

**Long Range & Strategic Planning Committee  
Tentative Minutes  
May 14, 2019**

1. Call Meeting to Order: Chairman Griffin called the meeting to order at 4:04 p.m. Present: Fritz, Gouker, Heuer, Janes, Oltmanns and Reising. Others: Treasurer Linda Beck, IT Manager Larry Callant and Jeremy Roling with Gilbane Building Co.
2. Opening Comments: Griffin asked the Committee to state their names when making motions for the recording of the meeting.
3. Approval of Minutes – April 9, 2019: Motion by Janes to approve the minutes as presented, 2<sup>nd</sup> by Fritz. Motion carried.
4. Long Range Invoices: Motion by Fritz to approve the bills totaling \$1,737.40, 2<sup>nd</sup> by Oltmanns. Motion carried. Motion by Janes to approve the Judicial Center Annex bills totaling \$334,403.59, 2<sup>nd</sup> by Reising. Motion carried.
5. Judicial Center Annex Change Orders: Mr. Roling went through the change orders. Motion by Janes to approve the change orders as presented not to exceed \$148,762.00, 2<sup>nd</sup> by Fritz. Motion carried.
6. Public Comment: None
7. Old Business
  - Judicial Center Annex Update: Mr. Roling went through the Executive Summary for May. Safety meeting next Thursday; Mr. Roling stated any time a new group of workers start they go through the safety meeting.
  - 50 Year LRP/Campus Planning/Property Appraisals/Purchase: Oltmanns will meet with Fritz and Gouker prior to next month to update the plan. Griffin stated they need to think about the old jail removal.
  - Rochelle EOC Generator Update: No update
8. New Business
  - Facilities Assessments: Old Courthouse report was emailed; some electrical settings have been changed and should produce a cost savings.
  - CIP & Budget: Callant stated they had a heating/cooling system in one of the control boxes for the network die over the winter; it needs to be replaced at approximately \$3,190. Callant stated the fiber replacement to Pines Road is deteriorating and it is getting worse all the time. The RFP will be presented next month to the IT Committee. Griffin received a bill for the mortar, eaves and downspout repairs for the Courthouse.
9. Closed Session: None

10. Any Other Business: None

11. Adjournment: There being no further business, Chairman Griffin adjourned the meeting at 5:00 p.m.

Respectfully submitted,  
Tiffany O'Brien

**RE: Ogle Co. Old Courthouse - Operational Savings Opportunities**

Jono Cullar [jono.cullar@energyadvisorprogram.com]

Sent: Tuesday, April 16, 2019 11:10 AM

To: Donald Griffin

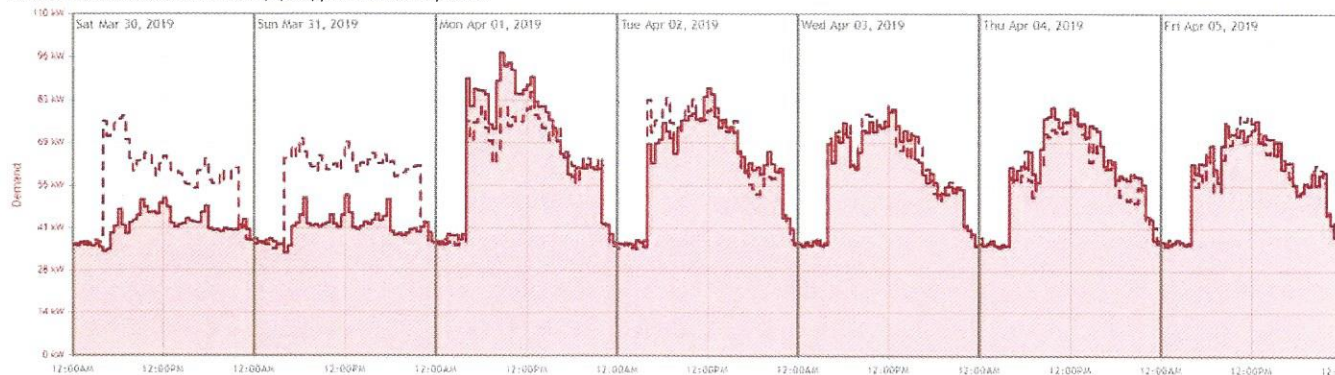
Cc: Tim Mitchusson

Good Morning Don,

I have some exciting news to pass along to you and your team. We are seeing a significant drop in Saturday and Sunday usage at the courthouse compared to historic patterns. It looks like a drop of about 25%, which should save about \$3,000/year in electricity costs. Congrats!

Take a look at the graph below. The solid red line is energy usage last week and the dotted red line is usage the week before.

Also, it appears that the building is still starting up at 4:00am. Do you know if there would be the possibility of moving that back to 5:00 or 6:00am? If the startup could be delayed until 6:00am it would save an additional \$3,500/year in electricity costs.



Thanks,

Jono Cullar | Energy Advisor  
 Energy Advisor Program  
 p (312) 242-0888 | Jono.Cullar@EnergyAdvisorProgram.com



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**From:** Donald Griffin <dgriffin@Oglecounty.org>  
**Sent:** March 27, 2019 4:49 PM  
**To:** Jono Cullar <jono.cullar@energyadvisorprogram.com>  
**Cc:** Tim Mitchusson <TMitchusson@Oglecounty.org>  
**Subject:** Re: Ogle Co. Old Courthouse - Operational Savings Opportunities

Juno,

Thanks again for the information and I have our team working on this.

Don Griffin  
 LRP Chairman  
 Ogle County Board  
 On Mar 27, 2019, at 8:59 AM, Jono Cullar <jono.cullar@energyadvisorprogram.com> wrote:

Good Morning Don,

I hope you are having a nice start to your Wednesday.

I wanted to pass along a screenshot of last week's energy usage at the Old Courthouse to keep you in the loop with energy saving opportunities. We are still seeing weekend energy usage just as high as the rest of the week. If it would be helpful our energy engineer would be happy to connect with your controls person or contractor to help dig into it?

Let me know what we can do to help!

<image003.jpg>

Thanks!

Jono Cullar | Energy Advisor  
 Energy Advisor Program  
 p (312) 242-0888 | Jono.Cullar@EnergyAdvisorProgram.com

<image002.jpg>

By your continued participation in the Energy Advisor program, including acting on any of the information provided in this email or provided through calls with Energy Advisor program personnel, you acknowledge and agree that you have read and consent to the terms and conditions of the Energy Advisor program Participation Agreement found at [www.energyadvisorprogram.com/participation-agreement/](http://www.energyadvisorprogram.com/participation-agreement/).

**From:** Jono Cullar  
**Sent:** March 11, 2019 4:58 PM  
**To:** Donald Griffin <dgriffin@Oglecounty.org>

## **Ogle County Adult Detention Facility and Judicial Center Annex J08072.000**

### **Monthly invoice recap – Gilbane Building Company**

- Cover sheet
  - Detailing the amount of the invoice, remittance information, and Gilbane team contacts in case of questions.
- Application and Certificate for Payment – AIA G702 document
  - Detailing the breakdown of the project by original contract sum, any +/- change orders impacting the original budget, completed to date total, less retainage, and current payment due (matching the amount from the cover sheet).
- Application and Certificate for Payment – AIA G703 document
  - Lists all of the trades with their original contract (scheduled value), previous work in place, this period (current work in place the trade is invoicing for), any off-site stored materials, the total previous and work completed totals, as well as balance of contract and percentage complete.
  - The G703 shows the trades as well as the Gilbane contract breakdown, which is as follows:
    - Preconstruction Services – 100% invoiced and paid by owner
    - Construction Services – equal installments based on project duration
    - Reimbursables – at cost to owner without markup as outlined in contract
    - GL Insurance (General Liability Insurance) – billed to owner at the rate of \$8.65 per \$1,000 of contract revenue and adjusted for actual cost of contract at project's end
    - Fee – equal installments based on project duration
- Requisition Summary
  - Shows the same categories from the G703 but on one-page for quick review
  - Shows the invoice breakdown by Gilbane and the Trades
- Gilbane Construction Services and Fee installment schedules
  - Shows the monthly breakdown for construction services and fee per the contract
- Statement of Account
  - Details the amounts invoiced to date, paid, and any/all open balances
- Reimbursables Summary
  - Shows the breakdown all of monthly reimbursables costs invoiced on current bill
  - Backup receipts accompany each charge for further clarification



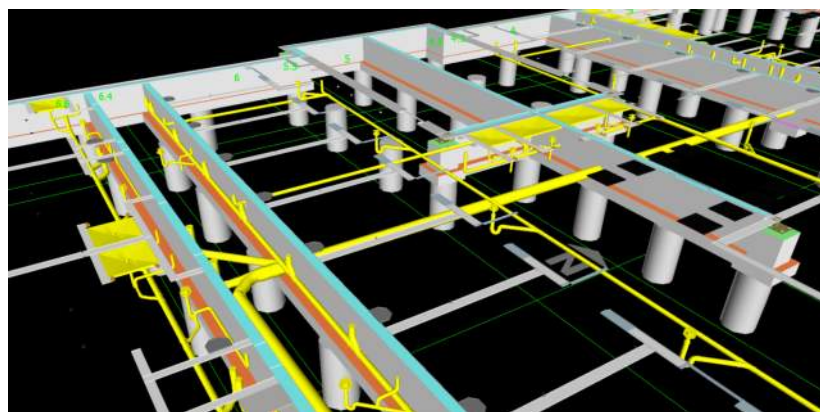
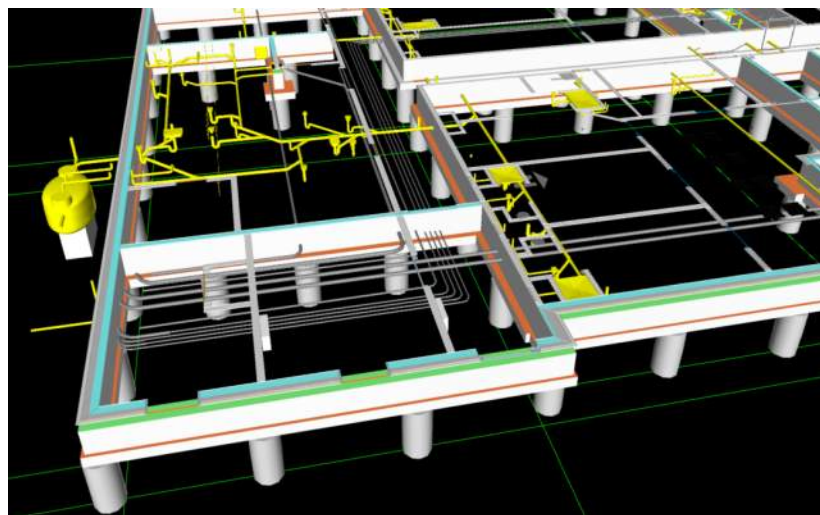
## Allowance Summary

	Original	Committed	Remaining
Allowances	\$ 382,000.00	\$ 8,606.00	\$ 373,394.00

## Contingency Summary

Original Contingency Amount	\$ 829,819.00
Approved Change Orders	\$ 0.00
Change Orders for Approval	\$ 148,762.00
Estimated Changes In Progress	\$-20,000.00
Remaining Contingency	\$701,057.00

## 3D Coordination



## Safety

	April	Project Total
Recordables	0	0
Lost Time	0	0
Man Hours	710	710

## Document Control

	Open	Project Total
RFIs	3	31
Submittals	341	357

## Project Milestones

- Utility Relocation Work
- Mobilization, Enabling, Site Clearing, & Utility Work
- Aggregate Piers
- Excavation & Foundations
- Underslab MEP Rough In
- Slab on Grade
- Load Bearing Masonry Walls
- Structural Steel
- Enclosure: Elevations and Roofing
- Overhead MEPFP Rough In
- Interior Finishes
- Equipment Startup & Testing
- Final Sitework & Landscaping
- Punchlist & Project Completion

## Key Issues & Challenges

- Site & Public Safety
- Review & approval of submittals for long lead items
- Delivery of detention door frames prior to the start of masonry
- Completion of 6th street storm sewer ahead of sallyport foundations
- Slab on grade pours complete by end of July
- 

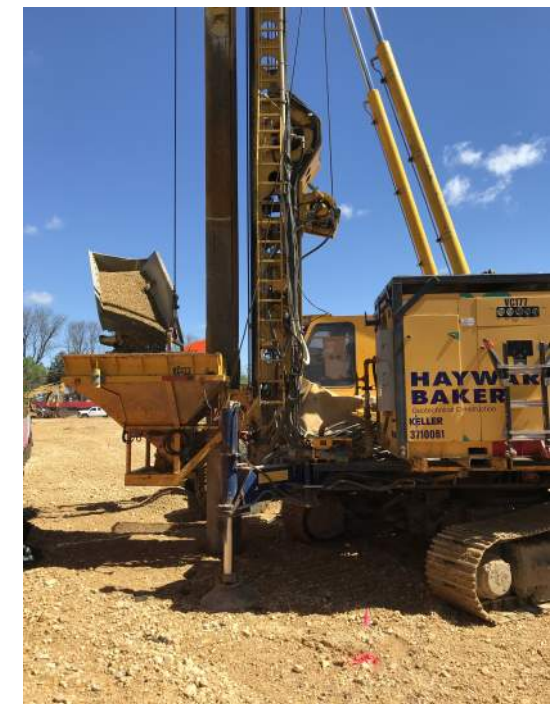
## Construction Progress

### Looking Back at April

- Groundbreaking Ceremony Held
- Construction Fencing & Signage Installed
- Site Clearing Completed
- Temporary Stone Pad Installed
- 70% of New Storm Sewer Installed
- Detention Basin Dug and Final Graded
- 1st Pull Plan Meeting Held
- Aggregate Piers Foundations Installed

### Looking Forward to June

- Foundation Excavation
- Footing & Wall Pours Starting May 14th
- Underslab Electrical Rough In
- Underslab Plumbing Rough In
- Foundation Waterproofing & Backfill
- 2 of 5 Slab On Grade Pours in June
- Start Load Bearing Masonry Mid June
- MEPFP 3D Coordination Complete



**Project Name: Ogle County Judicial Center Annex**

Construction Manager: Gilbane Building Company

Architect Name: HOK

Project No. J08072.000

Date: May 10, 2019



Architect Bulletin # Gilbane Potential Change Item (PCI)						Gilbane Response		Owner Approval	
Bulletin No.	ASI No.	Gilbane PCI No.	Issue Date	Description	Attachments	Date	Cost	Action	Date
-	-	BT-00001	4/8/19	Issued For Construction Drawings	Various	5/8/19	\$1,383.00	Pending	
1	-	BT-00002	4/15/19	Department of Corrections Changes	Bulletin #1	Gilbane Estimate	\$100,000.00	NTE Requested	
2	-	BT-00003	4/15/19	Storm Sewer Revisions	Bulletin #2	4/23/19	\$87,127.00	Pending/NTE	
-	-	BT-00004	5/2/19	Eliminate Painting of Exposed Structure in Mech. Areas	None	5/9/19	-\$2,260.00	Pending	
-	-	BT-00005	5/2/19	Tree Protection Credit	None	5/9/19	-\$488.00	Pending	
-	-	BT-00006	5/3/19	Thermally Broken Veneer Anchor Substitution	None	5/3/19	-\$37,000.00	Pending	
-	-	BT-00007		Cast Stone Coping Band Revision	None	Gilbane Estimate	-\$110,000.00		
-	-	BT-00008		PVC in Lieu of Cast Iron Waste Piping Above Grade	None	Gilbane Estimate	-\$10,000.00		
3	-	BT-00009	5/10/19	IT Changes for Cameras & Fiber Cabling	Bulletin #3	Gilbane Estimate	-\$20,000.00		
-	-	BT-00010		Synthetic Slate Shingles in Lieu of Standing Seam Metal	None	Gilbane Estimate	-\$50,000.00		

**Approved Change Orders                      \$0.00**

	Previously Approved Items
	Update On Previously Approved Items
	For Approval
	Work in Progress
	Potential Change Items

**Contingency Amount:**

Original Construction Contingency	<b>\$829,819.00</b>	
Approved Change Orders	\$0.00	0.00%
For Approval Change Orders	\$148,762.00	17.93%
Estimated Change Orders	-\$20,000.00	-2.41%
<b>Remaining Contingency</b>	<b>\$701,057.00</b>	<b>84.48%</b>
Potential Change Items	-\$170,000.00	