



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 WEDNESDAY, FEBRUARY 21, 2007

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Wednesday, February 21, 2007 at 8:30 A.M. in the Freedom Conference Room of the DeKalb County Government Legislative Center, 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 8:45 A.M. Commissioners present were Chairman Hutcheson, Mr. Cliff Seldal, Mr. Beryl Smith, Mr. Robert Morrison, and Dr. Richard Baker. Also present were Mr. Gary Hanson, Mr. Ken Campbell, Mr. Jim Scheffers, Mr. Matt Bickel, and Mr. Jeff Burandt of Wold Architects & Engineers, and Mrs. Karen Grush. Secretary Mary Simons was absent. Cris Woodin served as secretary pro tem.

APPROVAL OF MINUTES

A motion was made by Mr. Morrison and seconded by Mr. Seldal to approve the minutes of the meeting held on Tuesday, January 9, 2007. Motion carried unanimously by a voice vote.

APPROVAL OF AGENDA

A motion to approve the agenda as printed was made by Mr. Morrison and seconded by Mr. Seldal. Mr. Hanson requested that we add a discussion item about a construction manager for the new building near the end of the agenda when Mrs. Grush would be joining the meeting. The agenda was unanimously approved as amended by a voice vote.

Mr. Smith is requesting that PBC meetings remain on Tuesdays, which are better for his schedule.

Mr. Seldal asked where Mary Simons is on the subject of the deed back to the property. As Mary is out of town at the moment, that topic was tabled until her return.

PRESENTATION BY WOLD ARCHITECTS ON COMMUNITY OUTREACH BUILDING

Mr. Matt Bickel and Mr. Jeff Burandt from Wold Architects presented the Community Outreach Building plans to-date, attached as Exhibit A. The building is designed to make use of existing parking. There will be two public entrances, one at each end of the building, with a separate, secure entry into the Home Health department, which will include a sink/counter area with a Sharps disposal container. The building will be a suite arrangement with conference rooms set up between each suite. This will allow for five tenants with a possible sixth in the future. Each suite will have the same general office set-up, except for Home Health. The building will include an education center for tenants which can accommodate 60 people. The building will also have a separate computer lab, which can accommodate eight people. IMO will house the computer servers adjacent to the computer lab. The computer lab will also give computer access to Veterans Assistance clientele. There will be a maintenance garage with a ten-foot door that will be large enough to house the truck with the plow attached. Electrical and mechanical rooms will be located on the main and mezzanine levels of the building. Also included will be a 2,000-square-foot storage area using a pre-engineered mezzanine system.

The inside wall of the building will be the focal point and spine of the building. It will be built of cultured stone and will be visible from each suite via windows and be visible from outside the building as well. The building exterior will be concrete/masonry and the metal panels will be crimson in color. The crimson will pick up the color of the Health Department building. The roof will be dark bronze and will be flat but tapered to accommodate the energy code. Windows at the hallway roof line will allow lots of light in the building.

A geothermal system is being planned to be both the heating and the cooling systems for the building. There will be at least 24 heat pumps in the building that will be controlled electronically. The pumps run the wells, also. There is concern about reliance on electricity at a time when rates are doubling and tripling. The commissioners would like to contact Bill Biati from Rockford Geothermal for more information about energy use and geothermal systems. The average life of the heat pumps is 25 to 30 years, with 75% less maintenance cost over that life span. Perhaps the pumps could be 40 or 50 horse-power engines that could be staged to gain some economy. It will be necessary to have a spare pump on hand, since pumps always require maintenance of lubricating and oiling and having one pump down will be critical. There will be three or four heat pumps in each suite and six or seven in Home Health. The pumps will be located in small mechanical closets in each suite and will be mounted on the floor for noise reduction. The geothermal system will mean that there won't be any apparatus on the roof. The mechanical equipment will all be housed inside the building.

The sloping roof can catch heat and snow so diffusers will be placed to accommodate that. Trays to run cables and ductwork will run under the diffusers. The geothermal system will mean that only one rooftop unit will be needed for the computer room. The roof will meet code requirements and will be safe during tornadoes. Dr. Baker requested that it be noted in the minutes that the topic of safety was specifically addressed by the Commissioners.

Building expansion could be through the conference room. The Executive Committee has suggested an 8,000 square-foot second story be added to the plans currently in the works for the Community Outreach Building. That suggestion has to go through the County Board. Until a decision is reached by the County Board on the addition of the second story, this project will have to come to a halt since the engineers will need to know these criteria to calculate appropriate loads, drifts, etc. A second floor will necessitate additional wells and pumps to move the geothermal system water up to the second floor.

It was noted that a generator will be especially important in the design of this building and it was suggested that the generator location and capacity be addressed early-on in the construction phase.

CONSTRUCTION MANAGER

Mrs. Grush brought forward her concern about having a general contractor on the Community Outreach Building who will be truly interested in making sure that the work on the project is done correctly and to our advantage. It was suggested that perhaps having a project manager instead of a general contractor in charge would be a good choice. The clarification between the two titles is that the general gets one bid and then finds the sub-contractors on the project. The project manager doesn't bid on the work, but is chosen after the bids have been let. There was much discussion about knowing the bidders and guaranteeing their work if they're the low bid. A suggestion was made that perhaps a hybrid of the two management styles might work best on this project. Wold will be part of the project no matter which choice the County makes. It was suggested that Wold come up with a list of pros and cons for each type of overseer and then bring that back to the Commissioners.

FY2007 PROJECT UPDATE

Mr. Hanson handed out a list of on-going projects for the Commissioners' review, attached as Exhibit B. More than a full project update, Mr. Hanson was looking more for format approval so he would be sure that he would be providing the information the Commissioners would be looking for. Dr. Baker requested an indication in the report as to whether the project is a County or a PBC initiated project and Mr. Hanson agreed to add that. There being no other suggestions, Mr. Hanson will provide a complete project list for the next meeting.

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. Seldal and seconded by Mr. Smith. Motion carried unanimously by a voice vote. Meeting adjourned at 10:30 a.m.

Robert Hutcheson, Chairman

Cris Woodin, Secretary Pro Tem

<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