

Note: These minutes are not official until approved by the Public Building Commission at a subsequent meeting. Please refer to the meeting minutes when these minutes are approved to obtain any changes to these minutes.



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, SECTION 1031 THROUGH SECTION 1054 AND CURRENTLY UNDER ILLINOIS COMPILED STATUTES 50 ILCS 20/1 et seq.

MEETING OF TUESDAY, JULY 2, 2019

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, July 2, 2019, at 8:30 a.m. in the Community Outreach Building's Conference Room West in DeKalb, Illinois pursuant to written notice to each Commissioner as required by the By-Laws.

ROLL CALL

Chairman Matt Swanson called the meeting to order at 8:30 a.m. and requested the Secretary to call the roll. Those Commissioners present were Mr. Mike Larson, Vice Chairman Larry Lundgren, Ms. Cheryl Nicholson, Mr. Chuck Shepard, and Chairman Matt Swanson. A quorum was established with all five Commissioners present.

Others that were present included: Commission Treasurer Gary Hanson, County Facilities Management Director Jim Scheffers, Mr. Scott Gima with Management Performance Associates, Mr. John Heimbach with Larson & Darby, Mr. Jeff Blanck and two additional representatives with Ringland-Johnson Construction, Nursing Home Maintenance Supervisor Steve O'Bryan, DeKalb County State's Attorney Rick Amato, DeKalb County Chief Civil State's Attorney David Berault, Keith Hernandez, and Commission Secretary Tasha Sims.

APPROVAL OF AGENDA

Ms. Nicholson moved to approve the agenda. Mr. Larson seconded the motion and it was approved unanimously by voice vote.

APPROVAL OF MINUTES

Ms. Nicholson identified some minor errors for correction. Mr. Larson moved to approve the minutes for the Tuesday, June 4, 2019 meeting with identified corrections. Mr. Shepard seconded the motion and it was carried unanimously.

PUBLIC COMMENTS

There were no comments from the public.

NURSING HOME EXPANSION PROJECT

Financial Update

Mr. Hanson reviewed the updated monthly budget sheet for the Nursing Home Expansion Project. Mr. Hanson reported that they have spent about 18% of the project budget at this point. He also shared that the internal borrowing has begun and is currently at around \$4 million. This arrangement will continue as pay requests come in. This allows the project to save interest costs by holding off issuing bonds through the entire construction phase of the project.

Project Update

Mr. Jeff Blanck, Project Manager/Site Superintendent for Ringland-Johnson Construction, joined the Commissioners to provide an update on the Expansion Project. Mr. Blanck shared that due to the weather being a little more forgiving lately, the outside crew were able to work last Saturday to get caught up on some excavating and to get the TCU foundation started. Storm work was also done on the east side of the

building. The interior remodeling is basically sitting and waiting for IDPH inspection. Low-voltage work for the Nurse Call System is continuing throughout the building. Mr. Blanck reiterated that as for interior, not much is happening until they receive final understanding/word from IDPH regarding inspections.

He also shared that the foundations have been poured for the Activity Center and some of the back-fill and foundation insulation has started. Mr. Blanck lastly reported that the plan was to begin on some of the TCU footings on Wednesday or Friday of the current week.

Mr. Heimbach spoke more on the IDPH approval process. He shared that he spoke with an IDPH representative about two weeks ago and had an understanding that since the areas that are needing inspection are primarily staff-related and not patient-related, they would mostly likely be able to review the full submittal documents and not have to physically come and inspect the areas now but will later on into the project. The only caveat for doing this was that IDPH wanted to be sure that any information that is sent to them is very complete. Mr. Heimbach clarified that the submittal documents were not complete yet and that there were still some outstanding balancing issues with the HVAC system and some fire protection issues that were needed to be resolved before the submittal documents were finalized and sent to IDPH.

Change Order Request

The Commissioners were provided with the updated Change Order Proposal Log. Mr. Blanck explained that the items in white are ongoing issues that are under review, the gray rows are items that have been previously discussed and approved, and the items up for discussion currently were in yellow.

Mr. Heimbach and Mr. Blanck reviewed the following Potential Change Order requests with the Commissioners for their approval:

PCO #7:
(Item #8) Mr. Blanck shared that there were several existing pneumatic thermostats located on existing walls that were to be removed during construction. Some of the thermostats were to be relocated and other to be eliminated, but no new locations were shown on drawings. This was an unforeseen condition not documented adequately with the original construction. The review of the thermostats has been in progress and the issue relates to how many are to be eliminated, how many are to be relocated and which ones will remain at their current location. Larson & Darby reviewed each location and provided drawings for pricing. Sub proposal (dated 05/02/19) included elimination of 1 T-Stat, installation of 6 T-Stats in new locations and a reconfiguration of 1 T-Stat to control two VAVs. The proposal was then still under review as it was thought there may be a chance to reuse more of the existing locations. After further review and agreement of the scope of work for these thermostats, the subcontractor has revised his proposal and reduced his price. The total cost of the work relating to PCO #7 was \$6,908.75.

PCO #14:
(Items #17) As discussed at the last meeting, the existing fire protection dry system had a line that extended from the roof system above the dining rooms into dormers above each dining room. As part of Addendum #2 during the bid phase, these dormer were to be removed and the roof patched. The sprinkler line was discovered when the dormer was removed. This was an unforeseen condition not documented with the original construction, and not part of the project scope of work under this renovation. Mr. Blanck shared that this item was resubmitted for pricing updates on June 6, 2019 and it was determined the final total for the work associated with PCO #14 was \$2,442.74.

PCO #15:
(Item #23) Mr. Blanck explained that this item was for upgraded shingles that were proposed for the additions from the three-tab shingle to an architectural grade shingle. Mr. O'Bryan requested pricing for upgrading the shingles for the new additions with the intention of

getting a more durable product that will better resist blow-off. The existing three-tab shingles have not performed as well as intended. This upgraded shingle will become the new basis for existing roofing replacement in the future. The total cost associated with the upgraded shingles in PCO #15 was \$4,491.01.

The Commissioners had additional discussions regarding the upgraded shingles and why due to budget restraints three-tab shingles were used on the original construction of the Nursing Home.

Ms. Nicholson moved to approve PCO #7, PCO #14, and PCO #15 totaling \$13,842.50. Mr. Shepard seconded the motion and it was carried unanimously.

UPCOMING CHANGE ORDERS

Mr. Blanck reviewed the following upcoming change orders with the Commissioners:

- Item #11: *Revised landscape drawings for TCU addition.* Landscape changes in response to Zoning Department Review. The city zoning department wanted additional landscape buffer between the addition and the walking path. The landscape revisions are under review and are being looked at to incorporate several existing designated memorial trees into the plan to replace the proposed new trees. They are also looking to reduce the number of trees and plantings. Current, the revised draws showing located trees and reduced plantings have been provided for pricing, Mr. Blanck updated.
- Item #12: *Install door to Soiled Utility Room 225 from main corridor.* The owner requested a second door to the Soiled Utility Room from the main corridor to replace a door that was removed for the new layout. This second door will provide easier access to the Soiled Utility Room from the Nurse Station. The renovated Soiled Utility Room is being expanded from its original size to incorporate the adjacent existing Linen Room for the purpose of creating space to store soiled linen carts that are currently being stored in the staff corridor. The original design intent was to rely on the existing door off of the staff corridor for primary access to the expanded Soiled Utility Room. The door that is being proposed was left off the plans in order to leave more room for soiled carts inside the expanded Soiled Utility Room. Pricing for this item is currently in progress.
- Item #18: *Provide and install a new floor drain in existing Mechanical Room 128.* The owner requested a new floor drain to be installed in this Mechanical Room. The drain will allow a better option to remove water from the floor when the pumps are undergoing repair or maintenance. Selecting floor drain cut sheets is currently in review. Underfloor work in the adjacent Salon is completed to allow this drain to be installed without interrupting operation of rooms adjacent to the Mechanical Room.
- Item #19: *Install roof structure and roofing to enclose two existing skylights at Northwest corner of the existing courtyard.* These penetrations through the roof occur above what will become interior space. The architect is requesting to add this work to the project. The infill was not shown on the bid documents. Drawings have currently been provided for pricing.
- Item #20: *Remove existing dormers above CVS Dining Room and patch roof to match new roof condition at other three existing dining rooms.* The owner requested the removal of these two dormers to be included within the scope of this project. There are currently 8 dormers at the facility, 2 above each dining room. Six of the dormers are being removed with the current renovation and the request is intended to make all of the dining rooms consistent.

Drawings are in progress to provide the basis of pricing for this work and serve as the basis for the dormer removal and subsequent roof repair.

Item #24: *Extend New Finishes Beyond Current Project Scope.* The new wall finishes are limited to only new renovated areas around the Nurse Stations. Extending these finishes down the corridors to cross-corridor door locations will provide a cohesive appearance to the renovation of the Nurse Stations. The owner has requested pricing to extend corridor impact panel wainscot and handrails as well as wall paint going down corridors from the Nurse Stations to cross-corridor doors. This work represents approximately 180 lineal feet of wall at each Nurse Station. Drawings are currently in progress to provide the basis of pricing for the work.

Item #26: *Addendum #2 Clarifications, Wood Windows.* Addendum #2 includes drawings to remove dormers above each Dining Room as well as removal of a window wall in the Dining Rooms opposite the new Serving Kitchens. During bidding, the contractor did not interpret the windows as new and did not include them in his pricing. Each Dining Room in the facility originally had two walls of full height windows looking out onto the courtyards. With our renovation, one wall of these window walls is blocked because of the addition of a new Serving Kitchen. The other wall of windows remained as is, preserving the view to the courtyard. Mr. O'Bryan asked during bidding to remove the windows in this second wall and replace them with smaller windows to provide a better weatherproof condition. The existing wall construction at these window walls had water leakage and condensation issues that could be solved by replacing the window wall and the associated dormer above them with a roof modification and smaller windows. Addendum #2 included a wall section showing demolition at each condition and a new wall section showing the new construction. This addendum also included an existing building elevation at these locations showing what was to be demolished and a new building elevation that showed the new construction including the new windows. The subcontractor did not interpret these windows as new and consequently he did not price new windows at these locations even though he did acknowledge receipt of this addendum. Currently, the contractor is preparing pricing to add 3 wood windows at each of the three Dining Rooms. As these items were clarifications during the bid process, Mr. Blanck and Mr. Heimach are suggesting that they are included as a scope gap item and included in the construction contingency.

Item #27: *Lobby 101, Changing Automatic Door from Sliding to Swinging.* Vestibule 101 originally included the installation of a new automatic swinging door at the inside wall and relocating the existing exterior automatic sliding door to the outside wall. Mr. O'Bryan requested the replacement of the relocated sliding door with a new automatic swinging door to match the new interior automatic swinging door for safety-related issues. The contractor has been provided with specifications of the new automatic swinging door to match the automatic swinging door at the inside wall. The contractor is preparing pricing for this change.

Item #28: *Fire Extinguisher Cabinet.* The new fire extinguisher cabinets were intended to match the existing fire extinguisher cabinets. The product specified for pricing is slightly smaller and the lettering on the face of the cabinets is oriented differently than the existing. Mr. Heimach is suggesting a change to match the existing cabinets. The supplier is currently preparing pricing to change to a cabinet model that matches the existing fire extinguisher cabinets.

- Item #29: *Serving Kitchens, Additional Plumbing Fixtures.* The state plumbing inspector is requiring the addition of a three-compartment sink in each Serving Kitchen. As part of the project design we are adding a Serving Kitchen to each of three dining rooms. The Serving Kitchens will replace the portable steam stations that are currently used in all dining rooms. The meals are prepared in the main kitchen and delivered to these smaller kitchens in warming carts. The food is then plated and served to the residents. Additionally, the kitchens are designed for light cooking to provide alternate items in addition to the regular menu items. A fried egg or grilled cheese sandwich are a couple of examples. The design includes a 6-burner stove with no provisions for washing pots and pans or dishes. The design has been approved with the state regulatory agencies as well as DeKalb Building Department without the three-compartment sink. The current design configuration has no space for the addition of a 3-compartment sink which, if needed, creates a significant scope issue.
- Mr. Heimbach shared that the good news is there may be a simple solution if it is acceptable to the inspector. At the latest OAC meeting, there was agreement that the 6-burner stove can be replaced with a 2-burner stove and a flat griddle. The 6-burner stove was originally specified because the same layout was approved and constructed at another recent County Nursing Home Project. The state plumbing inspector will be asked if this change will remove the need for a 3-compartment sink. He added that they are currently trying to get a clarification from the inspector on his requirement for adding the sink and, if necessary, alternate options.
- Item #30: *Addendum #4, Finishes to Room 251K.* Addendum #4 includes a clarification describing finishes in Dining Room 251, but the finishes for the adjacent Serving Kitchen 251K are missing off the revised Finish Schedule. Each of the three Dining Rooms is to have new flooring and new wall finishes and repair of surfaces adjacent to new construction. Each of the three Dining Rooms has a new Serving Kitchen addition that are also to have new finishes. The original base bid documents included finishes for two of the three Dining Rooms and all three Serving Kitchens. Addendum #4 picked up the new finishes for this missing Dining Room 251, but at the same time inadvertently dropped the finishes in the adjacent Serving Kitchen 251K. Contractor did not include pricing for finishes in Serving Kitchen 251K. The contractor is preparing pricing to add finishes to Serving Kitchen 251K. As these items were clarifications during the bid process, we are suggesting that they are included as a scope gap item and included in the construction contingency.
- Item #31: This item will be a credit of -\$1,549 relating to PCO #8 & PCO #10. The fees were taken from Contingency Change Orders and should not have been because they were already included in the GMP. Next month they will be credited back into the Contingency Fund.
- Item #32: This item is for changes in hardware specifications for door hinges. These are currently out for pricing.
- Item #33: This item has been generated following a keying and hardware meeting. Mr. Heimbach generalized that these last two items were identified while making the final reviews before ordering all of the facility's door hardware and locking functions.

HVAC SYSTEMS FOR PUBLIC SAFETY BUILDING

Mr. Scheffers shared that coming up later this year he has scheduled to replace two rooftop units and one chiller. He ended up receiving four bids on the projects from: 1 Souce, Amber Mechanical, DeKalb Mechanical, and General Mechanical Services. Out of the bidders, 1 Source was awarded the bids for the Courthouse DX Coil & Condensing Unit (\$111,800) as well as the Health Department RTU (\$158,900) and DeKalb Mechanical was awarded the Health Department's Multi-Purpose Room RTU (\$85,000). The plan is for the projects to begin mid to late October.

EXECUTIVE SESSION

Mr. Larson made a motion to move into Executive Session at 9:22 a.m. for the purpose of discussing Pending or Probable Litigation per 5 ILCS 120/2(c)(11). Ms. Nicholson seconded the motion and it was approved unanimously by a 5-0-0 roll call vote. Those Commissioners voting yea were Mr. Larson, Vice Chair Lundgren, Ms. Nicholson, Mr. Shepard, and Chairman Swanson. None were opposed and no one was absent.

The Commissioners returned to the Open Meeting at 10:09 a.m. No action was taken.

ACTION ITEMS FROM EXECUTIVE SESSION

None.

OLD BUSINESS / NEW BUSINESS


None.

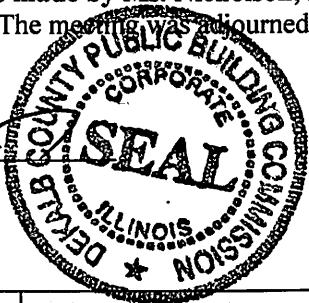
NEXT MEETING DATE

The next Public Building Commission Meeting was scheduled for Tuesday, August 6th at 8: 30 a.m. at the Community Outreach Building's Conference Room West.

ADJOURNMENT

A motion to adjourn was made by Ms. Nicholson, seconded by Vice Chair Lundgren and was approved unanimously. The meeting was adjourned at 10:10 a.m.


 Matt Swanson, Chairman




 Tasha Sims, Secretary

<u>Commissioners</u>	<u>Expiration of Term</u>	<u>Office</u>	<u>Original Appointment</u>
Mr. Mike Larson	September 30, 2020	Commissioner	November 17, 2010
Mr. Larry Lundgren	September 30, 2019	Vice Chairman	April 2, 2010
Ms. Cheryl Nicholson	September 30, 2023	Commissioner	August 19, 2015
Mr. Charles Shepard	September 30, 2021	Commissioner	October 1, 2011
Mr. Matt Swanson	September 30, 2022	Chairman	September 19, 2007
<u>Non-Voting Officers</u>			
Ms. Tasha Sims	September 30, 2019	Secretary	October 4, 2016
Mr. Gary H. Hanson	September 30, 2019	Treasurer	February 18, 1984

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Line Item	Category	06-30-2019 Budget Amount	06-30-2019 Total Activity	Total as Percent of Budget
A	Revenues			
A-1	Bond Sale 2020	13,000,000	0.00	0.0%
A-2	Nursing Home Cash Contribution	2,000,000	2,000,000.00	100.0%
A-3	Interest & Rounding	0	0.00	0.0%
A-4	Miscellaneous & Refunds	0	0.00	0.0%
A-5	Loans - County Departments (Until Bonds are Issued)	0	2,000,000.00	0.0%
A-99	Total Revenue	15,000,000	4,000,000.00	26.7%
B	Expenditures			
B-1	Pre-Construction Services	53,500	53,500.49	100.0%
B-2	Construction Contracts	10,567,958	735,077.20	7.0%
B-3	Change Orders Approved (non-allowance items)	64,844	5,217.30	0.0%
B-4	General Conditions	760,240	185,956.20	24.5%
B-5	Contractor's Liability Insurances	89,346	80,410.50	90.0%
B-6	Payment / Performance Bond	101,258	91,132.20	90.0%
B-7	Testing Allowance	34,000	0.00	0.0%
B-8	Schedule Contingency Allowance	154,324	0.00	0.0%
B-9	Construction Contingency Allowance	342,729	0.00	0.0%
B-99	Total Construction Costs	12,168,199	1,151,293.89	9.5%
C-1	Construction Manager Fee: 4%	484,134	45,777.60	9.5%
C-99	Total Payouts to Ringland Johnson	12,652,333	1,197,071.49	9.5%
D	Architect Payments			
D-1	Architect Base Fee: 8.15%	995,572		0.0%
D-2	Fee from Bid Alternates Not Awarded	37,470		0.0%
D-3	Fee to Separate Drawings into Two Packages for City Review	0		0.0%
D-4	Fee for Furniture, Fixtures & Equipment	20,000		0.0%
D-5	Reimbursibles	20,000		0.0%
D-6	Total Larson & Darby Base Services	1,073,042		0.0%
	Architect Consultants			
D-7	Civil Engineer - Missman Stanley	17,800		0.0%
D-8	Landscape Architect - Scott Sanders & Associates	3,500		0.0%
D-9	Food Service Consultant - Edge Associates	9,600		0.0%
D-10	Geotechnical Allowance - Testing Services Corporation	4,174		0.0%
D-11	Total of Architect's Consultants	35,074		0.0%
D-99	Total Larson & Darby Payments	1,108,116	964,925.63	87.1%
E-99	MPA's Project Manager Base Fee: 2.75%	368,396	349,976.55	95.0%
F	Soft Costs			
F-1	City of DeKalb	25,000	22,798.00	0.0%
F-2	Furniture, Fixtures & Equipment	450,000	2,970.47	0.7%
F-3	Commercial Services	3,000	1,150.00	0.0%
F-4	Miscellaneous	50,000	1,115.26	0.0%
F-5	Hazardous Materials Testing & Abatement	0	0.00	0.0%
F-6	IL Dept of Public Health Plan Review Fees	12,100	0.00	0.0%
F-7	Independent Business Plan Review	13,000	13,000.00	100.0%
F-8	Certificate of Need Consultants	57,183	57,182.94	100.0%
F-9	Certificate of Need Filing Fees	37,037	37,036.89	100.0%
F-10	x	0	0.00	0.0%
F-11	x	0	0.00	0.0%
F-12	Construction Manager Fees from Change Orders	0	0.00	0.0%
F-13	Architect Fees from Change Orders	0	0.00	0.0%
F-14	Owner's Contingency for Soft Costs	47,032	0.00	0.0%
F-99	Total Soft Costs	694,352	135,253.56	19.5%
G-99	Owner's Remaining Contingency (Original = \$241,647)	176,803	0.00	0.0%
H-99	Grand Total Project Costs (not to exceed \$15M)	15,000,000	2,647,227.23	17.6%

Change Order Proposal Log
DeKalb County Nursing Home Renovation & Addition

ITEM #	PCO #	PCCO#	AIA #	CCO	Description	Originator	Originated Date	Submitted Date	Pending Owner Change Orders	Approved Owner Change Orders	Pending Schedule Contingency	Approved Schedule Contingency	Pending Construction Contingency	Approved Construction Contingency	Status (Rev., Void, App., Rej. & Date)	subs & suppliers cost itemization	notes,comments	Closed
1	1	N/A	N/A	N/A	Permit - Interior Renovations	City Of DeKalb	1/15/2019	1/15/19		\$0					Approved 01/31/2019	80-001 Permit	Check was received Monday 4/22/19	C
2	2	2	2	CCO # 001 CMI/Sterling Commercial CCO # 002	Interior Drawing Release Changes	City Of DeKalb	4/5/2019	4/5/19		\$11,217					Approved 4/15/2019	15-503 S CMI \$10,743; 07-313 S Sterling (\$128)	\$0 All other Subs	C
3	3	1	1	MTN # 002 / Rockwell # 002	RFQ # 001 Beauty Casework Changes	Architect	2/26/2019	2/26/19		\$7,970					Approved 03/21/2019	06-203 M MTN \$6,997; 09-103 S Rockwell \$550		C
4	4	1	1	MOST # 002 / Morse # 002	RFQ # 002 Nurse Station Back Wall Change	Owner - Steve	2/28/2019	2/28/19		(\$863)					Approved 03/14/2019	15-403 S MO-ST Plumbing (-\$2,000); 16-053 S Morse Electric \$1,119		C
5	N/A	N/A	N/A	CCO # 001 All Subs	Interior Drawing Changes - All Subs	City Of DeKalb	4/5/2019			\$0					Approved	All Subs		C
6	5	3	3	N/A	Owner Contract Language Change	GC	4/8/2019	4/8/19		\$0					Approved 5/7/19		\$0 change to contract Language	C
7	6	3	3	CCO # 002	Updated Civil Drawings	City of Dekalb	5/2/2019	5/2/19		\$38,088					Approved 5/7/19	02-101,2,3 S Dupage Top Soil \$38,088		C
8	7				RFQ # 003 RFI # 26 Existing Pnuematic Thermostats - These were existing t-stats discovered during demo not shown on drawings to be relocated to new locations to maintain operation.	Architect	4/5/2019	6/20/19	\$6,909								Sent to John 5/2/19; Sent back to RJC for review 5/6/19; RJC sent to Mike @ CMI 5/6/19 for review; CMI sent back to RJC 5/8/19 with clarification; sent to John @ L&D for review; Received new pricing from CMI 6/17/19	
9		N/A	N/A	CCO # 003	Internal	Accounting				\$0					Approved			C
10	8	N/A	N/A	CCO # 004	Nurse Station Front Finishes	Architect	5/2/2019	5/2/19						\$2,128	Approved 5/7/19	06-203 S MTN Veteran Contracting \$2,128		C
11					RFQ # 006 Updated Landscape Drawings - Changes made by the City during plan/zoning reviews.	City of DeKalb										Dupage Topsoil	Drawings need to be distributed for pricing	
12					Reinstall Door to Soiled 225 - This door was shown to be infilled on the new room layout. Steve asked what it would cost to be reinstalled.	Owner - Steve											Steve discussed this at OAC meeting 4/30/19. Directive needs to be distributed for pricing	
13	11	3	3	N/A	Topping out of existing walls for Ratings Soiled 225 - During demo it was discovered that some existing walls that were to become rated walls to create the new Soiled Utility Room 225 did not have drywall all the way to the deck above. L&D gave directive to drywall accordingly to achieve wall 1 hr. rating. This work has been done in a timeframe to allow continuation of other work to be completed/finished.	Unforeseen Condition	2/11/2019	5/29/19		\$5,611					Approved 6/4/19	83-001 RJC Labor & Material		C
14	12	3	3	N/A	Fire Proofing Steel Med Room 229 - During demo steel beams were discovered that had fireproofing missing. L&D gave direction to add fireproofing accordingly to achieve the correct thickness for rating. That work has been done in a timeframe to allow continuation of other work to be completed/finished.	Unforeseen Condition	2/11/2019	5/29/19		\$464					Approved 6/4/19	83-003 RJC Labor		C
15	13	3	3	N/A	Existing headers drywalled Salon 125, Corridor 132 - During demo it was discovered that the structural headers in these areas did not have drywall on them to maintain ratings. L&D gave direction to drywall them to achieve the proper 1 hr. fire rating. More of this type of work will need to be done during future phases in Corr. 132.	Unforeseen Condition	2/19/2019	5/29/19		\$464					Approved 6/4/19	83-004 RJC Labor		C
16	N/A	N/A	N/A	N/A	Eliminate Chase in PT111	Owner - Steve	3/12/2019									RJC Labor No Charge	No Charge	C

Change Order Proposal Log
DeKalb County Nursing Home Renovation & Addition

ITEM #	PCO #	PCCO#	AIA #	CCO	Description	Originator	Originated Date	Submitted Date	Pending Owner Change Orders	Approved Owner Change Orders	Pending Schedule Contingency	Approved Schedule Contingency	Pending Construction Contingency	Approved Construction Contingency	Status (Rev., Void, App., Rej. & Date)	subs & suppliers cost itemization	notes,comments	Closed
17	14				Remove Fire Protection in Dormers - During the removal of the 6 dormers a sprinkler pipe/head was discovered in each of the interstitial spaces that now sticks out into open air. These pipes were removed to allow the roofing to be closed up for weather. The pipes have been removed during the time when other sprinkler work was being done to make this work as cost effective as possible.	Unforeseen Condition	3/28/2019	6/20/19	\$2,443							15-303 S Nelson Fire Protection		
18					Mech Room Floor Drain - This was a request by Steve for pricing to add a floor drain in the Mechanical Rm next to Salon, thinking it would be easiest/most cost effective to do while remodeling the Salon.	Owner - Steve											Directive/details need to be distributed for pricing	
19					RFQ # 005 Skylights Infill - 2 existing skylights at the northwest area of courtyard need to be in-filled to maintain coverage over new interior work. This work is not shown on any drawings.	Architect											Directive/details need to be distributed for pricing	
20					Dormer Removal in CVS area - The drawings show 6 of the 8 dormers being removed where the new building connects to the existing. There are 2 others that are not shown to be removed. Steve asked for pricing to have them removed and exterior finishes patched.	Owner - Steve											Directive/details need to be distributed for pricing	
21	10	N/A	N/A	N/A	Fabric-Wrapped Acoustical Panels	Architect	5/2/2019	5/2/19						\$26,645	Approved 5/7/19	RJC Installation; Mau Associates		C
22	9	3	3	CCO # 003	Re-Install Circuits in Overhead Conduits	Unforeseen Condition	5/2/2019	5/2/19		\$1,893					Approved 5/7/19	16-050 S Morse Group \$1,893		C
23	15				Upgrading Shingles to Architectural Type - Steve requested pricing for shingle upgrade due to anticipated future roofing upgrades.	Owner - Steve	5/14/2019	6/20/19	\$4,491							07-311 & 07-312 S Sterling Commercial Roofing	Steve/John discussion at OAC 5/14/19. Email from John with details of desired shingle type for pricing 5/15/19. Pricing received from roofer 6/4/19;	
24					Finishes to Existing Corridors - Steve is requesting pricing for painting/wall protection/hand rail in some existing corridors that was removed from the proje	Owner - Steve	5/28/2019											
25	N/A	N/A	N/A	N/A	Internal Use	Project Management									Approved			C
26					RFQ # 004 Addendum #4 Clarifications, Wood Windows, RM 251K finishes	Scope Gap - Contingency	6/11/2019	6/20/19								DBM		
27					Lobby 101 - Changing Door from Sliding to Swinging	Architect	6/4/2019											
28	16				Fire Extinguisher Cabinet	Architect	6/20/2019	6/20/19	\$673							06-201 & 06-202 S MTN		
29					Serving Kitchen Potential 3 Compartment Sink	State Plumbing Inspector	6/25/2019											
30					Dining Room Finishes 251K DWG A4.2 Addendum 04	Architect	6/25/2019											
31																		
32																		
33																		
34																		
35																		
36																		
37																		
38																		
39																		
40																		
									\$14,516	\$64,843	\$0	\$0	\$0	\$28,773				
									Starting Bal.	\$12,587,489		\$154,324		\$342,729				
									Current Bal.	\$12,652,332.27		\$154,324		\$371,502				

DeKalb A/C replacement - phase 2
50102778

Contractor	Courthouse DX Coil & Cond Unit	Health Dept .RTU	Health Dept MultiPurpose RTU	Total	Days for completion
1 Source	\$ 111,800	\$ 158,900	\$ 92,900	\$ 363,600	100
Amber Mechanical	\$ 155,000	\$ 257,000	\$ 125,000	\$ 537,000	
DeKalb Mechanical	\$ 155,000	\$ 161,000	\$ 85,000	\$ 401,000	96
General Mech Service	\$ 162,695	\$ 182,390	\$ 93,020	\$ 438,105	120