

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, SEPTEMBER 3, 2019

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, September 3, 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

Vice-Chairman Larry Lundgren called the meeting to order at 8:38 a.m. and requested the Secretary to call the roll. Those Commissioners present were Mr. Mike Larson, Vice-Chairman Larry Lundgren, and Mr. Chuck Shepard. A quorum was established with three Commissioners present and two absent.

Others that were present included: Commission Treasurer Gary Hanson, County Facilities Management Director Jim Scheffers, Mr. John Heimbach with Larson & Darby, Mr. Jeff Blanck, Greg Kladar, and Megan Simon with Ringland-Johnson Construction, Nursing Home Maintenance Supervisor Steve O'Bryan, Interim Nursing Home Administrator Steve Duchene, Lisa Gonzalez, Greg Maurice, Jeff Whelan and Commission Secretary Tasha Sims.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Mr. Larson moved to approve the minutes for the Tuesday, August 6, 2019 meeting as presented. Mr. Shepard seconded the motion and it was carried unanimously.

PUBLIC COMMENTS

There were no comments from the public.

NURSING HOME EXPANSION 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 the slab was poured for the Activity Center. Wall panels for the Activity Center are scheduled to be set on September 12th with the trusses immediately following on the 17th. The plumbing underground is underway and continuing in the TCU Addition. Weather pending, the inspection of the underground plumbing to the serving kitchens is scheduled to be done today following the slabs being poured tomorrow possibly.

As far as interior remodeling, some of the sound panels have been finished and touch-up paint is happening around those today. The Air Balancers have been contacted as a result of Larson & Darby Engineering Department getting the information that was needed to go in and do the air balancing of the diffusers over the Nurse Stations, specifically in Building A. That work is scheduled to happen tomorrow and if the readings come back favorable, that should hopefully close-out what was left for IDPH submission for the temporary occupancy of the interior remodeling areas of Building A.

As for site work, there is some patching of sidewalks and blacktop work that was supposed to start the week before last but has not started yet. This is work will be done soon to cover up the site work from the installation of the storm lines and sanitary lines.

Mr. Blanck added that the total project completion is estimated to be completed about a year from now. Ringland is in the process of putting together a list of items that have pushed back the project and will be presenting that to the Commission soon. He believed that the project is about a month behind the originally projected completion date.

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 #22:
(Item #11) The city zoning department wanted additional landscape buffer between the addition and the walking path. The landscape revisions went under review to incorporate several existing designated memorial trees into the plan to replace the proposed new trees. They were also looked at to reduce the number of trees and plantings. Currently, the revised draws showing located trees and reduced plantings came back at a total of \$10,450.88. At the last meeting, the Commissioners decided to HOLD this item over while Mr. Shepard met with the City of DeKalb to work out some type of revision to this landscaping issue.

Mr. Shepard shared that he met with the City of DeKalb City Manager Bill Nicklas. It was determined that the County would agree that in the future they would allocate \$5,000 towards landscaping in the case that something may go into the adjacent property by the Fire Department. Mr. Hanson confirmed that is something that can be done outside of the scope of this project so this PCO can be omitted.

Chairman Swanson arrived at 8:52 p.m.

PCO #19:
(Item #26) 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. This change order would be at a cost of \$37,915.00 and would be taken out of the scope gap, construction contingency.

Mr. Blanck and Mr. Heimbach noted that this item was presented last month but was put on hold in order for the Commission to review Addendum #2 and try to bring light to why this was missed during the bidding process.

Vice-Chair Lundgren expressed that he could not wrap his head around why something like putting in windows could have been missed by so many individuals. Mr. Heimbach noted that this was why they are proposing this item to be put under construction contingency so it does not change the overall price of the project. Vice-Chair Lundgren stated that he understood that but with having a year left on the project, there could be a lot more items that they may need those contingency dollars for.

Mr. Shepard stated that he completely understands the use of contingency for soil issues and unforeseen conditions with remodeling projects, but they are struggling as a Commission with the fact that someone forgot \$37,000 worth of stuff here and now they are having to paying for it. He questioned why there was a mistake made somewhere over there (between the Larson & Darby and Ringland-Johnson) and now why are we (PBC) having to pay for it.

Greg Kladar, VP for Pre-Construction for Ringland-Johnson, shared that he thinks the idea that there was a mistake was not accurately represented. The documents were bid the way they are. There was no schedule that showed those windows and there is no elevation that showed that work. This was a change that occurred during the bidding process and Addendums were put out and they were not necessarily understood what the full intent was in them. The process was changed in the middle. Originally, Ringland wanted to receive the bids and wanted to be able to talk to all the bidders. Once the bidding documents went out, what was on the plans, is what they bid. He also expressed that he wasn't saying the drawings were bad because the only perfect drawings are as-built drawings. Mr. Kladar continued that this is a custom job, an \$11 million-plus project, and the idea that every detail on every page would be perfect, is not necessarily realistic. Ringland had to take the bids as they were and there were no chances to review them or talk to the bidders once they turned in their bids. This was the County's decision to do that and they (Ringland) supported that decision and wanted to cooperate with that. This type of item is one of those that fell in-between during the Addendum process and it now seems like a textbook use of contingency, Mr. Kladar added. He also shared that there is no question in his mind that if the Subs were to file a claim and state that they are owed this work, they will win that claim. Mr. Kladar lastly expressed that with all due respect, this item is part of the cost of the work, it is clearly by the contract that it is a reimbursable item, he didn't understand the discussion that was being had.

Vice-Chair Lundgren expressed why he thought this item was legitimate to talk about and that the Commissioners are doing the job they were appointed to do.

PCO #24: During the excavation for the footings for the TCU addition, they uncovered areas of wet clay that are inadequate for bearing the building foundations. The excavator along with the testing agency had to remove this wet clay and replace it with gravel to provide a more suitable bearing condition. During the design phases, they had several soil borings performed in the areas of the building addition to determine the soils and verify the stratification of differing soil conditions. They were able to anticipate some of the areas where additional work would be necessary, but the extent of the remedial work was difficult to determine prior to excavation. The work was performed in conjunction with the construction of the foundations and the contractor is assembling pricing related to the quantities of imported structural fill necessary to meet the foundation bearing requirements. The cost of this change order was \$38,454.00.
(Item #35)

Mr. Shepard moved to reject/omit PCO #22 and approve PCO #19 and PCO #24 totaling 76,369.00. Mr. Larson seconded the motion and it was carried unanimously by a 4-0-1 roll call vote. Those voting yea were Mr. Larson, Vice-Chair Lundgren, Mr. Shepard, and Chairman Swanson. None were opposed and Ms. Nicholson was absent.

Mr. Hanson shared that he listened to Mr. Kladar multiple times blame the bidding process and he finds that objectionable. Mr. Hanson expressed that he thought when the County changed how the bidding process happened, it was good public policy and he is not embarrassed by it at all. He added that what is missing is, while they want to negotiate, Ringland-Johnson was one of the bidders. Mr. Hanson shared that he thinks that would have been a terrible mistake to go any other route than the public bidding process they used. The Commissioners all agreed with Mr. Hanson.

Current Issues

Mr. Heimbach wanted to update the Commission on the ongoing serving kitchen issue.

Item #29: The State Plumbing Inspector is stating that if we are cooking at all in these serving kitchens, he will require a three-compartment sink and grease trap in each kitchen. He is also defining these serving kitchens as though they are each a full kitchen and require all of the minimum components of a full kitchen. The inspector has subsequently contacted the County Health Department and Sanitary District for their support on this issue. The County Health Department is now also requiring a three-compartment sink and grease trap in the serving kitchens. Since these serveries are based on a design that has been implemented at other nursing facilities in Illinois, we are pursuing an appeal to this ruling. We have hired a code consultant who is a former inspector with IDPH to assist in a favorable resolution. Our goal is to achieve a solution that will enhance the dining experience for the residents. To avoid delays while this matter is under appeal, the project will proceed per the original design. If the appeal is unsuccessful, the cooking equipment will not be installed and no cooking will occur. Mr. Blanck noted that he would get a directive out to begin the pricing process in the event that they will need to eliminate the serving kitchens.

Mr. Hanson introduced Lisa Gonzalez and Greg Maurice from the DeKalb County Public Health Department and noted that they were there to answer any questions anyone may have. Mr. Maurice shared that from the County's standpoint, they unfortunately, received the plans late to review. Mr. Maurice also provided why operationally they believe three-compartment sinks should be in the serving kitchens. He believes that if they were to be successful in obtaining an IDPH waiver they may also have to appeal to the Kishwaukee Water Reclamation District to waive an additional outside grease trap.

UPCOMING CHANGE ORDERS

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

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. Status: Awaiting documentation from Larson & Darby in order to work up pricing.

- 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 the operation of rooms adjacent to the Mechanical Room. Status: Awaiting documentation from Larson & Darby in
- 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 #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 still has a few questions for the design team before pricing can begin.
- 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 is 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. The 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. The contractor will price after design documents are complete.
- Item #36: This is a new item that came up recently. During the plumbing underground rough-in in the TCU Addition, it was discovered that there are two areas in while civil piping comes out of the building but does not have anywhere to tie-in. This item is still being reviewed and pricing will follow.
- Item #38: This item is for Electronic Closers on the TCU resident room doors. This item is still being reviewed and pricing is in progress.

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OLD BUSINESS / NEW BUSINESS

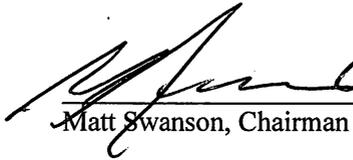
None.

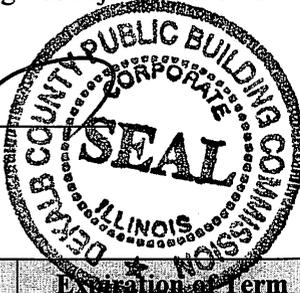
NEXT MEETING DATE

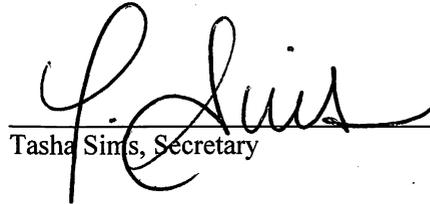
The next Public Building Commission Meeting was scheduled for Tuesday, October 1st at 8:30 a.m. at the Community Outreach Building's Conference Room West.

ADJOURNMENT

A motion to adjourn was made by Mr. Larson, seconded by Chairman Swanson and was approved unanimously. The meeting was adjourned at 9:43 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, 2024	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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ITEM #	PCO #	PCCO#	AIA #	CCO	Description	Originator	Originated 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		\$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		\$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 # 0027 Rockwell # 002	RFQ # 001 Beauty Casework Changes	Architect	2/26/2019		\$7,970					Approved 03/21/2019	06-203 M MTN \$6,997; 09-103 S Rockwell \$550		C
4	4	1	1	MOST # 0027 Morse # 002	RFQ # 002 Nurse Station Back Wall Change	Owner - Steve	2/28/2019		(\$863)					Approved 03/14/2019	15-403 S MO-S1 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		\$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		\$38,088					Approved 5/7/19	02-101,2,3 S Dupage Top Soil \$38,088		C
8	7	4	4	CMI CCO # 002	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		\$6,909					Approved 7/2/19	15-503 S CMI \$7,907	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	C
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						\$2,128	Approved 5/7/19	06-203 S MTN Veteran Contracting \$2,128		C
11	22				RFQ # 006 Updated Landscape Drawings - Changes made by the City during plan/zoning reviews.	City of DeKalb		\$10,451							06-101 S DBM; 06-102 S; RJC	Drawings need to be distributed for pricing; Under Review by PBC Board	
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										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.	Unforseen Condition	2/11/2019		\$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.	Unforseen Condition	2/11/2019		\$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.	Unforseen Condition	2/19/2019		\$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
17	14	4	4	Nelson CCO # 002	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.	Unforseen Condition	3/28/2019		\$2,443					Approved 7/2/19	15-303 S Nelson Fire Protection		C
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	



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19	20	5	5	Rockwell CCO # 003; Sterling CCO # 004; MTN CCO # 005	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			\$8,603					Approved 8/6/19	09-101 S Rockwell; 07-311 S Sterling Commercial; 06-201 S MTN	Directive/details need to be distributed for pricing	C	
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						\$26,645	Approved 5/7/19	RJC Installation; Mau Associates		C	
22	9	3	3	CCO # 003	Re-Install Circuits in Overhead Conduits	Unforseen Condition	5/2/2019		\$1,893					Approved 5/7/19	16-050 S Morse Group \$1,893		C	
23	15	4	4	CCO # 003	Upgrading Shingles to Architectural Type - Steve requested pricing for shingle upgrade due to anticipated future roofing upgrades.	Owner - Steve	5/14/2019		\$4,491					Approved 7/2/19	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;	C	
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	19				RFQ # 004 Addendum #4 Clarifications, Wood Windows, RM 251K finishes	Scope Gap - Contingency	6/11/2019						\$37,915		06-102 S DBM; 04-202 S GC Masonry; 07-312 S Sterling Commercial	Under Review by Board		
27					Lobby 101 - Changing Door from Sliding to Swinging	Architect	6/4/2019											
28	16				Fire Extinguisher Cabinet	Architect	6/20/2019								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	17	N/A	N/A		Deduct for Fees (Pco# 008 & PCO # 010)	GC	7/1/2019						(\$1,549)	Approved 8/6/19	RJC	Took fees from Contingency Change Orders. Should not have. Putting back into Contingency Fund.	C	
32	21	5	5	CCO # 006	Change in Hardware Specifications per marked up Shop Drawings	Architect	6/28/2019		\$14,460					Approved 8/6/19	06-201 S MTN; 06-202 S MTN; 06-203 S MTN; RJC	as marked up in the returned Submittals per a change from Addendum # 3	C	
33	23	5	5	CCO # 007	Hardware & Keying Meeting 6.25.19 - Changes	Owner - Steve	6/25/2019		\$6,945					Approved 8/6/19	06-201 S, 06-202 S, 06-203 S MTN		C	
34	18	N/A	N/A	CCO # 003	Fire Hydrant Credit	City Of DeKalb	7/8/2019		(\$6,565)					Approved 8/6/19	02-101 Dupage Topsoil (\$6,213); RJC (\$352.32)		C	
35	24				Undercutting for Unsuitable Soils	Unforseen Condition	8/7/2019								Dupage Topsoil			
36					RFQ # 007 Civil/Plumbing RFI # 36										Dupage Topsoil			
37					Electronic Closers on TCU Doors(resident room)											John @ L&D working with Electrical Engineer 8/20/19		
38																		
39																		



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40	5	N/A	N/A	N/A	Permit - Interior Renovations	City Of DeKalb	1/15/2019		\$3,689					Approved 01/31/2020	80-001 Permit	Check was received Monday 4/22/20	C
41	6	0.3333333	0.3333333	CCO # 001 CMI/Sterling Commercial CCO # 003	Interior Drawing Release Changes	City Of DeKalb	4/5/2019		\$3,609					Approved 4/15/2020	15-503 S CMI \$10,743; 07-313 S Sterling (\$128)	\$0 All other Subs	C
42	7	-0.166667	-0.166667	MTN # 002 / Rockwell # 003	RFQ # 001 Beauty Casework Changes	Architect	2/26/2019		\$3,528					Approved 03/21/2020	06-203 M MTN \$6,997; 09-103 S Rockwell \$551		C
43	8	-0.666667	-0.666667	MOST # 002 / Morse # 003	RFQ # 002 Nurse Station Back Wall Change	Owner - Steve	2/28/2019		\$3,448					Approved 03/14/2020	15-403 S MO-S1 Plumbing (-\$2,000); 16-053 S Morse Electric \$1,120		C
44	N/A	N/A	N/A	CCO # 001 All Subs	Interior Drawing Changes - All Subs	City Of DeKalb	4/5/2019		\$3,367					Approved	All Subs		C
45	15.72	4.3333333	4.3333333	N/A	Owner Contract Language Change	GC	4/8/2019		\$3,287					Approved 5/7/19		\$U change to contract Language	C
46	17	4.8333333	4.8333333	CCO # 003	Updated Civil Drawings	City of Dekalb	5/2/2019		\$3,206					Approved 5/7/19	02-101,2,3 S Dupage Top Soil \$38,089		C
47	18	5.3333333	5.3333333	CMI CCO # 003	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		\$3,126					Approved 7/2/20	15-503 S CMI \$7,908	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 6/17/20	C
48	18.56	N/A	N/A	CCO # 005	Internal	Accounting			\$3,045					Approved			C
49	19.51	N/A	N/A	CCO # 006	Nurse Station Front Finishes	Architect	5/2/2019		\$2,965				\$7,543	Approved 5/7/20	06-203 S MTN Veteran Contracting \$2,129		C
50	20.46				RFQ # 006 Updated Landscape Drawings - Changes made by the City during plan/zoning reviews.	City of DeKalb		\$10,452	\$2,884				\$7,408		06-101 S DBM; 06-102 S; RJC	Drawings need to be distributed for pricing; Under Review by PBC Board	
51	21.41				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			\$2,804				\$7,273			meeting 4/30/19. Directive needs to be distributed for pricing	
52	22.36	3	3	N/A	opping out existing wall for ratings discovered - 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.	Unforseen Condition	2/11/2019		\$2,723				\$7,138	Approved 6/4/19	83-001 RJC Labor & Material		C
53	23.31	3	3	N/A	Fire Proofing Steelmed Room 225 - 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.	Unforseen Condition	2/11/2019		\$2,643				\$7,002	Approved 6/4/19	83-003 RJC Labor		C
54	24.26	3	3	N/A	Existing headers drywalled Salon 120, Salon 102 - 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.	Unforseen Condition	2/19/2019		\$2,562				\$6,867	Approved 6/4/19	83-004 RJC Labor		C
55	N/A	N/A	N/A	N/A	Eliminate Chase in PT112	Owner - Steve	3/12/2019		\$2,482				\$6,732		RJC Labor No Charge	No Charge	C
56	11.09	6	6	Nelson CCO # 003	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.	Unforseen Condition	3/28/2019		\$2,401				\$6,597	Approved 7/2/20	15-303 S Nelson Fire Protection		C
57	10.39				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			\$2,321				\$6,462			Directive/details need to be distributed for pricing	
58	9.69	7	7	Rockwell CCO # 003; Sterling CCO # 004; MTN CCO # 006	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			\$2,241				\$6,327	Approved 8/6/20	09-101 S Rockwell; 07-311 S Sterling Commercial; 06-201 S MTN	Directive/details need to be distributed for pricing	C
59	8.991				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			\$2,160				\$6,191			Directive/details need to be distributed for pricing	
60	8.293	N/A	N/A	N/A	Fabric-Wrapped Acoustical Panels	Architect	5/2/2019		\$2,080				\$6,056	Approved 5/7/19	RJC Installation; Mau Associates		C



ITEM #	PCO #	PCCO#	AIA #	CCO	Description	Originator	Originated 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	
61	7.595	5	5	CCO # 003	Re-Install Circuits in Overhead Conduits	Unforeseen Condition	5/2/2019		\$1,999				\$5,921	Approved 5/7/19	16-050 S Morse Group \$1,894		C	
62	6.897	6	6	CCO # 003	Upgrading Shingles to Architectural Type - Steve requested pricing for shingle upgrade due to anticipated future roofing upgrades.	Owner - Steve	5/14/2019		\$1,919				\$5,786	Approved 7/2/20	07-311 & 07-312 S Sterling Commercial Roofing	Overlaid 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;	C	
63					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		\$1,838				\$5,651		MTN; RJC Labor			
64	N/A	N/A	N/A	N/A	Internal Use	Project Management			\$1,758				\$5,516	Approved				C
65	22.28				RFQ # 004 Addendum #4 Clarifications, Wood Windows, RM 251K finishes	Scope Gap - Contingency	6/11/2019		\$1,677			\$37,916	\$5,381		06-102 S DBM; 04-202 S GC Masonry; 07-312 S Sterling Commercial	Under Review by Board		
66	22.83				Lobby 101 - Changing Door from Sliding to Swinging	Architect	6/4/2019		\$1,597				\$5,245					
67	23.37				Fire Extinguisher Cabinet	Architect	6/20/2019		\$1,516				\$5,110		06-201 & 06-202 S MTN			
68	23.92				Serving Kitchen Potential 3 Compartment Sink	State Plumbing Inspector	6/25/2019		\$1,436				\$4,975					
69	24.46				Dining Room Finishes 251K DWG A4.2 Addendum 05	Architect	6/25/2019		\$1,355				\$4,840					
70	25.01	N/A	N/A		Deduct for Fees (Pco# 008 & PCO # 010)	GC	7/1/2019		\$1,275				\$4,705	Approved 8/6/19	RJC	Took fees from Contingency Change Orders. Should not have. Putting back into Contingency Fund.	C	
71	25.55	5	5	CCO # 006	Change in Hardware Specifications per marked up Shop Drawings	Architect	6/28/2019		\$1,194					Approved 8/6/19	06-201 S MTN; 06-202 S MTN; 06-203 S MTN; RJC	as marked up in the returned Submittals as per a change from Addendum # 4	C	
72	26.1	5	5	CCO # 007	Hardware & Keying Meeting 6.25.19 - Changes	Owner - Steve	6/25/2019		\$1,114					Approved 8/6/19	06-201 S, 06-202 S, 06-203 S MTN		C	
73	26.64	N/A	N/A	CCO # 003	Fire Hydrant Credit	City Of DeKalb	7/8/2019		\$1,033					Approved 8/6/19	02-T01 Dupage Topsoil (\$6,213); RJC (\$352.32)		C	
74	27.19				Undercutting for Unsuitable Soils	Unforeseen Condition	8/7/2019			\$38,455					Dupage Topsoil			
75					RFQ # 007 Civil/Plumbing RFI # 37										Dupage Topsoil			
76					Electronic Closers on TCU Doors(resident room)											John @ L&D working with Electrical Engineer 8/20/20		