



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 THURSDAY, AUGUST 2, 2007

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Thursday, August 2, 2007 at 8:30 A.M. in Conference Room East of the DeKalb County Government Administration Building, pursuant to written notice of each Commissioner as required by the By-Laws.

ROLL CALL

The meeting was called to order by Chairman Robert Hutcheson at 8:30 A.M. Commissioners present were Chairman Hutcheson, Commissioners Mr. Cliff Seldal, Mr. Beryl Smith, Mr. Robert Morrison and Dr. Richard Baker. Also present were Mr. Gary Hanson, Mr. Ken Campbell, and Mr. Matt Bickel from Wold Architects & Engineers. Ms. Karen Grush, Administrator of the Health Department, arrived at 8:35 A.M.

APPROVAL OF MINUTES

A motion was made by Mr. Seldal and seconded by Mr. Smith to approve the minutes of the meeting held on Thursday, June 28, 2007. Voting "Aye" were Commissioners Hutcheson, Seldal, Smith and Morrison. Due to his absence at the meeting Dr. Baker abstained from this vote.

APPROVAL OF AGENDA

A motion to approve the agenda as printed was made by Mr. Smith and seconded by Mr. Morrison. The agenda was unanimously approved by a voice vote.

BID AWARDS: COMMUNITY OUTREACH BUILDING

Chairman Hutcheson said that we are here to award the bid packages for the Community Outreach Building and asked Mr. Matt Bickel to report on behalf of Wold Architects and Engineers. Mr. Bickel announced that we received rebid packages on Monday, July 16, 2007, at 2:00 P.M. Mr. Bickel indicated that he would announce the recommendations for awarding the trade packages beginning with the Mechanical bid and then proceed to the Plumbing, Electrical and Fire Protection bids followed by the recommendation for the General Contractor. Mr Bickel distributed copies of the letters containing the recommendations, a revised cost summary page and optional value engineering items for each. He explained that according to the Construction Bond Act, as interpreted by the DeKalb County State's Attorney, it will be necessary to require each trade contractor to provide individual payment and performance bonds to be added to their contracts by Change Order.

Mr. Bickel stated that three Mechanical Trade Package bids were received and Wold's recommendation is to award the contract to M.G. Mechanical Contracting with a base contract amount of \$721,550 and accept Alternate 3F for \$87,200 for a total contract amount of \$808,750. The approximate cost of the construction bonds for M. G. Mechanical based on their contract value would be \$16, 175. (Letter attached as Exhibit "A") Mr. Bickel stated that four

Plumbing Trade Packages bids were received and Wold's recommendation is to award the contract to G's R Plumbing and Heating for the base contract amount of \$247,324. Mr. Bickel added that none of the proposed Alternates included work with any bearing on the Plumbing Trade Package. Additionally, the approximate cost of the construction bonds for G's R Plumbing and Heating based on their contract value would be \$5,486. (Letter attached as Exhibit "B") Mr. Bickel stated that three Electrical Trade Package bids were received and Wold's recommendation is to award the contract to Mascall Electric for the base contract amount of \$447,900 and accept Alternate No. 2 for \$1,280 for a total contract amount of \$449,180. Additionally, the approximate cost of the construction bonds for Mascall Electric, Inc. based on their contract value, would be \$8,984. (Letter attached as Exhibit "C") Mr. Bickel stated that two Fire Protection Trade Packages bids were received and Wold's recommendation is to award the contract to Automatic Fire Systems, Inc. for the base contract amount of \$63,741 and accept Alternate No. 2 for \$18,500 for a total contract amount of \$81,741. Additionally, the approximate cost of the bonds for Automatic Fire Systems, Inc. based on their contract value would be \$1,635. (Letter attached as Exhibit "D")

Mr. Bickel then presented the final bid for the General Contractor and stated that there were 10 bids submitted. He emphasized that the selection of alternates does not affect the low bidder and Wold recommends awarding the bid to Rockford Structures with the following alternates. Reject Alternate No. 1 Generator & Switch Gear which adds \$6,100. Accept Alternate 2 Chemical Fire Suppression adding \$0. Reject the following Alternates for Temperature Controls: 3A Invensys, 3B Alerton, 3C Siemens, 3D Andover, 3E Automated Logic, and accept Alternate 3F Johnson Controls for \$0. Mr. Bickel added that Wold recommends entering into a contract with Rockford Structures for a base contract of \$3,071,000 and accept Alternates 2 and 3F for a total contract amount of \$3,071,000. (Letter attached as Exhibit "E") Mr. Bickel pointed out that Rockford Structures was the General Contractor for the Legislative Center. Mr. Bickel then reviewed the cost analysis sheet attached to all the letters of recommendation

At this time Dr. Baker requested a discussion regarding the Mechanical Bids. Dr. Baker asked what percentage of our buildings have controls by Johnson Controls as opposed to controls by Invensys? Mr. Bickel responded that there were no County buildings with Johnson Controls. Mr. Campbell responded that we began converting all the buildings to Invensys about 6 years ago and 100% of our buildings now have their controls. Mr. Campbell explained that this was done due to poor service by Johnson Controls. Dr. Baker asked if FMO is satisfied with Invensys. Mr. Campbell stated that we are very satisfied and added all buildings including the Health Department can be controlled from the FMO office in the basement of the Public Safety Building. Mr. Seldal asked if that can be done if we use Johnson Controls? Mr. Campbell replied that he is not sure it would happen due to the fact that Johnson Controls does not interface with Niagra, which is our system. Mr. Campbell added that Johnson has their own system which is proprietary, therefore, we would have a couple of different systems. Dr. Baker stated that based on past experience he is opposed to mixing systems and based on Wold's recommendation to go with the low bid from Johnson could be a false savings of \$10,000 when we already have Invensys in all our buildings. Mr. Bickel emphasized that Wold's recommendation to go with Johnson is based solely on the award numbers and felt any of the systems can work with the County system. Mr. Bickel added that from the County standpoint it would be a very fair decision to go with the higher bid from Invensys because of the service, having a sole system and the future savings over time. Mr. Seldal asked Mr. Campbell if it would be required to have someone on site to manage the Johnson system? Mr. Campbell responded that it may require another computer with a different interface which may not be compatible with our Niagara system. Ms. Grush offered her support of Mr. Campbell's statements based on previous heating and cooling problems at the Health Department prior to converting to Invensys. Ms. Grush stated it cost many thousands of dollars before all the problems were resolved. Mr. Hanson stated that he questions the different numbers provided by Invensys to the General Contractors. Mr. Hanson added that he asked the State's Attorney if the temperature controls could be renegotiated if the low bid is accepted. The response from the State's Attorney was affirmative. Further discussion took place questioning the reasons for the variation of numbers Invensys provided to the General. Mr. Bickel stated that he is hesitant to negotiate the controls after the fact with Invensys because he felt the other bidders would also like the same opportunity. The question arose if all the rest of the bids could be awarded and the Mechanical bid be tabled for further clarification by the State's Attorney. It was the consensus to proceed with awarding all the bids today.

BID AWARD: MECHANICAL TRADE PACKAGE

A motion was made by Dr. Baker "to accept the Mechanical bid from M.G. Mechanical Contracting of Woodstock, IL for the base amount of \$808,750 and to accept Alternate Number 3A from Invensys for \$97,600 based

on good past experience and that their system will interface directly with our present system giving us the ability to control and monitor", Dr. Baker further moved "that the performance bond be added by Change Order in the amount of \$16,175". The motion was seconded by Mr. Seldal. Dr. Baker explained that he made the motion to accept the higher Alternate 3A after evaluating the bids and differences and feels it is essential to maintain total system compatibility with our present system. He added that since we currently have a service agreement with Invensys for all our buildings it can hopefully be extended here. There was no further discussion and Chairman Hutcheson called for a vote. The motion carried unanimously by a voice vote.

BID AWARD: PLUMBING TRADE PACKAGE

A motion was made by Mr. Smith "to accept the bid for the Plumbing Contract from G'sR Plumbing of DeKalb, IL for \$274,324 and the performance bond be added by Change Order in the amount of \$5,486.00". Mr. Morrison seconded the motion which passed unanimously by a voice vote.

BID AWARD: ELECTRICAL TRADE PACKAGE

Mr. Seldal made the motion "to award the Electrical Contract to Mascall Electric of DeKalb, IL for the base amount of \$447,900 and Alternate 2 for the amount of \$1280. For a total of \$449,180, and to add the amount of the performance bond by Change Order in the amount of \$8,984". The motion was seconded by Mr. Smith and carried unanimously by a voice vote.

BID AWARD: FIRE PROTECTION TRADE PACKAGE

Mr. Morrison made the motion "to award the Fire Protection bid to Automatic Fire Systems Inc. of Rockford, IL, for the base amount of \$63,214 and to accept Alternate 2 for the Chemical Fire Suppression for \$18,500". Mr. Morrison further moved "to add the amount of the performance bond by Change Order in the amount of \$1635". Dr. Baker seconded the motion. Motion carried unanimously by a voice vote.

BID AWARD: GENERAL CONTRACTOR

Mr. Smith asked if there had been any further thought given to using another product other than a stone facade as a cost saving method? Mr. Bickel stated the facade is a stone-like manufactured product and is still in the plan. Mr. Hanson added that the cost difference was not significant and fits in with portions of the exterior which ties together the overall look of the building. Dr. Baker asked about the deletion of the clerestories on the top of the building which allows light directly into the hallways. Dr. Baker asked if they were being replaced with skylights. Mr. Bickel responded that the original plan called for 6 clerestory's, however, in an effort to save some money it was suggested to substitute skylights. Mr. Bickel added that skylights inherently come with leaks and other problems, therefore, skylights were also eliminated. He stated that the two clerestory's located at the main entrances of the building are to remain which will not alter the overall design of the building. Mr. Hanson explained that all the offices will have walls of windows both into the hallways and to the exterior in addition to the large clerestories located at each entrance allowing for adequate natural light in the hallways. Mr. Bickel added that there will also be artificial lighting located throughout the hallways.

Mr. Smith made a motion "to accept the recommendation of the Architects and award the General Contractor bid to Rockford Structures of Machesney Park, IL in the amount of \$3,071,000 and to accept Alternate No. 2 and Alternate No. 3A " (Temperature Controls by Invensys.) Mr. Morrison seconded the motion. Motion carried unanimously by a voice vote.

Dr. Baker requested copies of non-performance items and change orders exceeding \$5,000. Mr. Bickel stated that he would see that Dr. Baker receives those copies. Mr. Hanson added that all change orders will come through the Commissioners to be approved by them, and the Architect would keep the Commissioners fully informed. Mr. Hanson stated that this project is on a very tight budget with approximately a \$42,000 contingency, however the first thing that would be eliminated would be the furniture which could be added later.

ADJOURNMENT

Chairman Hutcheson stated that if there is no other business to come before the Commission, he would ask for a motion to adjourn. The motion was made by Mr. Smith and seconded by Mr. Sedal. Motion carried unanimously by a voice vote. Meeting adjourned at 10:05 A.M.

Robert Hutcheson, Chairman

Mary G. Simons, Secretary

<u>Commissioner</u>	<u>Expiration of Term</u>	<u>Office</u>	<u>Original Appointment</u>
Mr. Robert Hutcheson	September 30, 2009	Chairman	January 16, 1991
Mr. Beryl Smith	December 01, 2010	Vice Chairman	September 30, 2000
Dr. Richard Baker	September 30, 2011		September 30, 2005
Mr. Cliff Seldal	September 30, 2007		September 16, 1992
Mr. Robert Morrison	September 30, 2008		July 17, 2002
<u>Non-Commissioner:</u>			
Ms. Mary G. Simons	September 30, 2007	Secretary	March 7, 2000
Mr. Gary H. Hanson	September 30, 2007	Treasurer	February 18, 1984