

## Long Range & Strategic Planning Committee

### Tentative Minutes

(Remote Attendance due to COVID-19 Crisis)

May 12, 2020

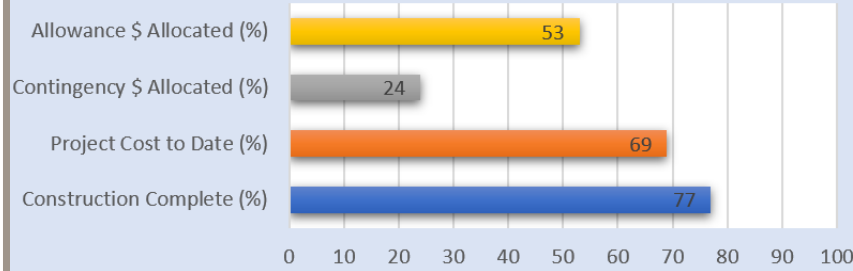
1. Call Meeting to Order: Chairman Griffin called the meeting to order at 1:50 p.m. Present via audio: Boes, Fritz, Heuer, Janes, Oltmanns and Reising. Others via audio: Finfrock, County Engineer Jeremy Ciesiel, IT Manager Larry Callant and Jeremy Roling with Gilbane Building Co.
2. Opening Comments: Griffin asked others to identify themselves that were on the line.
3. Public Comment: None
4. Approval of Minutes – April 14, 2020: Motion by Heuer to approve the minutes as presented, 2<sup>nd</sup> by Fritz. Motion carried.
5. Long Range Invoices: Motion by Reising to approve the Long Range bills totaling \$35,847.45, 2<sup>nd</sup> by Oltmanns. Motion carried. Motion by Janes to approve the Judicial Center Annex bills totaling \$1,628,703.77, 2<sup>nd</sup> by Heuer. Motion carried.
6. Judicial Center Annex Change Orders: Mr. Roling went through the Change Orders. Motion by Reising to approve Change Orders #19 & #20 not to exceed \$20,855.00, 2<sup>nd</sup> by Fritz. Motion carried.
7. IT Equipment: Callant stated they had 2 cameras at the Courthouse go bad due to the cleaning of the stairwells. His estimate is approximately \$800 each however; he will bring it back next month once he has solid numbers. Motion by Heuer to approve the replacement of the 2 cameras not to exceed \$1,700.00, 2<sup>nd</sup> by Oltmanns. Motion carried.
8. Old Business
  - Judicial Center Annex Update: Mr. Roling went through the Executive Summary Report.
  - Jefferson Street House: Ciesiel explained the building waste was heavier than expected which caused an increase in demolition costs. Motion by Janes to approve the amended resolution not to exceed \$39,547.45, 2<sup>nd</sup> by Fritz. Motion carried.
  - Other: None
9. Adjournment: With no further business, Chairman Griffin adjourned. Time: 2:27 p.m.

Respectfully submitted,  
Tiffany O'Brien

Document Control		
	Open	Project Total
RFIs	3	223
Submittals	98	496

Safety		
	Past Month	Project To Date
Recordables	1	1
Lost Time	0	0
Man Hours	4,065	68,092

## Judicial Center Annex Progress Update



### Construction Services Budget

Total Project Paid to Date: \$16,268,973.80  
Total Projected Project Cost: \$23,507,864.00

### Gilbane Budget

Paid To Date: \$14,804,079.77    Projected Billing: \$21,548,830.00  
Projected Gilbane Budget Savings as of April 6, 2020 is \$670,000.00

## Allowance Summary

	Original	Current
Allowances	\$ 382,000.00	\$ 437,000.00
	<b>Committed</b>	<b>Remaining</b>
Allowances	\$ 203,536.00	\$ 233,464.00

## Contingency Summary

Original Contingency Amount	\$829,819.00
Approved Change Orders	\$201,791.00
Change Orders for Approval	\$20,855.00
Estimated Changes In Progress	\$0.00
<b>Remaining Contingency</b>	<b>\$607,173.00</b>

## Key Issues & Challenges

- Site & Public Safety
- Metal Panel Delivery anticipated Mid June and is critical
- Security System Phase 1 & 2 Software Reviews

## Project Milestones

- Mobilization, Enabling, Site Clearing, & Utility Work  
Scheduled Start: 4/1/19    Actual Start: 4/15/19
- Excavation & Foundations  
Scheduled Start: 5/20/19    Actual Start: 5/13/19
- Concrete Slab on Grade  
Scheduled Start: 11/29/19    Actual Start: 7/8/19
- Load Bearing Masonry Walls  
Scheduled Start: 7/2/19    Actual Start: 6/27/19
- Structural Steel  
Scheduled Start: 10/24/19    Actual Start: 9/16/19
- Enclosure: Roofing  
Scheduled Start: 11/29/19    Actual Start: 11/4/19
- Enclosure: Face Brick & Stone Installation  
Scheduled Start: 9/19/19    Actual Start: 12/2/19
- Overhead MEPFP Rough In  
Scheduled Start: 2/4/20    Actual Start: 9/23/19
- Interior Block Filler & Painting  
Scheduled Start: 3/10/20    Actual Start: 1/29/20
- Detention Ceiling Installation  
Scheduled Start: 3/31/20    Current Scheduled Start: 2/21/20
- Architectural Ceiling Installation  
Scheduled Start: 3/31/20    Actual Start: 4/1/20
- Door Delivery & Installation  
Scheduled Start: 4/23/20    Actual Start: 4/20/20
- Millwork, Flooring, & Accessory Installation  
Scheduled Start: 7/1/20    Current Scheduled Start: 5/19/20
- Security System Startup, Testing, & Training  
Scheduled Start: 10/9/20    Current Scheduled Start: 9/1/20
- Equipment Startup, Testing, & Balancing  
Scheduled Start: 10/9/20    Current Scheduled Start: 7/6/20
- Final Sitework & Landscaping  
Scheduled Start: 5/1/20    Current Scheduled Start: 7/9/20
- Substantial Completion  
Scheduled Date: 11/20/20    Current Scheduled Date: 10/7/20

## Construction Progress

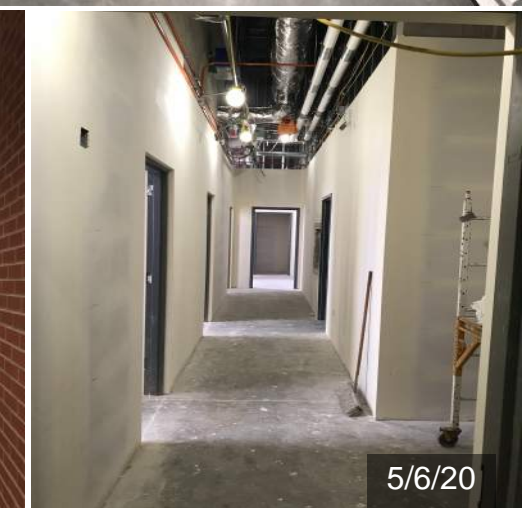
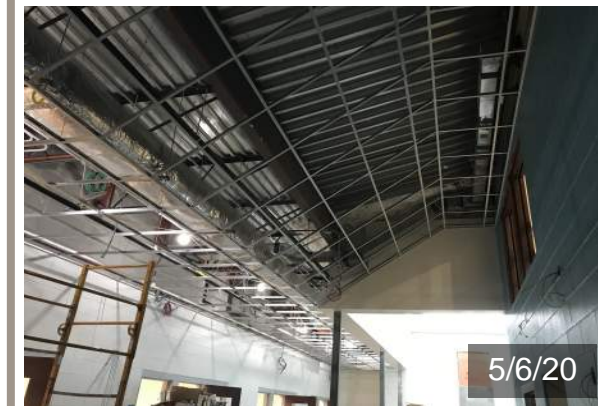
### Looking Back at the Past Month

- Metal Panels Ordered with 7 week lead time
- Ceiling Painting & Floor Sealing Work Continued
- Drywall Work Completed in the Admin Area
- Security Cable Pulling Complete
- Detention Doors Delivered & Install Began
- Interior Glass delivered with installation underway
- Acoustical Ceiling Installation Began
- Drywall ceiling installation is underway
- Coating work completed for showers & restrooms
- Mechanical & Electrical finish trim work began



### Looking Forward a Month

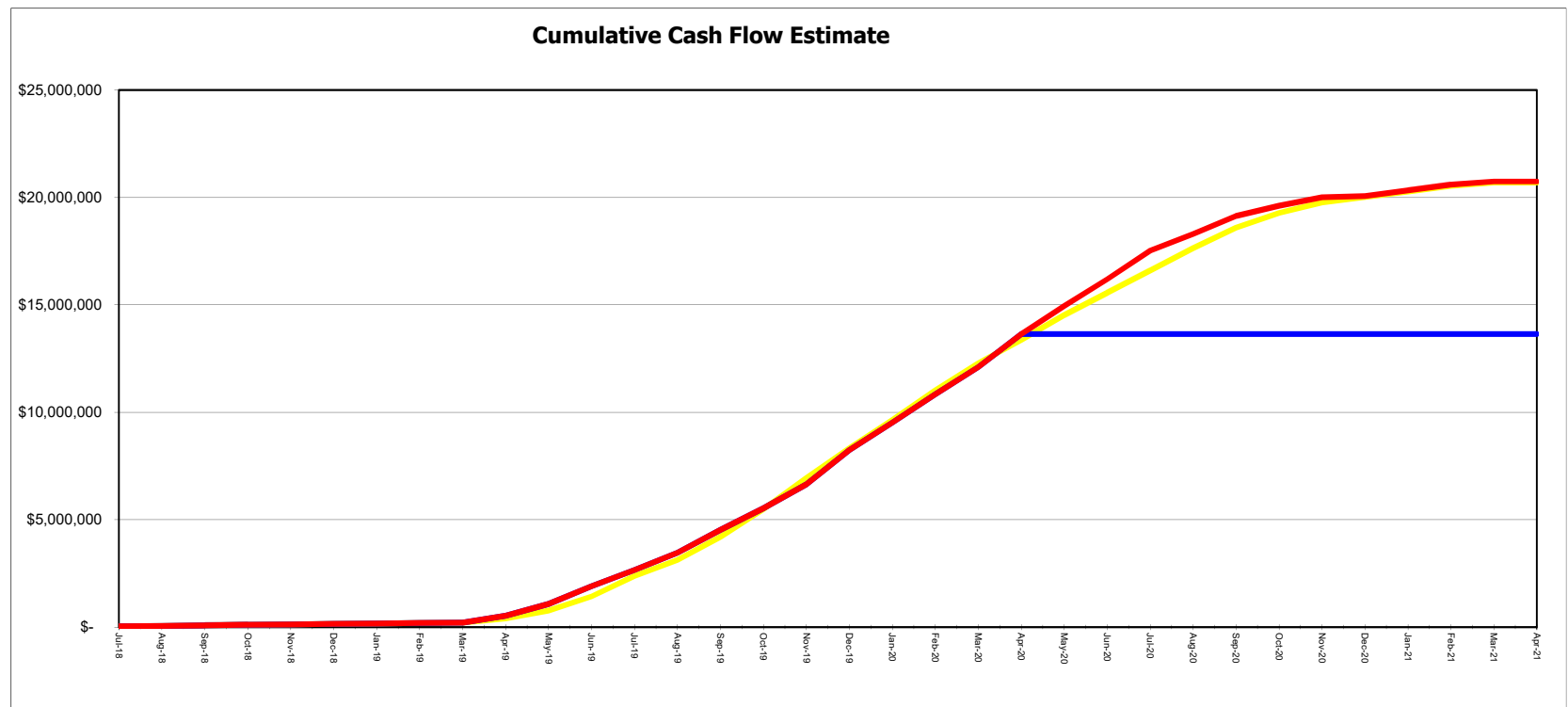
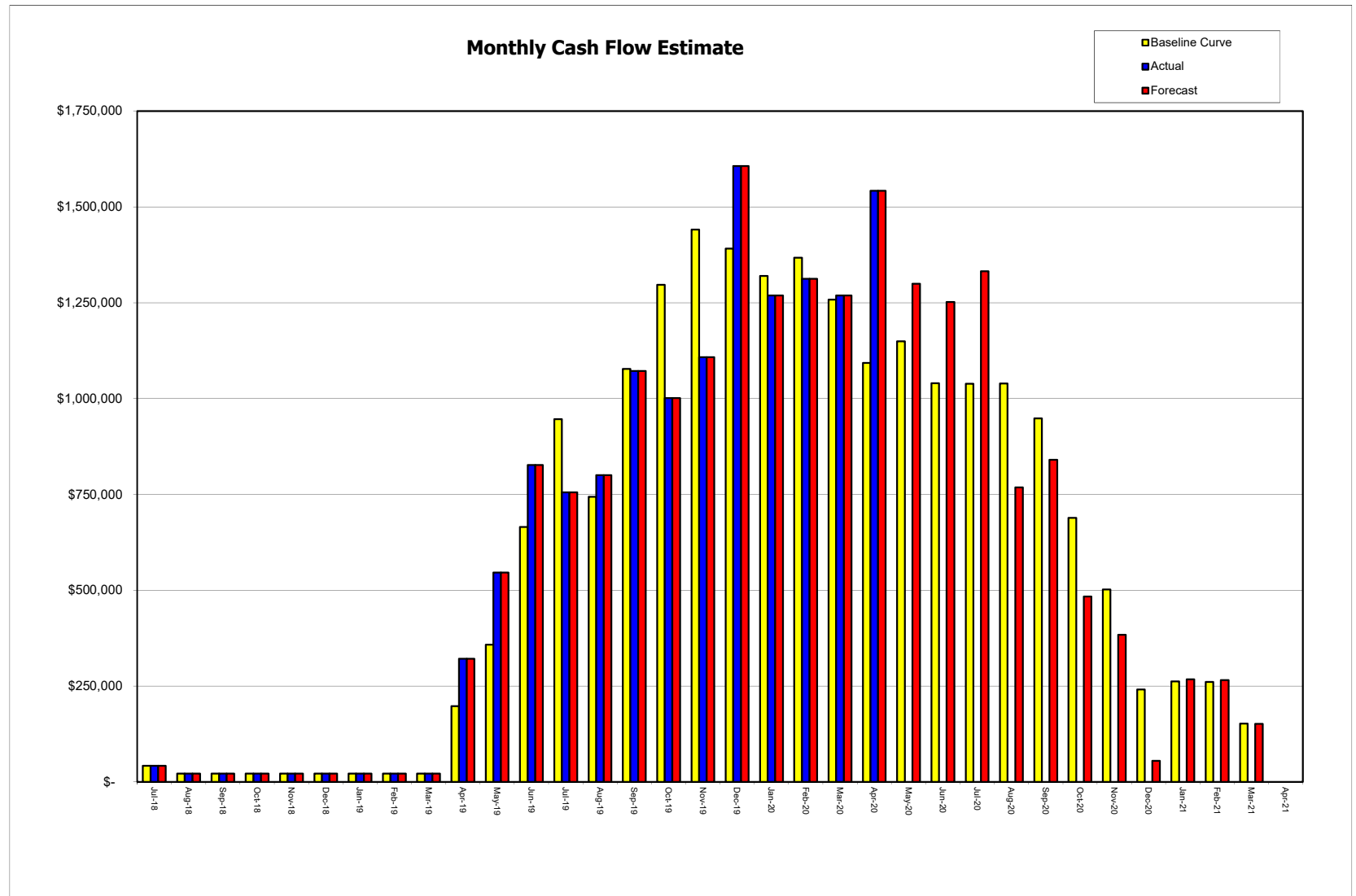
- Acoustical ceiling grid installation will continue
- Drywall walls & ceilings will be finished
- Interior door installation will wrap up
- Exterior window installation will start late May
- Metal Panel prep work will continue in May
- Overhead electrical wraps up while trim out continues





# Ogle County Judicial Center Annex Cash Flow Projection

BASELINE			ACTUAL			FORECAST		
Month	Monthly Draw	Cumulative	Month	Monthly Draw	Cumulative	Monthly Draw	Cumulative	
Jul-18	\$ 42,000	\$ 42,000	Jul-18	\$ 42,000	\$ 42,000	\$ 42,000	\$ 42,000	
Aug-18	\$ 21,460	\$ 63,460	Aug-18	\$ 21,460	\$ 63,460	\$ 21,460	\$ 63,460	
Sep-18	\$ 21,460	\$ 84,920	Sep-18	\$ 21,460	\$ 84,920	\$ 21,460	\$ 84,920	
Oct-18	\$ 21,460	\$ 106,380	Oct-18	\$ 21,460	\$ 106,380	\$ 21,460	\$ 106,380	
Nov-18	\$ 21,460	\$ 127,840	Nov-18	\$ 21,460	\$ 127,840	\$ 21,460	\$ 127,840	
Dec-18	\$ 21,460	\$ 149,300	Dec-18	\$ 21,460	\$ 149,300	\$ 21,460	\$ 149,300	
Jan-19	\$ 21,460	\$ 170,760	Jan-19	\$ 21,460	\$ 170,760	\$ 21,460	\$ 170,760	
Feb-19	\$ 21,460	\$ 192,220	Feb-19	\$ 21,460	\$ 192,220	\$ 21,460	\$ 192,220	
Mar-19	\$ 21,460	\$ 213,680	Mar-19	\$ 21,460	\$ 213,680	\$ 21,460	\$ 213,680	
Apr-19	\$ 197,980	\$ 411,660	Apr-19	\$ 321,059	\$ 534,739	\$ 321,059	\$ 534,739	
May-19	\$ 358,133	\$ 769,793	May-19	\$ 546,259	\$ 1,080,998	\$ 546,259	\$ 1,080,998	
Jun-19	\$ 665,264	\$ 1,435,057	Jun-19	\$ 826,602	\$ 1,907,601	\$ 826,602	\$ 1,907,601	
Jul-19	\$ 946,095	\$ 2,381,152	Jul-19	\$ 755,429	\$ 2,663,029	\$ 755,429	\$ 2,663,029	
Aug-19	\$ 743,855	\$ 3,125,007	Aug-19	\$ 800,010	\$ 3,463,039	\$ 800,010	\$ 3,463,039	
Sep-19	\$ 1,077,660	\$ 4,202,667	Sep-19	\$ 1,072,119	\$ 4,535,158	\$ 1,072,119	\$ 4,535,158	
Oct-19	\$ 1,296,784	\$ 5,499,451	Oct-19	\$ 1,001,412	\$ 5,536,570	\$ 1,001,412	\$ 5,536,570	
Nov-19	\$ 1,440,905	\$ 6,940,355	Nov-19	\$ 1,107,857	\$ 6,644,427	\$ 1,107,857	\$ 6,644,427	
Dec-19	\$ 1,390,999	\$ 8,331,354	Dec-19	\$ 1,606,437	\$ 8,250,864	\$ 1,606,437	\$ 8,250,864	
Jan-20	\$ 1,320,190	\$ 9,651,545	Jan-20	\$ 1,269,316	\$ 9,520,180	\$ 1,269,316	\$ 9,520,180	
Feb-20	\$ 1,367,545	\$ 11,019,089	Feb-20	\$ 1,312,747	\$ 10,832,928	\$ 1,312,747	\$ 10,832,928	
Mar-20	\$ 1,258,377	\$ 12,277,466	Mar-20	\$ 1,269,225	\$ 12,102,152	\$ 1,269,225	\$ 12,102,152	
Apr-20	\$ 1,093,241	\$ 13,370,707	Apr-20	\$ 1,541,989	\$ 13,644,141	\$ 1,541,989	\$ 13,644,141	
May-20	\$ 1,149,364	\$ 14,520,072	May-20		\$ 13,644,141	\$ 1,299,448	\$ 14,943,589	
Jun-20	\$ 1,039,776	\$ 15,559,848	Jun-20		\$ 13,644,141	\$ 1,252,222	\$ 16,195,811	
Jul-20	\$ 1,038,759	\$ 16,598,607	Jul-20		\$ 13,644,141	\$ 1,332,079	\$ 17,527,890	
Aug-20	\$ 1,039,117	\$ 17,637,723	Aug-20		\$ 13,644,141	\$ 768,292	\$ 18,296,182	
Sep-20	\$ 948,570	\$ 18,586,293	Sep-20		\$ 13,644,141	\$ 840,434	\$ 19,136,616	
Oct-20	\$ 689,171	\$ 19,275,464	Oct-20		\$ 13,644,141	\$ 483,911	\$ 19,620,527	
Nov-20	\$ 502,026	\$ 19,777,491	Nov-20		\$ 13,644,141	\$ 383,913	\$ 20,004,440	
Dec-20	\$ 241,296	\$ 20,018,787	Dec-20		\$ 13,644,141	\$ 55,246	\$ 20,059,687	
Jan-21	\$ 262,303	\$ 20,281,090	Jan-21		\$ 13,644,141	\$ 267,441	\$ 20,327,127	
Feb-21	\$ 260,899	\$ 20,541,989	Feb-21		\$ 13,644,141	\$ 265,694	\$ 20,592,822	
Mar-21	\$ 152,242	\$ 20,694,231	Mar-21		\$ 13,644,141	\$ 151,269	\$ 20,744,091	
Apr-21	\$ -	\$ 20,694,231	Apr-21		\$ 13,644,141	\$ -	\$ 20,744,091	



Ogle County Cost Log

	Original budgets	Paid to Date	Balance to Finish
<b>TRADE CONTRACT BUDGETS</b>			
03A Cast In Place Concrete Work	\$ 706,335.00		
04A Masonry Work	\$ 3,677,000.00		
05A Structural Steel Work	\$ 780,000.00		
06A General Trades Work	\$ 1,216,450.00		
07A Roofing Work	\$ 1,905,000.00		
08A Glass & Glazing Work	\$ 279,292.00		
09A Drywall & Acoustical Ceiling Work	\$ 453,500.00		
09B Flooring & Hard Tiling Work	\$ 111,150.00		
09C Painting Work	\$ 357,975.00		
11A Detention Equipment Work	\$ 1,639,450.00		
11B Kitchen & Laundry Equipment Work	\$ 361,584.00		
21A Fire Protection Work	\$ 147,800.00		
22A Plumbing Work	\$ 960,000.00		
23A Mechanical Work	\$ 1,973,100.00		
26A Electrical & Communication Work	\$ 2,251,860.00		
28A Security Access Work	\$ 596,420.00		
31A Mass Excavation Work	\$ 586,685.00		
31B Aggregate Pier Work	\$ 105,000.00		
32A Site Paving & Concrete Work	\$ 226,000.00		
<b>Total Trades</b>	<b>\$ 18,334,601.00</b>		
<b>CONTINGENCIES</b>			
Winter Conditions Allowance	\$ 60,000.00		
Owner Construction Contingency	\$ 829,819.00		
<b>Total Contingency</b>	<b>\$ 889,819.00</b>		
<b>GILBANE BUDGETS</b>			
Gilbane pre-con lump sum	\$ 213,680.00		
Gilbane construction lump sum	\$ 1,173,186.00		
Gilbane Reimbursables	\$ 153,140.00		
General Liability Insurance	\$ 201,672.00		
Gilbane Fee	\$ 582,732.00		
<b>Total Gilbane</b>	<b>\$ 2,324,410.00</b>		
<b>Total Trades + Contingency + Gilbane</b>	<b>\$ 21,548,830.00</b>	<b>\$ 14,804,079.77</b>	<b>\$ 6,744,750.23</b>
<b>OWNER BUDGETS</b>			
<i>*identified in total original budget*</i>			
Professional Services (HOK) - 4328 - Schematic Design	\$ 212,625.00		
Professional Services (HOK) - 4328 - Design Development	\$ 283,500.00		
Professional Services (HOK) - 4328 - Construction Documents	\$ 496,125.00		
Professional Services (HOK) - 4328 - Construction Administration	\$ 425,250.00	\$ 1,247,400.00	
Professional Services (HOK) - 4328 - Lump Sum Reimbursables	\$ 67,600.00	\$ 86,158.50	
	<b>\$ 1,485,100.00</b>	<b>\$ 1,333,558.50</b>	<b>\$ 151,541.50</b>
Exterior Envelope Consultant	\$ 20,000.00	\$ -	\$ 20,000.00
Construction Material Testing (TSC)	\$ 70,000.00	\$ 48,993.33	\$ 21,006.67
Furniture & Fixtures by Owner	\$ 150,000.00	\$ -	\$ 150,000.00
Permanent Signage by Owner	\$ 25,000.00	\$ -	\$ 25,000.00
Dispatch Radios by Owner	\$ 10,000.00	\$ -	\$ 10,000.00
AV Equipment by Owner	\$ 50,000.00	\$ -	\$ 50,000.00
Utility Consumption Charges During Construction	\$ 30,000.00	\$ 15,846.08	\$ 14,153.92
Permits	\$ 15,000.00	\$ 18,804.50	\$ (3,804.50)
Builders Risk Policy	\$ 35,000.00	\$ -	\$ 35,000.00
<i>*costs outside of original budget*</i>			
Rent	\$ 28,800.00	\$ 16,800.00	\$ 12,000.00
Misc/Equipment/IT	\$ 40,134.00	\$ 30,891.62	\$ 9,242.38
<b>Total Owner</b>	<b>\$ 1,959,034.00</b>	<b>\$ 1,464,894.03</b>	<b>\$ 494,139.97</b>
<b>Total Projected Budget</b>	<b>\$ 23,507,864.00</b>	<b>\$ 16,268,973.80</b>	<b>\$ 7,238,890.20</b>
Trades + Contingency + Gilbane Budget	\$ 21,548,830.00		
Estimated savings as of 4.6.2020 (Gilbane, Trades, Contingency, Allowance Items)	\$ (670,000.00)		
	<b>\$ 20,878,830.00</b>		
Owner Budget (no savings accounted for)	\$ 1,959,034.00		
	<b>\$ 22,837,864.00</b>		
<b>Underrun of total project budget</b>	<b>\$ 670,000.00</b>		
*Professional Services Gilbane - paid out of Long Range Planning funds 2018	\$ 127,840.00		
*Professional Services HOK - paid out of Long Range Planning funds 2018	\$ 976,683.78		
	<b>\$ 1,104,523.78</b>		



**507 Jefferson St - Demolition**

Jeremy Ciesiel

**Sent:** Friday, May 01, 2020 3:07 PM**To:** Donald Griffin**Attachments:** Advanced Disposal - Invoice.pdf (3 MB) ; Benesh Sons - Stone Invoic~1.PDF (163 KB) ; Spahn & Rose Lumber.pdf (597 KB)

Don,

The final three invoices for the demolition of 507 Jefferson Street are attached. These are in addition to the 2 invoices that you paid in April 2020. Here is a summary of all of the expenses:

Utility Disconnection (Tate's Trenching) = \$700.00 (Paid in April)

Equipment Rental (West Side Tractor Sales) = \$3,000.00 (Paid in April)

Disposal of Building Debris (Advanced Disposal) = \$33,715.49

Fence Supplies (Spahn &amp; Rose Lumber) = \$45.42

Aggregate to backfill basement (Steve Benesh &amp; Sons) = \$2,086.54

Project Total = \$39,547.45

Paid in April = \$3,700.00

Balance Due = \$35,847.45

I apologize for the unexpected costs. If the house had been wood-framed as expected, I feel we would have been within the original budget. The additional weight of the stone walls (up to the roof) drastically increased the disposal cost. We attempted to keep the stone separate from the debris in order to reduce the amount hauled to the landfill, but it just was not possible.

Jeremy A. Ciesiel, PE  
Ogle County Engineer  
815-732-2851