

DEKALB COUNTY PUBLIC
A MUNICIPAL CORPORATION AND
"PUBLIC BUILDING COMMISSION ACT."
85, SECTIONS 1031 THROUGH 1054
1054



BUILDING COMMISSION
BODY POLITIC ORGANIZED PURSUANT TO THE
ILLINOIS REVISED STATUTES 1977 CHAPTER
CHAPTER 85, SECTIONS 1031 THROUGH

AND CURRENTLY UNDER ILLINOIS COMPILED STATUTES 50 ILCS 20/1 et seq.

MEETING OF FRIDAY, JANUARY 07, 2011

AMENDED

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Friday, January 07, 2011, at 8:30 A.M. in the Liberty Conference Room of the DeKalb County Legislative Center, pursuant to written notice to each Commissioner as required by the By-Laws.

ROLL CALL

The meeting was called to order by Chairman Matt Swanson at 8:30 a.m. Commissioners present were Chairman Matt Swanson, Dr. Richard Baker, Mr. George Daugherty, Mike Larson, and Larry Lundgren. Also present were Mr. Gary Hanson, Treasurer, Mr. Jim Scheffers, Facilities Manager, Mr. Matt Bickel of Wold Architects, and Ms. Cris Woodin, Secretary Pro-Tem.

APPROVAL OF MINUTES

Chairman Swanson called for a motion to approve the minutes for the last meeting held Tuesday, December 7, 2010. As a correction to the minutes, Mr. Larry Lundgren was in attendance at the last meeting, though he arrived after the meeting was called to order. Approval of Agenda section should be recorded as "Approval of Agenda" rather than Approval of Minutes. Also it would be more appropriate to replace all references to "Brick" in the minutes with "brick and block" or more accurately just "block". On page 2, Mr. Swanson didn't make the statement "he was under the impression the contractor wanted to cut out the sections ...". That statement was made, but not by Mr. Swanson. It was then attributed to Mr. Scheffers. Dr. Baker stated that it would be more accurate to say that the Commission has been authorized rather than assigned the two projects in the coming fiscal year. With the above corrections made, Dr. Baker moved to approve the minutes and the motion was seconded by Mr. Lundgren. Motion carried unanimously.

APPROVAL OF AGENDA

Item 5, Status Report - PBC Litigation, was struck from the Agenda due to the State's Attorney having a conflict with the Grand Jury during the Commission meeting. Mr. Daugherty made a motion to approve the minutes with the deletion of Item 5. Mr. Lundgren seconded the motion. Motion carried unanimously.

COMMUNITY OUTREACH BUILDING

WALL CRACKING UPDATE: Mr. Bickel presented the findings by his firm in a formal report (copy attached). According to the Wold Architects report, the findings indicate that there are three levels of severity in regard to the block cracking. For the four most severe cracks, the recommended remedy would be to remove the blocks and replace them. For the nine hairline cracks, the solution would be to sawcut and add vertical control joints. The resolution for the rest of the block would be to spray a clear-coat sealer over them to stave off moisture. Several items came to light during the discussion that followed. The mortar that was used with the block at the time of construction was stronger than was recommended by the manufacturer. The softer mortar would have allowed the block to expand and contract as it cured. The stronger mortar has caused the curing contraction to crack the block. It also appears that no durabond was used during building construction, which is another oversight that would contribute to the block cracking. As discussion continued, it was apparent that the Commissioners were not pleased with the suggested remedies in the formal report. There was great concern that a piecemeal approach would never truly fix the problem and that the taxpayers would ultimately be stuck with the bill. The discussion also noted our repeated difficulties to get Rockford Structures to acknowledge and repair their nonconforming work on our Community Outreach Building. Dr. Baker then moved: Due to the non-conforming work of the block on the Community Outreach Building, Wold Architects is directed to draft a letter requesting that Rockford Structures replace the block and masonry on the building and that the Commission requires a response from Rockford Structures within ten days of the receipt of the letter. The letter draft will be copied to the State's Attorney for input and the final copy sent to the State's Attorney and the performance bond company. Mr. Larson seconded the motion. Motion carried unanimously.

Additionally, the Commissioners asked Mr. Bickel to address the cracking of the interior walls. Mr. Bickel agreed that there are cracks. Research doesn't indicate that there was any incorrect procedure during installation of the interior walls. Mr. Bickel suspects that the concrete wall behind the stone is handling the load of the wall, but that the stresses are being translated to the other wall materials which is causing the unusual cracking that's being observed. Mr. Lundgren offered a motion that Mr. Bickel bring a letter from Wold Architects to the Commission addressing the interior wall cracking at the next Commission meeting. Mr. Daugherty seconded the motion. Motion carried unanimously.

Since Mr. Scheffers was in attendance at the meeting, the Commissioners requested an update on any ongoing issues with the Community Outreach Building. Mr. Scheffers said there have been problems with several of the heat pumps, but that MG Mechanical has been very responsive in finding solutions to the challenges.

After hearing about Ms. Simons' recent automobile accident, Dr. Baker requested that expressions of concern and well-wishes for a continued recovery be expressed to her.

Mr. Swanson suggested that photos of the Community Outreach Building be included in the website.

Dr. Baker wished to convey to Ms. Christine Johnson, County Treasurer, on the fine job that was done on the remodeling in her area. Kudos to all involved for the aesthetically pleasing and functional changes.

ADJOURNMENT

A motion was made by Mr. Larson and seconded by Mr. Lundgren to adjourn the meeting. The meeting adjourned at 9:55 A.M.

Matt Swanson, Chairman

Cris Woodin, Secretary Pro Tem

<u>Commissioner</u>	<u>Expiration of Term</u>	<u>Office</u>	<u>Original Appointment</u>
Mr. Matt Swanson	September 30, 2012	Chairman	September 19, 2007
Dr. Richard Baker	September 30, 2011	Vice Chairman	September 30, 2005
Mr. George Daugherty	September 30, 2013		September 30, 2008
Mr. Larry Lundgen	September 30, 2014		April 2, 2010
Mr. Mike Larson	September 30, 2015		November 17, 2010

Non Voting-Commissioner:

Ms. Mary G. Simons	September 30, 2011	Secretary	March 7, 2000
Mr. Gary H. Hanson	September 30, 2011	Treasurer	February 18, 1984