



## **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, OCTOBER 07, 2014**

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, October 07, 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, and Mr. Chuck Shepard. Mr. George Daugherty was absent. Also present were Mr. Gary Hanson, Treasurer, Mr. Jim Scheffers, Facilities Manager, Mr. Matt Bickel 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 Tuesday July 15, 2014. A motion was made by Mr. Larson to approve the minutes as presented for both the Regular and Executive sessions held on July 15, 2014. Mr. Shepard seconded the motion. The motion carried unanimously.

#### **APPROVAL OF AGENDA**

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

#### **DISCUSSION: BRICK WALL RESTORATION**

Chairman Swanson opened the discussion by stating that he had received a letter from Mr. Gary Daub dated August 29, 2014 in which Mr. Daub requested that the Commissioners reconsider their request for the extended warranty period of eighteen months. Mr. Daub stated his reasons in the letter for making his request. (Letter attached to and made a part of these minutes. Chairman Swanson explained that he felt this decision should be made after discussion by all the Commissioners. Mr. Larson asked Mr. Scheffers if he has noticed any additional cracking since the last time we met. Mr. Scheffers responded that he has inspected the building and has not found any additional or new cracking. Mr. Larson asked if all the repairs that had been agreed upon have been made and are adequate. Mr. Scheffers responded that they have all been done.

Chairman Swanson stated that the letter asked for reconsideration on the extension of the warranty period. The Chairman said he did not recall that we asked for an extension. After a short discussion, it was agreed by those present that we had asked for an extension. Mr. Lundgren stated that the Commissioners wanted to extend the warranty through another winter. It was agreed that our request was that at the conclusion and approval of the new repair work the time period of 18 months would begin and the 12 month time period would begin for the original construction work, It was further agreed that the Commission had not yet accepted the work. Based on their discussion, Mr. Lundgren made a motion to accept the work that has been performed by Rockford Structures as of this date and start the eighteen month warranty period. Mr. Shepard seconded the motion. As further discussion began Mr. Daub entered the meeting. (time was 9:06 A.M.) Chairman Swanson outlined the discussion for Mr. Daub that had just taken place regarding his letter. The Chairman explained that his letter alluded to an extended warranty period. He added it was determined that the warranty period would start at the time of acceptance of the repair project which we had not yet done but intended to do at this meeting today. He explained that the warranty period would then begin. Mr. Daub responded by saying that he felt that after all the discussions and fact finding by this group he has returned numerous time to make all repairs as requested and no extensive work has been done since the fall of 2012. He added that it is his opinion that the work should have been accepted at that time. Mr. Bickel agreed with Mr. Daub and offered his

definition of Mr. Daub's letter differentiating between the types of restoration work that had been done over the various time periods. Mr. Lundgren described his definition of the series of events and what the 18 month time period meant to him. Mr. Shepard stated that there is a motion on the floor for acceptance and that should be finished and we should have a vote on what should be done about the warranty period. The Chairman called for the vote on the motion that had been made by Mr. Lundgren. The motion was unanimously passed.

Mr. Shepard said his opinion is that he tends to be a little more lenient but would like to at least experience another winter with the project. He stated that he feels the 12 and 18 month periods had become a little burdensome and fully understands that Mr. Daub has done all requested repairs and would like to get this project off his books. Mr. Shepard then made a motion to extend the warranty on all the work that has been completed until May 31, 2015. Mr. Larson seconded the motion.

Following a lengthy discussion it was the consensus that this committee had done its due diligence on the project taking into consideration the amount of time that has lapsed since the original and restoration work has been completed a good compromise would be to extend the warranty until May 31, 2015. At this time Mr. Lundgren made a motion to amend the motion made by Mr. Shepard to rescind all previous motions that called for 12 and 18 month warranty periods and as of this meeting to accept the work and to extend the warranty period until May 31, 2015. Mr. Shepard seconded the motion. The motion passed unanimously.

#### **BUDGET - 2015**

Mr. Hanson presented the proposed 2015 budget. He stated that the cover sheet indicates that there are seven different funds, all independent from each other. Mr. Hanson pointed out that the balance of the Sinking Fund is approximate and we are in the final two years of that bond issue for the Health Department and Nursing Home which will be paid off in 2016. He added that in the Renewal and Replacement funds there are four accounts which contain the PBC projects for next year. The two large projects are the elevator replacement in the Administration Building which was revamped in 1984 and the roof replacement on the old portion of the Court House. There were several questions regarding the replacement of the elevator. Mr. Scheffers responded that parts to repair the elevator had become almost impossible to replace and the shaft and controls are extremely outdated. He said everything will be new except the car which will be modified with several new parts including new doors and will look brand new. He added that the project will be put out for bid. Mr. Shepard asked what type of roof will be installed on the courthouse. Mr. Scheffers said it will be a rubber membrane type roof except that it will be a white reflective type material to help reduce energy costs. He added that it will match the materials used on the new section and we are going to try to get a 17 year warranty similar to the one we were able to get for the Legislative Center when it was built.

Mr. Hanson commented on the final item he wanted to point out in the proposed budget is the revocation of the Multi-Purpose Room located between the Health Department and the Nursing Home. He said it was scheduled for this year but was delayed due to some other expansion in the Nursing Home. After a short discussion, the Chairman called for a motion to approve the proposed budget. The motion was made by Mr. Lundgren and seconded by Mr. Shepard. The motion passed unanimously.

#### **ELECTION OF OFFICERS**

The Chairman announced that the election of officers for the coming year is to occur at the October meeting. Mr. Larson made a motion to nominate and retain the full slate of officers in the positions they now hold for 2015. Those nominated are as follows: for Chairman Mr. Matt Swanson, for Vice Chairman Mr. Larry Lundgren, for Treasurer Mr. Gary Hanson and for Secretary Ms. Mary Simons. The motion was seconded by Mr. Shepard. There were no other nominations. The Chairman declared that the nominations be closed and called for a voice vote on the motion. The motion to retain the current slate of officers passed unanimously.

#### **PANELBUILT UPDATE**

Mr. Hanson reported that the trial was scheduled for early September, however, a few days prior the plaintiff decided to file a "summary Judgement" in front of the judge which delayed the trial and another hearing was held and nothing has not been decided yet. The question was asked about how much money this may cost. Mr. Hanson said at this time it could be somewhere in the forty to fifty thousand dollar range.

**ADJOURNMENT**

Mr. Swanson called for a motion to adjourn the meeting, Mr. Shepard made the motion to adjourn. Mr. Larson seconded the motion. The motion carried unanimously. The meeting adjourned at 8:59 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, 2019	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, 2015	Secretary	March 7, 2000
Mr. Gary H. Hanson	September 30, 2015	Treasurer	February 18, 1984