



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, JUNE 2, 2009

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, June 2, 2009, at 8:30 A.M. in Conference Room East of the DeKalb County Government Administration Building, pursuant to written notice to each Commissioner as required by the By-Laws.

ROLL CALL

The meeting was called to order by Chairman Robert Hutcheson at 8:30 A.M. Commissioners present were Chairman Hutcheson, Mr. Beryl Smith, Dr. Richard Baker, and Mr. George Daugherty. Mr. Matt Swanson arrived at 8:45 A.M. Also present were Mr. Gary Hanson, Treasurer, Mr. Jim Scheffers, Facilities Manager, Mr. Matt Bickel of Wold Architects and Engineers, Mr. Gary Daub of Rockford Structures and Ms. Mary Simons, Secretary.

APPROVAL OF MINUTES

Chairman Hutcheson called for a motion to approve the minutes for the meeting held on Tuesday, May 5, 2009. Dr. Baker made a motion to approve the minutes and Mr. Daugherty seconded the motion. The motion was approved.

APPROVAL OF AGENDA

Mr. Smith made a motion to approve the agenda and Mr. Daugherty seconded the motion. The motion carried.

COMMUNITY OUTREACH BUILDING

PROJECT STATUS: Mr. Bickel distributed copies of the punch list dated as of June 1, 2009. (Copy attached as Exhibit "A"). Referring to page 1, item #12 and #13, Mr. Bickel reported that he had a conversation with the representative from Owens-Corning to review the scope of the repairs to the wall. Mr. Bickel reported that when the technician arrived he was not prepared to make the repairs at that time, however the manufacturer is aware of the cracking problems, will be looking for someone to perform the work and will get back to us.

Regarding item #16 on page 2, Mr. Bickel stated that Rockford Structures is willing to make the changes to the area, however, the City of DeKalb will not accept the depressed curb without the rubber bumpers which, in the opinion of the City, would prevent vehicles from advancing beyond the parking area. Mr. Scheffers stated that the bumpers would create a problem when snow plowing needs to be done and would defeat the purpose of the depressed curb. The decision, by the Commissioners, to leave the curb as it is was made and the item is to be deleted from the list.

Regarding item #29 on page 2, Mr. Bickel distributed a memo (attached as Exhibit "B") received from Mr. Robert G. Walker, PE from Engineering Enterprises Inc. Mr. Bickel stated that after careful review the engineering firm is in accord with the City of DeKalb and believe the installation was correct. The report further stated that based on the soil reports there was no compelling justification for specifying pavement thickness to exceed the requirements of the City of DeKalb. In their letter EEI also said to immediately remedy the situation, they recommend using a light duty vibratory roller to smooth out the asphalt on a warm sunny day as well as sealing all cracks in the pavement to prevent additional water from getting into the subgrade. Mr. Bickel added that EEI did have a prescriptive remedy which is to install 250 feet of subdrains along the northwest edge of the parking lot at a cost of approximately \$7,000 to \$10,000. A lengthy discussion by the Commissioners took place regarding a solution to this problem. Mr. Swanson stated that he would like to discuss this problem with another engineer to find out if there are any other answers which may avoid additional heaving of the parking lot in the future. Mr. Swanson stated that he will come back to the Commission with additional information.

Regarding item #30 on page 2, Ms. Simons reported that she was informed by the State's Attorney that the court case initiated by the Maryott Group, Inc is in "discovery" and no further information is available at this time. Mr. Daub stated that Rockford Structure lawyers are offering an "Indemnification Agreement". (Attached as Exhibit "C") in order to close out the contract. A motion was made by Mr. Swanson that the Indemnification Agreement be given to the States' Attorney for review and if recommended, the final pay request would be approved by the Commissioners. Mr. Smith seconded the motion. The motion passed.

Item #37, page 3 regarding the Sharps Closet was resolved by Rockford Structures. Item #37, page 3 regarding water being detected in rooms A-130 and A-136 is still being investigated. Item #13, page 4 regarding training for the maintenance of the heat pumps by the FMO staff will be scheduled by M G Mechanical. Item #14, page 5, Mr. Scheffers reported that heat pump #9 had seized, was repaired and there have been no repeated issues. Item #16, page 11. Mr. Bickel reported that the dedication plaque has not yet arrived from the manufacturer.

CHANGE ORDERS:Mr. Bickel distributed Change Orders #23.1 and 23.2 (attached as Exhibit "D") both regarding Mascall Electric's deduction totaling \$4,295.00 and Change Order #27.1 for Mascall Electric in the amount of \$3,453.00 which are the costs associated with a labor rate increase which occurred after the original substantial completion date. A lengthy discussion followed. A motion was made by Mr. Swanson to table both change orders and request that Mr. Bickel negotiate with Mascall to reach a compromise. Dr. Baker seconded the motion. The motion passed unanimously by a voice vote.

A very lengthy discussion took place regarding "back charges" involving the situation that had occurred during the original flush test for the fire alarm sprinkler system. Mr. Gary Daub distributed copies of a letter (attached as Exhibit "E") to Wold Architects from Mr. Daub. The letter which refers to Change Orders #10 and #11 states that both change orders are being rejected by Rockford Structures. The change orders would have required that the contract sum paid to Rockford Structures would be reduced by \$782.00 and further reduced by \$1,239.50. It was emphasized by Mr. Daub that the reason for the changes was caused by the debris from the plumbers and is not the responsibility of Rockford Structures. After much questioning of both Mr. Daub and Mr. Bickel by the Commissioners, a motion was made by Mr. Daugherty and seconded by Mr. Swanson "that Rockford Structures would not be held responsible for any of the three portions of the cost to replace the blackflow preventor. The motion carried unanimously by a voice vote.

PAY REQUESTS:Mr. Bickel presented the pay requests (attached as Exhibit "F") as follows: Pay Request #15 for Mascall Electric for the amount of \$28,173.00. Pay Request #15 for Automatic Fire Systems for the amount of \$10,070.00. At this time further discussion regarding the shared expenses for the fire system flushing resulted in a motion by Mr. Swanson to approve the payout to Mascall Electric in the amount of \$28,173.00 and the payout to Automatic Fire Systems for \$10,070.00 minus \$1,679.00. The motion carried. Mr. Bickel presented the payout for Rockford Structures which includes the lien amount for the Maryott Group and a few minor items remaining to be completed. He added that the request is to close out the contract in the amount of \$38,097.00. A motion was made by Mr. Smith to approve the payout to Rockford Structures subject to the approval by the State's Attorney accepting the Indemnification Agreement presented by Rockford Structures. Mr. Swanson seconded the motion. The motion carried.

STATUS OF THE 2009 PBC PROJECTS

Mr. Hanson distributed copies of the updated project status report (attached as Exhibit "G") Mr. Hanson reported that the Circuit Clerks' remodeling is complete and the Elevator Project has been removed from the report until the regulations by the State of Illinois are no longer in flux. No further discussion followed.

NEW/OLD BUSINESS

COUNTY AUCTION/EQUIPMENT SALE: Ms. Simons reported that on May 21, 2009 the liquidation sale of County furniture and equipment took place at the county highway garage. Ms. Simons said that many of the items were still very usable and in good condition and many items were requested by the various county departments for their use. Ms. Simons said the proceeds from the sale were \$2,684.00. She added that there is a possibility that an additional large piece of scanning equipment may be made available by the County Clerk which will then be offered for sale on Ebay. Ms. Simons said this was a very large project and wanted to thank the staff members from both the Highway Department and the Facilities Management Office who helped.

NEXT MEETING:

Chairman Hutcheson announced that the next meeting will be held on Tuesday, July 7, 2009 at 8:30 A.M. in Conference Room East.

ADJOURNMENT

Mr. Swanson made a motion to adjourn the meeting and Dr. Baker seconded the motion. The motion carried unanimously by a voice vote. Meeting adjourned at 11:08 A.M.

Robert Hutcheson, Chairman

Mary G. Simons, Secretary

<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. Matt Swanson	September 30, 2012	Vice Chairman	September 19, 2007
Mr. Beryl Smith	December 01, 2010		September 30, 2000
Dr. Richard Baker	September 30, 2011		September 30, 2005
Mr. George Daugherty	September 30, 2013		September 30, 2008
<u>Non-Commissioner:</u>			
Ms. Mary G. Simons	September 30, 2009	Secretary	March 7, 2000
Mr. Gary H. Hanson	September 30, 2009	Treasurer	February 18, 1984