



**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, JULY 15, 2014**

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, July 15, 2014, at 8:30 A.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 the Chairman at 8:30 A.M. Commissioners present were Chairman Matt Swanson, Mr. Larry Lundgren, Mr. Mike Larson, Mr. Chuck Shepard and Mr. George Daugherty, Also present were Mr. Gary Hanson, Treasurer, Mr. Jim Scheffers, Facilities Manager, Mr. Roger Schroepfer of Wold Architects, Mr. Gary Daub of Rockford Structures and Ms. Mary Simons, Secretary.

**APPROVAL OF MINUTES**

Chairman Swanson called for a motion to approve the minutes from the last meeting held on Wednesday, October 9, 2013. A motion was made by Mr. Larson to approve the minutes as presented. Mr. Shepard seconded the motion. The motion carried unanimously.

**APPROVAL OF AGENDA**

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

**DISCUSSION: BRICK WALL RESTORATION**

Mr. Roger Schroepfer began the discussion by describing the historical situation with the cracking issue in the brick wall of the Community Outreach Building. Mr. Schroepfer stated that last year Rockford Structures under the direction of Gary Daub and others performed all the corrections that were agreed upon including adding the slip joints, replacing all the concrete masonry that was cracked, installing the extra control joints and the required tuck pointing. They also performed all the clean-up of the area that was requested. Mr. Schroepfer added that last fall Mr. Scheffers noticed some vertical cracking that was happening in the mortar joints in the concrete masonry units. Upon hearing that, Mr. Schroepfer stated that he contacted the manufacturers of the concrete masonry, the rep who had done the initial forensic study at WJE, and also talked to members of the Masonry Advisory Council. Mr. Schroepfer said that to summarize what he was hearing, the conclusion is that the nature of concrete masonry is that it will expand and contract which will tend to get vertical hairline cracking in the mortar joints which they are basically calling an aesthetic situation. He added that he and Gary Daub met again last week with Mr. Swanson and Mr. Scheffers to go over the information that we had received. This information was distributed to those in attendance here today. (Informational material is attached as Exhibit "A") Mr. Schroepfer said that he had also looked at two other buildings on this campus that have masonry sills and found that there is also hairline cracks between those masonry units. He explained that Northfield examined the area and also said there will be some hairline cracking in the mortar joints due to the concrete units expanding and contracting. Mr. Schroepfer said that when he looked at the hairline cracks last fall they were larger and now that the weather has warmed they have pushed back together. He added that we do not have any additional cracking to the masonry units themselves as a result of the work done by Gary Daub. He said there was one other area that Jim Scheffers pointed out which was up on the roof located in the area of the large storage room. This particular cracking is a little mysterious because it is a masonry unit not the concrete block material. We did not see any signs of water infiltration that may have caused it, however, Gary Daub did commit to temporarily taking care of it.

Chairman Swanson asked Mr. Daub if he wanted to add any comments to the statement made by Mr. Schroepfer. Mr. Daub stated that he concurred with the remarks made by Mr. Schroepfer and he had nothing further to add. Mr. Scheffers agreed that he also had nothing further to add.

A lengthy discussion followed where the Commissioners voiced their opinions based on consulting with professionals in the field and their own years of construction experience, therefore, they respectfully disagreed with the conclusion contained in the informational material in the handout. Further discussion took place regarding the restoration work already performed and possible future remedies. However, it was agreed by all in attendance that the installation of the horizontal control joints, adding the slip joints and replacement of the blocks, resolves the issue of two dissimilar materials being used. Additionally the Commissioners agreed that with the patching of the mortar, there seems to be no difference between the original mortar installed and the repair mortar installed. since both mortars used display the same hairline cracking resulting from weather related expansion and contraction. The question was asked if consideration has been given to re-tuck pointing the areas that are cracked now. Mr. Schroepfer responded that from all information gathered, there are no guarantees that re-tuck pointing would not produce additional hairline cracking.

#### **UPDATE: INSTALLATION OF ENERGY RECOVERY UNIT-COB**

Mr. Scheffers reported that the new unit was successfully installed and his department has been monitoring the humidity levels and so far have been able to maintain a low of 47% and a high of 62%. Prior to the installation when the outside humidity level was 95% it was the same inside the building. He added that he has communicated with staff members and they have been pleased with the results and he has not received any complaints. Mr. Daugherty asked if just one unit had been installed. Mr. Scheffers responded that only one unit was installed until he could make sure the humidity issue on this side of the building would be resolved. He added that the other side of the building will not require as large a unit since it services a smaller area and it will be included in a future budget request. Mr. Scheffers added that after reading the minutes he noticed that he had requested a system that contained a brine solution unit, however, there were a lot of unanswered questions regarding that type of system and instead choose a more standard type system that could be more closely monitored.

#### **UPDATE: PANELBUILT**

Mr. Hanson reported that Panelbuilt is the company that supplied the materials for the construction of the mezzanine in the file storage area. The issue here is that the PBC paid the contractor, however, he did not pay the supplier. Mr. Hanson said that a negotiated settlement has been attempted but rejected and is scheduled for a jury trial in September.

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

Ms. Simons announced that Mr. Lundgren's term as a Commissioner is due for renewal as of September 30, 2014 and asked Mr. Lundgren if he is willing to continue serving for another term. Mr. Lundgren generously agreed to seek reappointment. Chairman Swanson directed Ms. Simons to draft a letter of recommendation to the County Board for the reappointment of Mr. Lundgren.

#### **REGARDING AGENDA ITEM NUMBER 4**

Commissioner Shepard asked if there will be any action taken regarding item number 4 on the agenda today. Commissioner Lundgren suggested the members move into an executive session to discuss possible litigation regarding these issues. Mr. Larson made a motion to move to an Executive session. Mr. Shepard seconded the motion. A roll call vote was taken with all members present voting unanimously to approve the motion at 9:02 AM.

**SECRETARY'S NOTE:** At 9:02 A.M. Assistant State's Attorney Ms. Stephanie Klein joined the meeting.

#### **REOPEN REGULAR SESSION OF 7/15/14 PBC MEETING.**

A motion was made by Mr. Daugherty to reopen the regular session of the 7/15/2014 PBC meeting. Mr. Lundgren seconded the motion. Commissioners Swanson, Daugherty, Lundgren, Larson and Shepard voted unanimously to approve the motion at 9:24 A.M. All members were present including Ms. Stephanie Klein, ASA.

Regarding Agenda item number four, Mr. Larson made a motion to send a letter to Mr. Roger Schorepfer of Wold Architects and Mr. Gary Daub of Rockford Structures explaining **the expectations of the Public Building Commission regarding the cracking issues at the COB as follows:**

1. That Rockford Structures will repair the new cracking issues in the chimney area of the Community Outreach Building as described in your presence during the regular session of our meeting held Tuesday, July 15, 2014.
2. At the conclusion and approval of the work described in item 1 above, the clock would start running on the 18 month time period for the NEW restoration work provided in 2013 and the 12 month time period would begin for the original construction work performed by Rockford Structures according to the agreement dated November 6, 2012. The motion was seconded by Mr. Lundgren and passed unanimously.

**ADJOURNMENT**

Mr. Swanson called for a motion to adjourn the meeting, Mr. Shepard made the motion and it was seconded by Mr. Daugherty. The motion carried unanimously. The meeting adjourned at 9:30 A.M.

  
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Matt Swanson, 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. Matt Swanson	September 30, 2017	Chairman	September 19, 2007
Mr. Larry Lundgren	September 30, 2014	Vice Chairman	April 2, 2010
Mr. George Daugherty	September 30, 2018		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, 2014	Secretary	March 7, 2000
Mr. Gary H. Hanson	September 30, 2014	Treasurer	February 18, 1984