioning process. The occupants may not be aware of the details of systems operation or the commissioning process, but they are aware of comfortable space temperatures, pleasant indoor air quality, proper lighting levels and lighting controls and other related aspects of a healthy building. This is what a good CxA aims to achieve.

The **Enhanced Commissioning Credit** adds to these benefits by including:

- **Detailed design reviews during the design phase**

By reviewing design documents during the design phase for clarity, design concepts, energy-efficiency opportunities, coordination, sequences of operation, maintenance access, and more, the CxA is able to identify potential issues and help incorporate the needs of the owner and end users before the documents are issued for construction. This helps by further reducing the number of potential change orders and schedule delays during construction. It is far less expensive to address an issue during design than during construction. The LEED Enhanced Commissioning credit allows for this.

- **Submittal reviews during pre-construction**

Making sure the equipment being purchased matches the design intent is key. The CxA reviews major equipment submittals to help ensure that equipment and system specifics match the design requirements and that various trade contractors coordinate equipment needs with the building automation system. This helps minimize mistakes during submittal reviews.

- **Training review**

The long-term success of a commissioned facility greatly depends on the facility operations procedures. The Enhanced Commissioning credit allows the CxA to review staff training procedures and help ensure facility operators understand design intent, operation concepts and equipment specifics needed to properly operate the facility.

- **Systems manual and warranty phase review during the post-occupancy phase.**

The warranty phase review helps maintain a connection between the CxA, project team and facility operators well after the end of construction. Ten months after turnover, the CxA revisits the project to review any issues experienced by the facility operators since turnover. Issues are identified and relayed to the installing contractors to resolve before the end of the warranty period, thereby leaving facility operators with as close to a trouble-free system as possible.

Overall, these tasks greatly increase the likelihood of on-time construction, smooth turnover, and satisfied building owners. The cost of the Enhanced Commissioning Credit is typically 10 to 20% of the cost of Fundamental Commissioning and earns 2 points in the LEED-NC 2009 program. As such, it is often considered one of the most cost-effective LEED points to obtain.

The LEED Fundamental Commissioning and Enhanced Commissioning procedures typically provide building owners with a payback of less than 3 years, and very often of less than 1.5 years.