



MEETING ANNOUNCEMENT

DEKALB COUNTY PUBLIC BUILDING COMMISSION

FRIDAY, SEPTEMBER 14, 2012

1:00 P.M.

PLEASE NOTE LOCATION

**Location: Conference Room West
Community Outreach Building
2500 North Annie Glidden Road
DeKalb, Illinois 60115**

AGENDA

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES - MEETING OF MONDAY, SEPTEMBER 10, 2012**
- 3. APPROVAL OF AGENDA**
- 4. EXECUTIVE SESSION - POTENTIAL LITIGATION UPDATE**
- 5. ADJOURNMENT**



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 FRIDAY, SEPTEMBER 14, 2012

A special meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Friday, September 14, 2012, at 1:00 P.M. in Conference Room West of the DeKalb County 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 Matt Swanson at 1:00 p.m. Commissioners present were Chairman Matt Swanson, Mr. Larry Lundgren, Mr. Mike Larson, Mr. George Daugherty and Mr. Chuck Shepard. Also present were Mr. John Farrell, Assistant States Attorney, Mr. Gary Hanson, Treasurer, Mr. Jim Scheffers, Facilities Manager, Mr. Roger Schroepfer and Mr. Matt Bickel both of Wold Architects, Mr. Gary Daub, President of Rockford Structures and Ms. Mary Simons, Secretary.

Chairman Swanson stated that he wanted to give the Commissioners time to review a proposal presented by Wold Architects and Rockford Structures which is to resolve the current issues with the cracking of the brick on the Community Outreach Building.

APPROVAL OF MINUTES:

Chairman Swanson called for a motion to approve the minutes for the last meeting held on Monday, September 10, 2012. A motion was made by Mr. Larson to approve the minutes as presented. Mr. Daugherty seconded the motion. The motion carried unanimously.

APPROVAL OF AGENDA;

Mr. Larson made a motion to approve the agenda as presented. Mr. Shepard seconded the motion. The motion was unanimously approved.

INTRODUCTION OF GUESTS AND DISCUSSION

Chairman Swanson invited Mr. Schroepfer, Mr. Bickel and Mr. Daub to sit at the table and introduced them to the members present. Mr. Farrell stated that after consultation with some PBC members, he felt the three gentlemen present should be invited to this meeting to answer questions and address any concerns the Commissioners have regarding the proposal.

Mr. Daugherty commented that without the Wiss, Janney, Elstner report in front of him, it is his understanding that the proposal agrees to the work as outlined in Option One of the WJE report. Mr. Farrell responded that is correct. Mr. Farrell explained that the proposal is for Option One with some additional work included.

Mr. Swanson asked who would be doing the work and is there a sub-contractor in mind. Mr. Daub stated there was not one chosen at this point but they would seek a restoration contractor. Chairman Swanson voiced his approval in hiring a restoration contractor and stated that he feels it is also important for the Commissioners to have the opportunity to approve the restoration sub-contractor. Mr. Larson stated that it should also be a contractor who has a history with this type of project. The Commissioners had a lengthy discussion with the three gentlemen regarding several concerns including choosing the sub-contractor, the length of time the restoration would take to complete, warranties, additional cracking during restoration, the length of time for the warranty with possible extensions, adding additional vertical expansion joints and additional horizontal slip joints. Mr. Schroepfer, Mr. Bickel and Mr. Daub agreed that it is their desire to remedy the situation satisfactorily for all concerned and to work toward that conclusion.

EXECUTIVE SESSION

Chairman Swanson stated that he thought this was an appropriate time to go into an Executive Session. Mr. Larson made a motion to move to an Executive Session to discuss potential litigation. Mr. Shepard seconded the motion. A roll call vote was taken and Commissioners Swanson, Lundgren, Larson, Daugherty, and Shepard all voted affirmatively. The motion carried unanimously. The time was 1:06 P.M.

Mr. Schropfer, Mr. Bickel and Mr. Daub were asked to remain in the building until after the Executive Session. They agreed to do so.

REGULAR SESSION:

Chairman Swanson reconvened the regular session of the meeting of the Public Building Commission at 1:27 P.M..

Mr. Larson made a motion to accept the proposal as presented with the modifications requested by the Commissioners which would be included in a letter to be drafted by Mr. Bickel. The motion was seconded by Mr. Daugherty.

For purposes of clarification Mr. Farrell described the modifications to the proposal as follows: The warranty for the existing masonry is extended for one year and for the new work the warranty would be for eighteen months or time enough to get through two winters with a walk through in May of 2014. Mr Farrell added that with the understanding that not all contractors may be bondable, the Commissioners requested a right of first refusal to review the credentials of the proposed restoration sub-contractor who will do the work. The caulk to be used will be the same as was called for in the original specifications. Mr. Farrell stated that this letter will also be signed by Mr. Daub and will be submitted to Mr. Farrell for his review. Mr. Farrell added that if acceptable, and with the vote that is being taken here today, the agreement will be finalized and the work can proceed.

There being no further discussion, a roll call vote was taken. Chairman Swanson and Commissioners Lundgren, Larson Daugherty and Shepard all voted affirmatively. The motion was unanimously approved

Chairman Swanson stated that he will be out of town most of next week and will be unavailable to sign any documents. A short discussion was held with a consensus that the Vice-Chairman would be available to sign documents. A motion was then made by Mr. Larson to allow the Vice Chairman, Mr. Lundgren to sign any and all documents relating to the proposal during the absence of Chairman Swanson. Mr. Shepard seconded the motion. The motion carried unanimously.

ADJOURNMENT

Chairman Swanson thanked all in attendance for their cooperation in this matter. The Chairman then called for a motion to adjourn the meeting. Mr. Daugherty made a motion to adjourn the meeting and Mr. Lundgren seconded the motion. The motion carried unanimously. The meeting adjourned at 1:42 P.M.



Mary G. Simons, Secretary





Matt Swanson, Chairman

<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
Mr. Larry Lundgren	September 30, 2014	Vice Chairman	April 2, 2010
Mr. George Daugherty	September 30, 2013		September 30, 2008
Mr. Mike Larson	September 30, 2015		November 17, 2010
Mr. Charles Shepard	September 30, 2016		October 1, 2011
<u>Non Voting-Commissioner:</u>			
Ms. Mary G. Simons	September 30, 2012	Secretary	March 7, 2000
Mr. Gary H. Hanson	September 30, 2012	Treasurer	February 18, 1984