



**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, MAY 5, 2009, 2009**

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, May 5, 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 was absent. Also present were Mr. Gary Hanson, Treasurer, Mr. Jim Scheffers, Facilities Manager, Mr. Matt Bickel and Mr. Roger Schroepfer of Wold Architects and Engineers, Mr. Gary Daub of Rockford Structures and Ms. Mary Simons, Secretary. Also in attendance was Elena Grimes from the DeKalb Daily Chronicle.

**APPROVAL OF MINUTES**

Chairman Hutcheson called for a motion to approve the minutes for the meeting held on Tuesday, April 14, 2009. Mr. Daugherty made a motion to approve the minutes and Mr. Smith seconded the motion. The motion was approved.

**APPROVAL OF AGENDA**

Prior to the meeting Mr. Swanson notified the Secretary that he would be unable to attend the meeting and requested that item number eight "redraft of the Responsible Bidder Ordinance" be removed from the agenda. Mr. Smith made the motion to amend the agenda eliminating that item. Dr. Baker seconded the motion. The motion carried.

**COMMUNITY OUTREACH BUILDING**

**PROJECT STATUS:** Mr. Bickel distributed copies of the punch list as revised on May 4, 2009 (Copy attached as Exhibit "A"). Referring to page 1, items 12 and 13, Mr. Bickel reported that the Owens Corning technician will be arriving to inspect the cracking in the stone veneer wall. Mr. Bickel stated that he has spoken to the technician and he is waiting for the repair kit to arrive prior to coming to inspect the wall. Mr. Bickel said he is not sure when that will be. Dr. Baker asked how the wall will look when the repairs are completed. Mr. Bickel responded that it is his understanding that the cracks will be "imperceivable" and that the repairs will be made with a color mortar kit and will be hand tooled in the joints making sure the color matches the stone. Dr. Baker asked if this will be a reoccurring problem. Mr. Bickel said the technician left him with the impression that the cracking should not continue. Mr. Bickel said that the technician stated that it has been his experience the cracking is related to the first time loading of the building, for example, the use of the heating system, heavy snow on the roof, the building settling and finding where it wants to be. Mr. Bickel added that if more cracks begin to appear they will be addressed at that time. It was the technicians' opinion that since additional cracks have not occurred, there may not be any additional cracking. Mr. Bickel then referred to item #16 on page 2 regarding the depressed curb. He stated that the City of DeKalb bid not approve the depressed curb and it was decided to leave the curb as is. Mr. Scheffers concurred with that decision. Item #29 regarding the roadway sinking was addressed by Mr. Daub of Rockford Structures who stated that repairs will be made pending warmer weather. Mr. Bickel said that he has not received the final report from the civil engineer as to how this issue should be addressed, but that report will be forthcoming. Regarding item #30, the lien filed by the Maryott Corp., Ms. Simons reported that a court date was set for today and Mr. John Farrell from the States Attorney's office will be representing the PBC. It was suggested by Mr. Hanson that a request was made to go ahead and pay Rockford Structures who would then assume the liability since the

contract is between Rockford Structures and Maryott and not the County. It was decided that the advice of the States Attorney would be followed. Mr. Bickel discussed item #9 on page 7 regarding the wiring of the key pad at the "sharp's closet" in Home Care. Mr. Bickel said that item will be resolved this week with Mascal and A1 Lock Company. Mr. Bickel stated that the last item is #16 on page 10 regarding the dedication plaque which has been ordered and is to be delivered in advance of the May 12 Open House.

**PAY REQUESTS:** Mr. Bickel reported that there were no pay requests submitted this month.

**CHANGE ORDERS:** Mr. Bickel distributed copies of the Change Orders (Attached as Exhibit "B") stating that these are "housekeeping" items and are as follows: Item 24.1 is for the additional split system air conditioner unit for the server room at a cost of \$6,546.00. Item 24.2 is for the roof modification associated with the air conditioning system for the server room adding \$1,179.00 for a total of \$7,725.00. Item 25.1 is to service the sprinkler due to loss of heat in A-100 adding \$782.00. Item 26.1 is a credit for service to the sprinkler in Room A-100 deducting (\$782.00). Item 27.1 is for a labor rate increase after the substantial completion date adding \$3,453.40. Item 28.1 is for the installation of the replacement backflow preventer on the fire protection system due to damage caused during testing adding \$1679.00. Item 29.1 is a credit for the costs associated with the installation of the replacement backflow preventer deducting (\$839.50). Item 30.1 is a credit for costs associated with the installation of the replacement backflow preventer deducting (\$839.50). Item 30.2 is a credit associated with cleaning the floor drains clogged with construction debris deducting (\$400.00). Item 31.1 is the cost associated with cleaning the floor drains clogged with construction debris adding \$400.00. After discussion by the Commissioners regarding change order #27.1 regarding the labor rate increase by Mascal Electric, it was determined that a dangerous precedent would be set if this change order is approved. It was suggested that Mr. Bickel revisit this issue with Mascal Electric. For clarification purposes, Mr. Bickel stated that regarding items 28, 29, 30 and 31 as well as items 25 and 26 are no cost items since they will balance out each other. Dr. Baker made the motion to approve all items except item #27. The motion was seconded by Mr. Smith. The motion was approved.

**OPEN HOUSE:** Mr. Hanson reminded the members that the Open House for the Community Outreach Building will be held on Tuesday, May 12, 2009 from 4:30 P.M. to 7:00 P.M. and asked the Commissioners to serve as greeters during the event. He added that self-guided tours would be held after which refreshments will be served in the Blank Slate Conference Room. Mr. Hanson added that at the conclusion of the Open House the County Board will hold its Executive Committee meeting in Conference Room West.

## **STATUS OF THE 2009 PBC PROJECTS**

Mr. Hanson distributed copies of the Status Report (attached as Exhibit "C") Dr. Baker asked what the progress is for letting bids for the elevator upgrades. Mr. Scheffers stated that the project is being delayed because the state has notified him that some of the rules for the upgrades have changed. He added all the life safety issues have been resolved and we are in compliance with those. However, all other issues will be complied with as soon as we receive confirmation of what the requirements are. Dr. Baker asked about the status of the generator for the Public Safety Building. Mr. Scheffers responded that the generator project is scheduled for late June or possibly in July.

## **ENERGY OPPORTUNITIES**

Dr. Baker announced that the DeKalb County Government is presenting the "New Jobs and the Green Infrastructure Workshop" on May 7, 2009 from 3:30 to 5:30 P.M. at Kishwaukee College in the Jenkins Auditorium. He added that the workshop will cover retro-fitting, entrepreneurship and new jobs in developing a green infrastructure. Dr. Baker stated that he has had conversations with County Board members regarding how the "Go Green" projects can be implemented in relation to the County buildings and projects assigned to the Public Building Commission in the area of construction, conservation and energy saving initiatives. He added that he is hopeful that funding from the County Board would be available for some of these projects. At this time, Mr. Hanson stated that, as a beginning for some of these initiatives, he has enlisted the help of the Facilities Department who provided the information for a study of the usage of natural gas and electricity for DeKalb County Government buildings. Mr. Hanson stated that the report (attached as Exhibit "D") is merely a beginning for a more extensive study. He added that this report shows a comparison of usage during 2008 and thus far in 2009. He explained that he found the most interesting comparison is that the Legislative Center, which is our second newest building, uses the most in both gas and electric per square foot. He added that it should be noted that the Legislative Center is not a 24 hour building. Mr. Hanson suggested that some of the more simple remedies should be looked at first to try to identify where improvements can be achieved and where it is determined that more technical support is required. Mr. Scheffers explained that the Legislative Center

is difficult to control due to the type of heating/cooling system which requires the boilers to be operating year around. Mr. Schropfer explained that the unfortunate part of the problem is that the codes that were in place at the time required more air exchangers. He explained that unlike the Administration Building and the Public Safety Building, the LC is recirculating more air than it is taking in which is one of the factors for the higher usage resulting in the increased energy costs. Mr. Schropfer stated that the energy crisis that occurred in the 70's prompted the buildings to be sealed up which then created the "sick building issue" and this issue created new laws and codes to insure that adequate air was being exchanged in newly constructed buildings. Dr. Baker suggested that we continue looking into improving our utility usage in all our buildings and to develop a strategy for improvement. It was the consensus of the members to make the effort toward conservation in all areas. Mr. Smith thanked Mr. Hanson for taking the first step in providing the members with this initial report and he felt we should concentrate on improving one building at a time, with the Legislative Center as the first area to be looked at.

#### **NEW/OLD BUSINESS**

**The next meeting will be held at 8:30 A.M. on Tuesday, June 2, 2009 Conference Room East.**

#### **ADJOURNMENT**

Mr. Smith made a motion to adjourn the meeting and Mr. Daugherty seconded the motion. The motion carried unanimously by a voice vote. Meeting adjourned at 9:50 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          |

  

| <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 |