



**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 THURSDAY, JUNE 28, 2007**

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Thursday, June 28, 2007, at 8:30 A.M. in Conference Room East of the DeKalb County Government Administration Building, 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 8:30 A.M. Commissioners present were Chairman Hutcheson, Commissioners Mr. Cliff Seldal, Mr. Beryl Smith, and Mr. Robert Morrison. Dr. Richard Baker was absent. Also present were Mr. Gary Hanson, Mr. Ken Campbell, and Mr. Roger Schoepfer, Mr. Matt Bickel, and Mr. Jeff Burandt all from Wold Architects & Engineers.

**APPROVAL OF MINUTES**

A motion was made by Mr. Morrison and seconded by Mr. Seldal to approve the minutes of the special meeting held on Wednesday, February 21, 2007. Motion carried unanimously by a voice vote.

**APPROVAL OF AGENDA**

A motion to approve the agenda as printed was made by Mr. Smith and seconded by Mr. Morrison. Mr. Hanson requested approval to add one additional item to present a "PBC Project Update" report previously requested by Dr. Baker. Chairman Hutcheson stated the report would be added to the agenda as item 9A. The agenda was unanimously approved as amended by a voice vote.

**BID AWARD: ADMINISTRATION BUILDING FIRE ALARM REPLACEMENT**

Mr. Ken Campbell distributed copies of the "Bid Tabulation" report compiled by Wold Architects and Engineers (attached to and made a part of these minutes as Exhibit "A") Mr. Campbell stated that three electrical firms took out specifications for this project but only two responded. Mr. Campbell requested a motion to be made to accept the bid made by Swedberg Electric. Mr. Campbell stated that \$61,950 was budgeted for this project and he recommends the bid be awarded to Swedberg Electric for \$34,188. Mr. Seldal made the motion to accept the bid. The motion was seconded by Mr. Smith. Mr. Smith questioned the significant difference in the budgeted amount and the amount actually bid. Mr. Campbell responded that Swedberg Electric has successfully completed several projects on the Sycamore Campus and they are very familiar with the layout of all the building and therefore has a tremendous advantage over other firms. Mr. Campbell added that he is very confident in the work performed by Swedberg Electric and recommends them for this project. There being no other questions the motion carried unanimously by a voice vote.

## **BID AWARD: ADMINISTRATION BUILDING AND PUBLIC SAFETY BUILDING - CAULK REPLACEMENT**

Mr. Campbell distributed copies of the "Bid Tabulation" (attached as Exhibit "B") report compiled by Wold Architects for this project. Mr. Campbell stated that seven companies took out the specifications for this project with five actually bidding. Mr. Campbell added that he had budgeted \$150,000. for the project and the high bid was for \$120,000 with the low bid of \$53,720 from Injection and Waterproofing, Inc. from Aurora, Illinois. Mr. Campbell asked for a motion to approve. A motion to approve was made by Mr. Smith and seconded by Mr. Morrison. Mr. Sedal asked if this firm had done any work for the County in the past. Mr. Campbell responded they had not and added that he did some research and found out they had done work at Fermilab, for Kane County and several other large projects. Mr. Bickell stated that Wold had also researched the company with positive results. Chairman Hutcheson called for a vote and the motion passed unanimously by a voice vote.

## **ACTION ON BIDS FOR THE COMMUNITY OUTREACH BUILDING**

Mr. Schroepfer explained that on June 20, 2007, DeKalb County received four trade bid packages consisting of the Plumbing, Mechanical, Fire Protection and Electrical. The "Bid Tabulation" sheets (attached as Exhibit "C"). Mr. Schroepfer stated that every bid submitted was over budget. He added that Wold had done considerable research looking at all the bids and said that Wold's recommendation is to reject all of the bids submitted in these categories and rebid it all under the general package which is scheduled for July 20, 2007. Mr. Schroepfer stated that their reasoning is there needs to be some value engineering that should come out of these projects and doing it afterward would give a better pricing. Mr. Seldal asked if Mr. Schoepfer is saying that these bids should be included with the General package? Mr. Schropfer responded affirmatively. Mr. Seldal disagreed with proceeding in that direction. Mr. Seldal stated that there were several items stated included in the specs for the project that were duplicated in other contracts, such as the well drilling is called for in the general package and again in the plumbing package. Mr. Seldal described other discrepancies he felt were included in the specs which inflated the costs. Mr. Seldal explained that he objects to the possibility of "shopping the contract" after the bidding process has taken place. A lengthy discussion followed. Mr. Matt Bickel then distributed copies of Wolds' Exhibit (Exhibit "D" attached) and explained each item for value engineering strategies. Mr. Seldal made a motion to reject all bids submitted on June 20, 2007, for the Community Outreach Building. Mr. Smith seconded the motion. Motion carried unanimously.

Mr. Seldal moved that we rebid the four trade packages in the same manner as we did and that the General Package be rebid the week following. Mr. Morrison seconded the motion. Mr. Seldal and Mr. Morrison voted "Aye", Mr. Smith and Chairman Hutcheson voted "No". The motion failed due to a tie vote.

Further discussion was held regarding the pros and cons of using the Capital Development method of bidding where the Trade packages are bid first and the General package is bid second. Chairman Hutcheson questioned the feasibility of adhering to the time line if the project has to be rebid and the bids again come in too high. Mr. Schroepfer responded that the current time line would be very difficult to maintain; therefore, a new time line would have to be made. Mr. Seldal asked what kind of time line Wold would need to get the revisions made as outlined by Wold and be ready to rebid. Mr. Schroepfer stated that new drawings would need to be reissued but with the information already in the computer it could be done. Mr. Bickell suggested that the trade package could be ready to be rebid by the end of next week. Mr. Seldal made a motion to rebid the Mechanical/Trade package to be submitted on July 16, 2007 at 2:00 P.M. and the General package on July 20<sup>th</sup> at 2:00 P.M. The motion was seconded by Mr. Morrison. The motion passed unanimously by a voice vote. Mr. Smith made a motion that the architect be directed to revise the plans and specifications as indicated from the list provided by Wold (Exhibit "D"). The motion was seconded by Mr. Seldal. Motion carried.

## **PBC - RESOLUTION TO CHANGE FISCAL YEAR DATE**

Mr. Hanson explained that for many years the fiscal year for DeKalb County has been from December 1 through November 30. He added that there is no fiscal reason or positive or negative for keeping it at the current dates but makes more sense to change the fiscal year to run the same as the calendar year. Mr Hanson stated the County Board,

the Forest Preserve and the 911 Board all have made the change to the calendar year and the PBC would be the last entity to do the same. Mr. Hanson recommended the change. A motion to pass a resolution changing the fiscal year to coincide with the calendar year was made by Mr. Seldal and seconded by Mr. Morrison. The motion carried with all members present voting "Aye". A copy of the resolution is attached as Exhibit "F"

### **PBC - PROJECT - UPDATE/STATUS REPORT**

Mr. Hanson distributed the PBC Project Update/Status report which was requested by Dr. Baker. The report is attached to the minutes as Exhibit "E".

### **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. Smith and seconded by Mr. Sedal. Motion carried unanimously by a voice vote. Meeting adjourned at 10:05 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. 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