



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 3, 2008

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, June 3, 2008 at 8:30 A.M. in Conference Room East of the DeKalb County 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, Mr. Beryl Smith, Mr. Robert Morrison, and Dr. Richard Baker. Mr. Matt Swanson was absent. Also present were Mr. Gary Hanson, Mr. Ken Campbell, Mr. Matt Bickel and Mr. Jeff Burandt of Wold Architects & Engineering, Mr. Brian Kerner of Burnidge Cassell Associates and Secretary Mary Simons.

APPROVAL OF MINUTES

A motion was made by Mr. Smith to approve the minutes of the meeting held on Tuesday, May 6, 2008. Mr. Morrison seconded the motion. The motion passed unanimously by voice vote.

APPROVAL OF AGENDA

Mr. Morrison made a motion to approve the agenda as presented. Mr. Smith seconded the motion. Dr. Baker requested a discussion on the "Go Green" initiative be added for discussion under "New Business". The motion as amended by Dr. Baker was approved unanimously by a voice vote.

COMMUNITY OUTREACH BUILDING

Mr. Jeff Burandt reported that Rockford Structures is satisfied with the progress of the construction and has not requested any adjustments to be made to the construction schedule. He stated that the site is very dry at this time which has allowed for considerable progress. Mr. Burandt added that a month ago it was extremely wet which caused some delay. The masonry work is progressing and right on schedule waiting for the steel workers to begin. It is anticipated that when the Commissioners tour the construction site next month the steel work will be well completed as they expect to finish by the end of this week or early next week; therefore, the form of the building will be very apparent.

CHANGE ORDERS

There were no change orders presented by Wold. There was one change order presented by Gary Hanson. Mr. Hanson informed the Commissioners about the need to purchase an emergency generator. Mr. Hanson explained that this generator was included as an alternate in the original bid for the project and was removed due to finances. He added that since then during the appropriation process for the County budget a generator was included under Special Projects and Tort Fund. Mr. Hanson stated that it is needed because all the computer network equipment for that campus and some of the redundancy for this campus will be located in the new building; therefore, we can't risk the prospect of the equipment going down. Mr. Hanson stated that Mr. Bickel approached Mascal and asked them to revise the numbers they submitted last year. Their bid is for a base of \$54,551 which does not include installation and profit bringing their bid up to \$62,734. Mr. Hanson added that separately from that bid, he contacted Patton/Cat which is the emergency generator we use and FMO's preference. Their price is \$61,490 which also does not include installation. Mr. Hanson asked for approval for the Cat system and separately will need

to find someone to install the system which will most likely be Mascal. Dr. Baker asked if the funds for the generator have been approved by the County. Mr. Hanson stated they had been approved through the Tort and Special Projects Funds. Dr. Baker made a motion to approve the Patton/Cat proposal. Mr. Smith seconded the motion. The motion was approved unanimously by a voice vote.

PAY REQUESTS

Mr. Hanson distributed copies of the Pay Request Schedule #6 dated June 2, 2008. (Attached as Exhibit "A") which is in the total amount of \$540,941.00. Mr. Bickel explained that the May pay request submitted by Rockford Structures is for \$425,176.00, M G Mechanical this month is for \$48,858.50, G'sR Plumbing and Heating is for \$48,906.00 and Mascal Electric is \$18,000.00. A motion to approve the June schedule was made by Mr. Smith and seconded by Mr. Morrison. The motion carried unanimously by voice vote.

A lengthy discussion took place regarding the progress status of the COB project. Dr. Baker was concerned about the overlapping of the contractors schedules and asked who would be responsible for monitoring. Mr. Bickel stated that Wold would be monitoring the schedules and discussion would take place at the weekly construction meetings with the contractors. He added that control will be provided monthly in requiring a critical path method schedule which is reviewed in conjunction with the pay requests. No other action was taken at this time.

LANGUAGE CHANGE - BID PACKAGE

Mr. Hanson distributed a copy of an ordinance he drafted based on information presented by Mr. Swanson for review by the Commissioners. (Attached as Exhibit "B") Mr. Hanson suggested that after the members have reviewed the ordinance it be forwarded to the State's Attorney for language approval prior to submitting it to the County Board for final consideration. There was a discussion regarding the threshold to be set for the dollar amount of a construction project. There was also discussion on whether or not the apprenticeship requirement would prohibit small contractors from bidding on jobs. There was no further action, however the issue will be discussed further at the next meeting.

PUBLIC BUILDING COMMISSION - PROJECT STATUS

Mr. Campbell reported that the Public Safety Building Boiler Project is waiting for the weather conditions to cooperate. He added that currently the temperature is still as low as 50 degrees at night and we are waiting for it to warm up prior to disconnecting anything. He stated that the project is still on schedule. Mr. Kerner stated that they have reviewed all the shop drawings and as soon as Mr. Campbell gives the go ahead six weeks of construction is anticipated to complete the project. He added that completion should be sometime around August 1, 2008

NEW BUSINESS/OLD BUSINESS

Dr. Baker questioned the level of involvement the County has made to the "Go Green Initiative" and how much of a commitment they have made in that area. He asked if this is something the PBC should be involved in with regard to the maintenance, modifications and operations of our facilities. Mr. Hanson stated that he feels we are presently in an awareness stage and will continue on that level until sometime this fall. He added that as far as the County Board passing a resolution regarding recycling or changing the building ordinances to require environmental issues has not progressed beyond the discussion point. Mr. Campbell stated that his department is definitely looking at projects that will save energy or save the County money. Dr. Baker stated that he would like to be kept informed of the progress being made by FMO and would also like to see it being promoted on the web site. Mr. Campbell stated that it is just in the planning stages and very early to report anything, however the County has given \$10,000.00 to his department as seed money this year to work on greening initiatives. He added there are several things his department is currently doing in the area of saving energy, water conservation, retrofitting light fixtures and requiring the use of eco-friendly chemicals throughout all of the buildings. Dr. Baker requested that these initiatives be publicized on the web site and also in monthly memo form to keep us informed of the progress being made by the County regarding our carbon footprint.

NEXT MEETING: TUESDAY, JULY 8, 2008 TO BE HELD AT THE MULTIPURPOSE ROOM AT THE HEALTH FACILITY CAMPUS.

ADJOURNMENT

A motion was made by Mr. Smith to adjourn the meeting. The motion was seconded by Mr. Morrison. The motion carried unanimously by a voice vote. Meeting adjourned at 9:35 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. Beryl Smith	December 01, 2010	Vice Chairman	September 30, 2000
Dr. Richard Baker	September 30, 2011		September 30, 2005
Mr. Robert Morrison	September 30, 2008		July 17, 2002
Mr. Matt Swanson	September 30, 2012		September 19, 2007
<u>Non-Commissioner:</u>			
Ms. Mary G. Simons	September 30, 2008	Secretary	March 7, 2000
Mr. Gary H. Hanson	September 30, 2008	Treasurer	February 18, 1984