



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, FEBRUARY 2, 2016

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, February 2, 2016 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

Chairman Matt Swanson called the meeting to order at 8:32 A.M. Present were Chairman Swanson and Commissioners Chuck Shepard, Cheryl Nicholson and Mike Larson. Commissioner Larry Lundgren was absent. Also present were Mr. Gary Hanson, Treasurer, Mr. James Scheffers, Facilities Manager, Sheriff Roger Scott, Chief Joyce Klein, Mr. Ed Harvey, with DeKalb County Data Network, Ms. Stephanie Klein, DeKalb County ASA, Ms. Sarah Gallagher-Chami, DeKalb County ASA, Mr. Brian Kerner with Dewberry, Mr. Tom Leonard with Gilbane, Mr. Jeremy Roling with Gilbane, Mr. Tracy Jones Vice Chairman of the DeKalb County Board and Ms. Mary G. Simons, Secretary.

APPROVAL OF MINUTES

Chairman Swanson called for a motion to approve the minutes of the meeting held on January 19, 2016. Mr. Shepard made the motion for approval. Ms. Nicholson seconded the motion. The motion passed unanimously.

APPROVAL OF AGENDA

The Chairman called for a motion to approve the agenda as presented. Ms. Nicholson made the motion for approval and it was seconded by Mr. Larson. The motion passed unanimously.

COMMENTS FROM THE PUBLIC

Mr. Hanson commented that he feels it is appropriate to take a minute to recognize and congratulate Mr. Mike Larson for receiving the Sycamore Chamber of Commerce "Clifford Danielson Outstanding Citizen" award at their annual meeting on January 28, 2016. Mr. Hanson added that it is especially appropriate since today is Mr. Larson's birthday.

JAIL EXPANSION

BID AWARDS: Mr. Roling distributed copies of the letter of recommendation (bid tabulations attached) from Gilbane to award bid package #1. He said all of the bid packages were reviewed by Gilbane to make sure they contained all the required documentation. He added that the plans and expectations were also review with the low bidders and we feel that all 7 of the low bidders are qualified to do the job at their listed base price. and we recommend they be awarded today. Mr. Roling said they will have the second bid release packages ready for the April 5, 2016 PBC meeting. Mr. Hanson requested that Mr. Roling review the issue that had occurred with the first bid. Mr. Roling replied that the O3A Cast In Place concrete work bid by Manusos occurred because they accidently forgot to include the concrete for the third floor, both material and labor. However, after multiple discussions with them and because of our cost increase to go to the next bidder and also our option of pulling Manusos' bid bond, they agreed to take the contract as bid. Mr. Larson asked where the total of these bid packages are in comparison to the budget. Mr. Roling responded they estimate these seven packages are about \$300,000.00 under budget. Mr. Hanson added these seven packages represent about 25% of the project. A short discussion followed and Mr. Larson made a motion to accept the seven bid packages as presented and recommended by Gilbane. Ms. Nicholson seconded the motion. The motion carried unanimously.

UPDATE: Mr. Kerner said the bid packages for the remainder of the project will go out in about two weeks where there will be a three week bidding period. Mr. Kerner reported that the presentation made to the Sycamore City Council two weeks ago went well. Mr. Hanson added they will also appear before their Zoning Commission next Monday night. A discussion followed regarding the various presentations and reviews that have taken place and the question asked about those yet to occur. Mr. Kerner responded that continuing discussions will be with the City and B&F for constructability, the Library for citizen/neighbor updates, cross walk signals, parking lot lighting, neighborhood security and a final presentation to the City Council approximately six months into construction as an update. He said there will also be a pre-bid meeting for the contractors at the Health Department in the Multi-Purpose Room on March 3rd.

APPROVAL OF SHORT TERM JAIL FINANCING LOAN

Mr. Hanson explained the proposal is for financing the jail on the short term with internal borrowing from the PBC the County and the Forest Preserve. We would borrow around fifteen million combined with those three entities to handle the initial cash flow and pay ourselves interest so the money comes back to these entities. This not only helps us to save money we also would initially have a lot more liquidity without having to sell bonds. He added that if the PBC loans four million dollars it would generate \$120,000. in interest which would help us pay for projects on this campus. Mr. Larson made a motion to approve the proposal as attached for short term borrowing by the Jail Expansion Project. Ms. Nicholson seconded the motion and Mr. Shepard called for a roll call vote. Chairman Swanson and Commissioners Larson, Nicholson and Shepard all voted "Aye" The motion passed unanimously.

OLD/NEW BUSINESS

There was no Old/New Business

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Larson and seconded by Ms. Nicholson. The meeting was adjourned at 8:48 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