



**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, SEPTEMBER 8, 2009**

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, September 8, 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, Dr. Richard Baker, Mr. Matt Swanson and Mr. George Daugherty. Mr. Beryl Smith was absent. 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, August 4, 2009. Mr. Daugherty made the motion to approve the minutes and Dr. Baker seconded the motion. The motion was approved.

**APPROVAL OF AGENDA**

Dr. Baker requested that the agenda be amended to include a discussion regarding a monthly report to be made by the Facilities Department indicating the efforts being made for the "Going Green" initiative. Mr. Hutcheson indicated that item 6-A would be added to the agenda. Dr. Baker made a motion to approve the agenda as amended and Mr. Swanson seconded the motion. The motion carried.

**COMMUNITY OUTREACH BUILDING**

**UPDATE ON PARKING LOT PROBLEM** - Matt Bickel stated that as requested he contacted a testing company to review the issues and develop a scope for conducting a test to solve the problem. Mr. Bickel said that he contacted Testing Services Corporation the company that had done the original soil borings. Mr. Bickel added that this company was also on site during construction at the request of Rockford Structures to observe the compaction. Mr. Bickel explained that a meeting has held to identify the areas of concern and to determine the best approach to use. Those attending the meeting were Matt Bickel, Matt Verdun, Jim Scheffers and Steve Kester the representative from TSC. It should be noted that Commissioner Matt Swanson had previously suggested that an independent opinion should be sought. Mr. Bickel explained that after the proposal was received from TSC, he used it as a guideline to obtain an independent analysis from Environmental Consulting Service of IL. The quote from TSC was for the amount of \$6,300.00 and the quote from ECS of IL was for the amount of \$4,500.00. Mr. Bickel said there are probably two reasons for the cost differential in the quotes: 1. TSC was not aware that an independent opinion was being sought and 2. TSC out-sources the lab work to do the analysis and ECS of IL has that capability in-house. Mr. Bickel stated that the Commissioners would probably choose to go with the lower estimate since it is from an independent source. He added that he also had the civil engineer from Engineering Enterprises do a follow-up and current status review of the area. The engineer is preparing a report which will indicate that there has been "marked continued deterioration" in areas of the parking lot specifically where cars park. He said that the blacktop is beginning to become "tucked under the tire locations resulting in ponding". He also observed some issues with the seams and joints in the blacktop. The civil engineer would like to see the final test results and then put together a report for the corrective actions that should be taken. Mr. Swanson asked who witnessed the compaction test that was done. Mr. Bickel reported that it was signed by Steve Kester and another associate from TSC. Mr. Gary Daub from Rockford Structures responded that the report was sent to Wold and should indicate those who were present. Mr. Swanson asked if the civil engineer had addressed any drainage issues that are also occurring. Mr. Bickel responded that because the curb was installed as a perpendicular curb, the water runs toward it and follows the curb to the west end, collecting there and should have drained off into the parking area. Mr. Bickel stated that he asked the civil engineer about this and his response was that there must have been further settlement in that corner because the parking lot was actually intended to drain to the catch basin on the side where the heaving has occurred. This issue will also be addressed by the civil

engineer. Dr. Baker made a motion to engage ECS of IL to produce a recommendation based on the analysis of 8 core boring's and the report should be done as expeditiously as possible. Mr. Daugherty seconded the motion. Mr. Scheffers asked when the boring's are done, will they be able to go back to find out the mix that was used in the asphalt. Mr. Daub said he will make his records available to determine the mix. Mr. Bickel stated that those records will be provided to ECS of IL to include in their evaluation. Dr. Baker asked if this situation would complicate the court case in which Rockford Structures is involved with Maryott. Mr. Daub responded that it could be a factor. Chairman Hutcheson asked Mr. Daub if our time line for a quick solution to our problem would help or hinder the court case with Maryott. Mr. Daub responded that the report being requested by the PBC would probably help Rockford Structures' position in the case. He added that it would be better to have that information as soon as possible in order to include it in the pending case because Maryott may have contributed to the heaving problem. Mr. Bickel stated that he believes that ECS would be eager to do the work quickly. Mr. Bickel stated the initial scope indicated that ECS of IL could mobilize in 1 to 2 weeks and the report would be concluded within 2 ½ to 3 weeks after the initial authorization. The motion made by Dr. Baker passed unanimously by a voice vote.

Dr. Baker asked Mr. Scheffers if he is going to make a report regarding why there is water pooling around certain areas in the parking lot. Mr. Scheffers stated that he would look into what the remedy would be. Mr. Bickel said he would have their engineer work with Mr. Scheffers to find a solution

**GENERATOR FENCE** - Mr. Bickel stated that he did not have any new information at this time, but will report back as soon as he can communicate with Caterpillar. A discussion followed regarding possible remedies. Dr. Baker made a motion to authorize Mr. Scheffers to proceed with getting the modifications done to the fence to conform with the needs of the Facilities Department. Mr. Daugherty seconded the motion. The motion passed unanimously.

**TRAINING BY MG MECHANICAL** - Mr. Scheffers stated that a representative from MG Mechanical who worked on the installation conducted a training session for the FMO staff on the mechanics of the geothermal system. There were four FMO staff members who participated in the training. Mr. Scheffers said the training was excellent and provided the staff with a lot of good technical information. He said the training session was better than usually given for new installations. He added the representative also accompanied two of the staff members not familiar with the emergency recovery units, to the roof and spent over an hour training them in just that part of the geo-thermal system. Dr. Baker asked if all the geo-thermal equipment is now compatible with the other systems in use in the County. Mr. Scheffers responded affirmatively. Mr. Daugherty asked if this type of training will be given to all FMO staff and new members as they are hired. Mr. Scheffers stated that they all will be trained by those who had received their training from the MG Mechanical representative. He indicated that all the staff will need to be trained because of their "on-call" status so they will be able to handle emergency situations.

**STORAGE FIRE SUPPRESSION SYSTEM** - Mr. Bickel explained that Automatic Fire Systems did the original installation and he is waiting for their final quote to install the system on the underside of the mezzanine. He said that he is expecting the quote within the next week. Mr. Bickel also said that the representatives who are doing the file storage installation from AIS are on site today and tomorrow to do their field measurements and observations. Mr. Bickel said he and Mary Simons will be meeting with them to go over any questions or concerns they may have.

**DIRT REMOVAL** - Mr. Hanson explained that the Highway Department is scheduled to remove the dirt to use for the widening of Annie Glidden Road. The Highway Department anticipates a savings of approximately \$10,000.00 by using this dirt. However, the project has been delayed since some federal funding is involved and not received as yet. The City of DeKalb has requested that plastic fencing be installed around the perimeter of the dirt mound until the project has been completed. Mr. Hanson asked when we can expect the landscaping crew to return to seed the grounds. Mr. Daub responded that he will contact the landscaper to return. Mr. Bickel added that the landscaper will do an industrial Round-Up treatment to the area to kill off the turf grasses. After the weed eradication is complete the seeding will be done with a drill/overseeder and should provide much more successful results. Mr. Bickel said this work is scheduled to start around September 12.

## **PAY REQUESTS**

Mr. Bickel said there were no pay requests submitted this month. He added that the only outstanding requests will be from Mascal Electric and Automatic Fire Systems who will submit their request after the storage room is complete and from MG Mechanical.

## **STATUS OF THE 2009 PBC PROJECTS (Attached as Exhibit "A")**

Mr. Hanson reported that he is in the process of getting 2 proposals for the moveable wall in the Gathertorium which is item #1 on the 2009 project list.

## 2010 PROJECTS (Attached as Exhibit "B")

Mr. Hanson distributed the project list for 2010. There was no discussion concerning the items contained on the list.

## OLD BUSINESS/NEW BUSINESS

**GOING GREEN INITIATIVE.** - Dr. Baker stated that he does not know what items or projects are being done which would be considered part of the "Going Green Initiative." However, we know they are being done and he feels that they should be publicized through an on-going report. Dr. Baker emphasized that even minor efforts such as installing light sensors should be noted. The report should be included on the County Web site to show the public that we are being conscientious about the "Going Green Initiative". Mr. Hanson asked if Dr. Baker would like this report to be made a part of the PBC agenda each month. Dr. Baker responded affirmatively and indicated the effort could be in line for possible federal funding if we show that we have an interest in environmental issues. Dr. Baker made a motion that a report for the "Going Green Initiative" be made a part of the PBC agenda every other month and that Mr. Scheffers be responsible for the report. The motion was seconded by Mr. Daugherty. The motion passed unanimously.

## NEXT MEETING

Chairman Hutcheson announced that the next meeting will be Tuesday, October 6, 2009 at 8:30 A.M. in Conference Room East.

## ADJOURNMENT

A motion was made by Mr. Swanson and seconded by Mr. Daugherty to adjourn the meeting. The meeting adjourned at 9:33 A.M.

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Robert Hutcheson, Chairman

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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

### Non Voting-Commissioner:

Ms. Mary G. Simons	September 30, 2009	Secretary	March 7, 2000
Mr. Gary H. Hanson	September 30, 2009	Treasurer	February 18, 1984