



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, SECTION 1031 THROUGH SECTION 1054 AND CURRENTLY UNDER ILLINOIS COMPILED STATUTES 50 ILCS 20/1 et seq.

MEETING OF TUESDAY, SEPTEMBER 6, 2016

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, September 6, 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

Vice Chairman Larry Lundgren called the meeting to order at 8:34 A.M. and asked the secretary to call the roll. Those present were Vice Chairman, Lundgren, and Commissioners Chuck Shepard and Mike Larson. Chairman Matt Swanson and Commissioner Cheryl Nicholson were absent. Also present were Gary Hanson, Treasurer, Mr. Ed Harvey, Jail Project Administrator, Sheriff Roger Scott, Chief Joyce Klein, Jim Scheffers, Facilities Manager, Mr. Brian Kerner with Dewberry, Ms. Connie Fierke, Construction Manager with Gilbane, DeKalb County Webmaster Lisa Sanderson, Administration Office Co-Ordinator Tash Sims and Secretary Mary Simons.

APPROVAL OF MINUTES

Vice-Chairman Lundgren called for a motion to approve the minutes for the meeting held on Tuesday, August 2, 2016. The motion to approve was made by Mr. Larson, seconded by Mr. Shepard and passed unanimously.

APPROVAL OF AGENDA

The Vice Chairman asked for a motion to approve the agenda as presented. Mr. Larson made the motion for approval and Mr. Shepard seconded the motion. The motion passed unanimously.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

JAIL EXPANSION PROJECT:

A. CONSTRUCTION UPDATE: Ms. Fierke gave the PowerPoint presentation for the construction update. (Exhibit #1) She reported that all 25 contracts are signed and the project is fully bid out and said that submittals and RFI's are ongoing. She said the following shop drawings have been approved: concrete reinforcement, the foundation work, final coordination for the pre-cast, structural steel and the west half of the building. She said the shop drawings for the east half of the building are in for review with Dewberry. She added that the underground coordination for the electrical and plumbing is done and ready to be installed and the mechanical, electrical, plumbing and fire protection for the basement overhead work is 99% complete. She said coordination for the first floor is 80% complete and coordination work for the 2nd floor has started. Mr. Hanson asked that Ms. Fierke explain what is meant by the term "coordination". Ms. Fierke responded that "coordination" is done using the 3D modeling software. She said the contractors draw in their duct work, piping and conduit showing the routing before installation takes place. She said that one of the features of this program is that it runs "clash point detection". She said at this point the coordination part begins and the redesigning can be done prior to work in the field. Ms. Fierke then stated that 66 RFI's have been submitted to date. She said the pre-cast production is starting this week. She said they have received 22 RFP's, 6 are architectural supplemental information and various other changes. Ms. Fierke said actual construction progress that has taken place is the mass excavation work, footing excavation for the west half of the building, and the concrete reinforcing for footings is in place for about 25% of the total footings. The concrete forms were delivered for the basement walls and the first wall pour took place on August 31 and the second set of walls is being formed. Ms. Fierke said the concrete foundations for

the elevators are complete and the elevator pits are waterproofed, insulated and back filled. She said that the drilling for the elevator jack-shafts will begin this week and plumbing basins in the basement were installed for the storm water and ejector pits. Concrete sidewalk replacement at the corner of Exchange and Walnut streets is underway. Landscaping work is nearly complete for the areas around Exchange Street, around the detention ponds and new parking lot on Route 64. Mr. Larson asked how much the rain has affected the project. Ms. Fierke responded that it has slowed us a little bit and there were several days when they have just pumped water. Mr. Shepard asked how far below the basement grade the elevator pits are located and how big the ejector basins are. Ms. Fierke responded that the elevator pits are 5 feet below grade and that there are 2 ejector basins one is 8 and 10 and the other is 10 and 12. Ms. Fierke then described the project's progress photos indicating the dates the photos were taken. At a point in the photo presentation, Mr. Hanson asked Ms. Fierke to comment on the "mud slabs" that had to be installed. Ms. Fierke responded that prior to the bidding the geo-technical engineer and TSC (hired by the County) noted in a report the "very high bearing pressure" for the soil in this area. Therefore, it was recommended that mud slabs be installed underneath the footings to protect the sub-grade. She said because this area is very sensitive to water it could cause deterioration which would affect the bearing capacity of the soil. Therefore, Ms. Fierke added they are digging an additional 3 inches and adding concrete mud slabs. Mr. Kerner added that this gives us a better surface to build the rebar and form work in case of rain. He said that this is an additional cost. Mr. Larson asked if this is just for convenience during construction or is it for support. Mr. Kerner said it is for support because it not only provides a work surface but also stabilizes the area. Ms. Fierke then described the schedule for the work to be done during the upcoming months.

Ms. Fierke reported on the Allowance Tracking Log (Exhibit #2) She described the various columns contained on the log and pointed out the biggest change this month is for the mud slabs which is being taken out of the Manusos allowance for the primary cost and Berger Excavating also has a small cost. Mr. Shepard asked if the number shown for the mud slabs is the final or if this is a continuing cost. Ms. Fierke responded that it is about 30% complete.

B. CHANGE ORDERS: (Exhibit #3) Mr. Kerner referred to the color-coded version of the Change Order Log and began by defining the first three columns as follows: RFP is a request for Proposal, ASI is Architectural Supplemental Instruction and PCI which are changes coming from Gilbane. Mr. Kerner said to further simplify the report he has color coded the columns as follows: Gray indicates items that have been approved or does not require approval, Yellow signifies items to be published by Dewberry or is a response by Gilbane and blue are the current items we are requesting approval for today. Mr. Kerner then described those items as follows: RFP#14 is for switchgear plumping changes for \$9,511.12, RFP#16 (not high-lighted in blue) containing various security, plumbing and fixture revisions and are still being reviewed) not to exceed \$56,712.48, PCI#22 sidewalk replacement for \$15,384.56, PCI#23 is a credit for changing from cast iron to PVC pipe for \$41,000.00, PCI#24 is a credit for a dishwasher and grease duct change from stainless steel to aluminum for \$5,217.90, PCI#26 is a credit to correct an error on the elevator bid for \$769.00, RFP#17 is a credit by the Transition Team for \$330.00, ASI#3 a fire alarm revision for \$431.00, ASI#4 is for revisions to a toilet room for \$367.50. Also for PCI#24 for under-slab drain clean-outs, there is no change for this. A discussion took place regarding RFP#16 requesting further clarification of the various changes including discussion regarding the additional gun lockers. Mr. Shepard made the motion to approve RFP#14, PCI# 23, 24 and 26, RFP#17, ASI# 3 and 4, RFP# 21, and RFP# 16 not to exceed \$56,712.48. Mr. Larson seconded the motion and it passed unanimously. Mr. Kerner added that there was an error on today's slide presentation and wanted to clarify the credit for PCI#23. Mr. Hanson added that he wanted to make sure the Commissioners are comfortable with the change.

C. LOAN UPDATE: Mr. Hanson reported that there is no change on the report since last month's meeting, however it is anticipated that additional loans will be made sometime in October.

D. PRE-CAST WALL PANEL VISIT: Mr. Hanson said that a visit by members of this committee has been planned to tour the pre-cast wall panel plant in Mount Pleasant, Iowa. He said the visit has tentatively been

scheduled for Thursday, September 15, 2016. He explained that this is approximately a 3 hour trip with a departure time of 7:00 AM, arrival at 10:00 AM with tours and lunch provided by the company ending at 2:00 PM and returning to Sycamore at 5:00 PM. After a short discussion it was determined the date is not convenient for most of the members and the consensus was that a representative number of members should participate in the visit if the date of September 15 is workable for them, otherwise, Mr. Hanson will work with Mr. Roling to reschedule the visit.

APPOINTMENT OF INTERIM SECRETARY

Mr. Hanson announced that the last day for Mary Simons as PBC Secretary is Friday, September 30, 2016. Mr. Hanson thanked Mr. Larson for providing a cake today to mark the occasion. Mr. Hanson said that he had invited the Department Heads to join us for cake and coffee at the conclusion of the meeting today. Mr. Hanson commented about some of the project Mary has worked on and mentioned that she had worked with most of the Departments on these projects over the years and will be missed. Mr. Hanson said that he is asking the Commissioners to appoint an interim secretary today until he has more time to reorganize. He recommended that Tasha Sims, a Secretary in the Administration office be appointed since she takes the minutes for many of the County meetings and is very experienced. **Mr. Larson made the motion to appoint Tasha Sims as the interim secretary. Mr. Shepard seconded the motion which passed unanimously.**

OLD/NEW BUSINESS

There was no Old or New Business.

ADJOURNMENT

A motion to adjourn was made by Mr. Larson, seconded by Mr. Shepard and passed unanimously. The meeting was adjourned at 9:06 A.M.

Larry Lundgren, Vice\ Chairman

Mary G. Simons, Secretary

<u>Commissioners:</u>	<u>Expiration of Term</u>	<u>Office</u>	<u>Original Appointment</u>
Mr. Mike Larson	September 30, 2020	Commissioner	November 17, 2010
Mr. Larry Lundgren	September 30, 2019	Vice Chairman	April 2, 2010
Ms. Cheryl Nicholson	September 30, 2018	Commissioner	August 19, 2015
Mr. Charles Shepard	September 30, 2016	Commissioner	October 1, 2011
Mr. Matt Swanson	September 30, 2017	Chairman	September 19, 2007
<u>Non Voting Officers:</u>			
Ms. Mary G. Simons	September 30, 2016	Secretary	March 7, 2000
Mr. Gary H. Hanson	September 30, 2016	Treasurer	February 18, 1984