



**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, MARCH 30, 2010**

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, March 30, 2010 at 8:30 A.M. in the Bridge Conference Room of the Community Outreach 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 am. Commissioners present were Chairman Hutcheson, Dr. Richard Baker, Mr. Matt Swanson, Mr. Beryl Smith, and Mr. George Daugherty. Also present were Mr. Gary Hanson, Treasurer, Mr. Jim Scheffers, Facilities Manager, Mr. Matt Bickel, Wold Architects and Engineers, Mr. Gary Daub of Rockford Structures, and Bob Walker of Engineering Enterprises, Inc.

**APPROVAL OF MINUTES**

Dr. Baker moved, seconded by Mr. Smith, to approve the minutes of the January 14, 2010 meeting. Motion carried unanimously.

**APPROVAL OF AGENDA**

Mr. Swanson moved, seconded by Mr. Daugherty, to approve the agenda. Mr. Smith asked that discussion be added under the Community Outreach Building agenda item concerning the geothermal system. Dr. Baker also requested discussion concerning the problem with the bricks cracking. Motion carried unanimously.

**GOING GREEN INITIATIVE**

Mr. Scheffers reported on continuing work with changing lighting at the Courthouse to reduce energy costs. Dr. Baker inquired about the high energy use at the Legislative Center and asked what is being done. Mr. Hanson stated that Mr. Scheffers had requested money for a possible solar solution to that building, but that it was turned down during the budget process by the County Board because of the high cost and long pay-back period.

**COMMUNITY OUTREACH BUILDING**

Mr. Smith asked how the geothermal system worked during the winter months as this was our first full winter on the system. Mr. Scheffers said that once some of the problems were resolved where the outside walls met the ceiling, the building seemed to hold the temperatures fairly well. He noted one exception where employees who had offices along the north concrete walls tended to keep space heaters available.

There was no new information on the problem with the bricks cracking. The architect will be re-contacting the manufacturer and ask them to do a site visit.

The Commission had considerable discussion concerning the problem with the parking lot and its failure. The summary of the problem and proposed solutions is outlined in a letter dated March 12, 2010 from Testing Service Corporation which is

attached to these minutes. This letter was the focus of the Commission's discussion. Mr. Bickel noted that when the non-conforming work was separated from the work that would be additional to the original specifications, that the cost would be split roughly one-third to the General Contractor and two-thirds to the Commission. The total cost was estimated to be in the \$75,000 range. The Commission requested comments from Mr. Daub of Rockford Structures, but he asked for time to give consideration to this matter. Mr. Swanson then moved, seconded by Mr. Daugherty, to accept the solution from Testing Services, with some minor modifications regarding the curb and sidewalk, and to request a response from Rockford Structures by April 10, 2010 regarding their liability in the matter. Motion carried.

## MEETING ATTENDANCE VIA ELECTRONIC MEDIUM

Mr. Swanson noted that the State Law had recently changed to allow members to attend meetings via electronic medium. He further noted that the County Board had recently adopted that provision for their Committee meetings on a one-year trial basis. It was noted that a quorum would need to be physically present at the meeting and then a vote taken to allow the absent member to attend electronically. Mr. Swanson moved, seconded by Dr. Baker, to allow, for a one year test period, attendance at Commission meetings via a telephone speaker-phone for any reason deemed appropriate by those physically attending and voting at each particular meeting. Motion carried.

## ADJOURNMENT

Mr. Smith noted that this was Chairman Hutcheson's last meeting on the Commission and thanked him for his service not only to the PBC, but to DeKalb County Government as well. The other commissioners echoed similar comments. Mr. Smith then moved, seconded by Mr. Daugherty, to direct the PBC Secretary to write a letter of thanks to Mr. Hutcheson summarizing his service to the Commission with a copy to be sent to the County Board. Motion carried. M. Swanson moved, seconded by Mr. Smith, to adjourn the meeting. Motion carried

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Robert Hutcheson, Chairman

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Gary Hanson, Treasurer and Secretary Pro Tem

| <b>Commissioner</b>  | <b>Expiration of Term</b> | <b>Office</b> | <b>Original Appointment</b> |
|----------------------|---------------------------|---------------|-----------------------------|
| Mr. Robert Hutcheson | September 30, 2009        | Chairman      | January 16, 1991            |
| Mr. Matt Swanson     | September 30, 2012        | Vice Chairman | September 19, 2007          |
| Mr. Beryl Smith      | September 30, 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 |