



MEETING ANNOUNCEMENT

DEKALB COUNTY PUBLIC BUILDING COMMISSION

TUESDAY, MAY 5, 2020
8:30 A.M.

Due to COVID-19, this Meeting will be held as a Virtual Public Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/89307587995?pwd=SXJkellNamFQeHZIbHRWamxxNIY0dz09>

Meeting ID: 893 0758 7995

Password: 944422

To connect by phone: 1 (312) 626-6799

Meeting ID: 893 0758 7995

Password: 944422

AGENDA

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – MEETING OF TUESDAY, APRIL 7, 2020
4. PUBLIC COMMENTS
5. NURSING HOME EXPANSION PROJECT
 - A. PROJECT UPDATE
 - B. CHANGE ORDER REQUESTS
 - C. UPCOMING CHANGE ORDERS
6. REQUEST FROM RINGLAND-JOHNSON TO REDUCE AMOUNT OF RETAINAGE
7. OLD/NEW BUSINESS
8. NEXT MEETING DATE & LOCATION – TUESDAY, JUNE 2, 2020
9. ADJOURNMENT



217-139
DeKalb County Nursing Home Renovation Additions
Change Order Proposal Log

ITEM #	PCO #	AIA #	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	notes,comments	Closed
1	1	N/A	Permit - Interior Renovations	City Of DeKalb	1/15/2019		\$0.00					Approved 01/31/2019		C
2	2	2	Interior Drawing Release Changes	City Of DeKalb	4/5/2019		\$11,216.93					Approved 4/15/2019		C
3	3	1	RFO # 001 Beauty Casework Changes	Architect	2/26/2019		\$7,969.63					Approved 03/21/2019		C
4	4	1	RFO # 002 Nurse Station Back Wall Change	Owner - Steve	2/28/2019		(\$862.92)					Approved 03/14/2019		C
5	N/A	N/A	Interior Drawing Changes - All Subs	City Of DeKalb	4/5/2019		\$0.00					Approved		C
6	5	3	Owner Contract Language Change	GC	4/8/2019		\$0.00					Approved 5/7/19		C
7	6	3	Updated Civil Drawings	City of Dekalb	5/2/2019		\$38,087.92					Approved 5/7/19		C
8	7	4	RFO # 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		\$6,908.75					Approved 7/2/19		C
9		N/A	Internal	Accounting			\$0.00					Approved		C
10	8	N/A	Nurse Station Front Finishes	Architect	5/2/2019						\$2,128.11	Approved 5/7/19		C
11	22	N/A	RFO # 006 Updated Landscape Drawings - Changes made by the City during plan/zoning reviews.	City of DeKalb								Rejected 9/3/2019		C
13	11	3	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		\$5,610.54					Approved 6/4/19		C
14	12	3	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		\$464.36					Approved 6/4/19		C
15	13	3	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		\$464.36					Approved 6/4/19		C
16	N/A	N/A	Eliminate Chase in PT111	Owner - Steve	3/12/2019									C
17	14	4	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		\$2,442.74					Approved 7/2/19		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	1/22/2019							REMOVE		€
19	20	5	RFO # 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			\$8,602.65					Approved 8/6/19		C
21	10	N/A	Fabric-Wrapped Acoustical Panels	Architect	5/2/2019						\$26,644.68	Approved 5/7/19		C
22	9	3	Re-Install Circuits in Overhead Conduits	Unforeseen Condition	5/2/2019		\$1,892.56					Approved 5/7/19		C
23	15	4	Upgrading Shingles to Architectural Type - Steve requested pricing for shingle upgrade due to anticipated future roofing upgrades.	Owner - Steve	5/14/2019		\$4,491.01					Approved 7/2/19		C
25	N/A	N/A	Internal Use	Project Management								Approved		C
26	19	N/A	RFO # 004 Addendum #4 Clarifications, Wood Windows, RM 251K finishes	Scope Gap - Contingency	6/11/2019						\$37,915.00	Approved 9/3/2019		C
28	16		Fire Extinguisher Cabinet	Architect	6/20/2019							VOID 1/07/2020		C
29			Serving Kitchen Potential 3-Compartment Sink	State Plumbing Inspector	6/25/2019							REMOVE		€
31	17	N/A	Deduct for Fees (Pco# 008 & PCO # 010)	GC	7/1/2019						(\$1,549.41)	Approved 8/6/19		C
32	21	5	Change in Hardware Specifications per marked up Shop Drawings	Architect	6/28/2019		\$14,459.56					Approved 8/6/19		C
33	23	5	Hardware & Keying Meeting 6.25.19 - Changes	Owner - Steve	6/25/2019		\$6,944.67					Approved 8/6/19		C
34	18	N/A	Fire Hydrant Credit	City Of DeKalb	7/8/2019		(\$6,565.32)					Approved 8/6/19		C
35	24	N/A	Undercutting for Unsuitable Soils	Unforeseen Condition	8/7/2019						\$38,454.00	Approved 9/3/2019		C
36	25	6	RFO # 007 Civil/Plumbing RFI # 36 - Site Plumbing Tie-Ins	Design	8/29/2019		\$20,092.23					Approved 10/1/19		C
37	N/A	N/A	Internal Use	Accounting										C
39	N/A	N/A	Internal Use	Accounting										C
40	26	N/A	Site Utility Work	Unforeseen Condition	8/29/2019						\$1,045.00	Approved 10/1/19		C
41	27	7	RFI # 042 Existing Vents	Architect	10/22/2019		\$5,610.05					Approved 11/8/219		C
42	34	9	Bldg B - Topping out of existing walls for Ratings Soiled 454 - During demo it was discovered that some existing walls that were to become rated walls to create the new Soiled Utility Room 454 did not have drywall all the way to the deck above. L&D gave directive	Unforeseen Condition	10/29/2019		\$7,975.32					Approved 1/7/2020		C



217-139
DeKalb County Nursing Home Renovation Additions
Change Order Proposal Log

ITEM #	PCO #	AIA #	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	notes,comments	Closed
43	35	9	Bldg B - Fire Proofing Steel Med Room 450 - 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	10/29/2019		\$1,514.76					Approved 1/7/2020		C
44	28	7	Relocate Nurse Call	Unforseen Condition	9/27/2019		\$3,639.29					Approved 11/8/219		C
45	N/A	N/A	Internal Use											C
46	N/A	N/A	Internal Use											C
47	29	8	Patient Bathroom Entry Wall Changes	Architect	10/31/2019		\$3,381.46					Approved 12/4/2019		C
48			Door Swing into Serving Kitchens(combine maybe with Item #29)	Architect	11/12/2019									C
49	N/A	N/A	Internal Use											C
50	30	8	Relocate Intercom Station at Nurse Stations	Unforseen Condition	11/12/2019		\$4,336.73					Approved 12/4/2019		C
51	32	8	Credit for Air Duct at Cupola - RFI # 048	RFI # 048	11/12/2019		(\$253.61)					Approved 12/4/2019		C
52	33	8	Circuits Removed Beauty Room 118	RFI # 045 / Unforseen Condition	11/12/2019		\$1,581.89					Approved 12/4/2019		C
54			Internal Use											C
55	37	N/A	Snow Removal - November	Unforseen Condition	11/30/2019				\$5,399.72			Approved 1/7/2020		C
63			Internal Use											C
70			Internal Use											C
30	41		Serving 251K Finishes	Architect	6/25/2019						\$10,718.00	Approved 2/04/2020		C
57			Lowering of Ceiling in Corridor 326/327 - Activity Center	Owner - Steve	12/10/2019							RJC	No Cost	C
61			Internal Use											C
65	40		RFI 055 Mechincal Registers	Architect	12/12/2019						\$5,745.00	Approved 2/04/2020	Reconciliation CO pending	C
68	42		Temporary Heat - Schedule Allowance January 2020	Unforseen Condition	1/7/2020				\$7,518.21			Approved 2/04/2020	RJC	C
69	43		Additional headers - Corrdior 132 - at each end	Owner - Steve							\$3,447.00	Approved 2/04/2020		C
71	44		Window Returns - RFI 056	Architect	1/29/2020						\$23,300.00	Approved 2/04/2020	Reconciliation CO pending	C
72	45		Plumbing Fixture Removal & Reinstallation - 80 Wing	Architect	1/29/2020						\$3,480.00	Approved 2/04/2020	Reconciliation CO pending	C
79			Internal Use											C
20	46	10	Dormer Removal in CVS area	Owner - Steve	4/2/2019		\$16,124.27					Approved 3/09/2020		C
53	36		Nurse Call Door Monitoring	Architect	11/12/2019						\$4,133.80	Approved 3/09/2020		C
58	52		Electric for Colling Doors - Serving Kitchens	Architect	12/10/2019						\$2,195.32	Approved 3/09/2020		C
60	55	10	Shaft Wall Corridor 132 - Similar to PCO 013	Owner	2/26/2020		\$2,219.08					Approved 3/09/2020		C
62	47	10	Existing Plumbing Demo @ Old Salon - RFI 044	Architect	11/6/2019		\$634.03					Approved 3/09/2020		C
64	39	10	RFQ # 008 - RFI # 050 Serving Kitchen Equipment & Modified Gas Pipe Routing	Owner - Steve	12/24/2019		(\$18,760.07)					Approved 3/09/2020		C
66	48		RFI 049 Extend Water Softner	Architect	1/24/2020		\$0.00					VOID	CLOSED AT MARCH PBC MEETING 2020	C
67	49	10	Add a Door at Charting 129 Corridor 122	Owner - Steve	1/22/2020		\$3,846.41					Approved 3/09/2020		C
73	50		Room 483 Med Gas	Architect	2/10/2020						\$1,100.00	Approved 3/09/2020		C
74	51	10	RFI # 060 Cable Tray Elimination Room 750	Architect	2/11/2020		(\$708.74)					Approved 3/09/2020		C
75	56		Temporary Heat - Schedule Allowance February 2020						\$6,184.43			Approved 3/09/2020		C
77	54	10	Removal of 476X & 476	Architect	2/18/2020		(\$2,723.14)					Approved 3/09/2020		C
12	53	11	Reinstall Door to Soiled 225	Owner - Steve	4/30/2019		\$5,122.31					Approved 04/07/2020	RJC Signed	C
84	57	11	TCU Soffits	Architect	3/4/2020		\$11,557.20					Approved 04/07/2020		C
85	61	11	Change to Header at Corridor 327	Architect	2/28/2020		\$1,014.44					Approved 04/07/2020	RJC Signed	C
91	62	11	Tub 721/Shower 719 Plumbing Additions	Owner	3/6/2020		\$887.63					Approved 04/07/2020	RJC Signed	C
82	60		Dining Room Floor Drain Credit	Owner	3/3/2020						(\$500.00)	Approved 04/07/2020	RJC Signed	C
83	58		Reconcile PCO-041 - MTN - Incorrect amount	Owner	3/3/2020						(\$202.00)	Approved 04/07/2020	RJC Signed	C



217-139
DeKalb County Nursing Home Renovation Additions
Change Order Proposal Log

ITEM #	PCO #	AIA #	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	notes,comments	Closed
87	59		Reconcile of Registers (PCO-040)	RJC							(\$1,155.00)	Approved 04/07/2020	RJC Signed	C
90	64		Temporary Heat - March 2020	Owner					\$4,157.06			Approved 04/07/2020	RJC Signed	C
92	63		Credit for Window Casings (PCO-044)	RJC	3/31/2020						(\$7,211.00)	Approved 04/07/2020	RJC Signed	C
38			Electronic Closers on TCU Doors(resident room)	Architect	12/10/2019							VOID 04/28/2020	John @ L&D working with Electrical Engineer 8/20/19 -- need directive for pricing	C
94	65		Chiller Pad - ASK 94R	Architect	4/3/2020	\$10,047.69						T & M Basis/May PBC	T&Mbasis NTE \$12,000; Ruiz: RJC	
24	71		Finishes to Nurses Station	Owner - Steve	5/28/2019	\$71,910.98						MAY PBC	MTN; Midwest Decorating	
24	74		Finishes to Existing Corridor 201	Owner - Steve	5/28/2019	\$15,076.03						MAY PBC	MTN; Midwest Decorating	
24	75		Finishes to Existing Corridor 493	Owner - Steve	5/28/2019	\$16,175.01						MAY PBC	MTN; Midwest Decorating	
81	66		Mechanical Yard Fence - DBM Scope	Owner	3/2/2020	\$28,023.85						MAY PBC	DBM	
93	72		ACT Soffit, Beam Wrap, and Lowering of Ceilings	Architect	3/4/2020	\$7,585.21						MAY PBC	CMI; MTN	
95	67		RFI # 071 Kitchen Door 219K.1	Architect	4/9/2020					\$773.00		MAY PBC	MTN	
96	69		Reconciliation of PCO-039 Kitchen Equipment	Architect	3/18/2020	\$1,030.98						MAY PBC	Great Lakes	
76	68		RFI #065 Lobby Reception Door	Architect	4/9/2020					\$1,311.00		MAY PBC	MTN; RJC sent out for Pricing	
78	70		RFI # 070 - Recirculation - Hot Water	Architect	4/14/2020	\$9,827.37						MAY PBC	MOST	
99	73		Temp Heat - April	Owner	4/28/2020			\$2,701.08				MAY PBC		
100	76		Motor Starts for Chiller Pad	Architect	4/21/2020					\$3,951.25		MAY PBC	Morse	
27	38		Lobby 101 - Changing Door from Sliding to Swinging	Architect	6/4/2019							RJC	Submittals in RVG Hands; Waiting on Response from SUB	
56			Elimiate Projector in Activity Center	Architect	12/6/2019							RJC	In discussion - need credit from Morse Electric	
59			Demo in Boiler Room - Door Moving & Demo of Brick & Siding	Owner - Steve	12/10/2019							LARSON & DARBY	Out for Pricing- waiting on John L&D	
80			Finishes Room 749 (Storage)	Owner	3/3/2020							RJC	Sent out for pricing 4/29/2020; MidwestDecorating	
86			Finishes - Mechanical Room 740	Owner	3/3/2020							RJC	Sent out for pricing 4/29/2020; MidwestDecorating	
88			Reconcile of Window Returns (PCO-044)	RJC	1/29/2020							RJC	In Progress	
89			Reconcile of Plumbing Fixtures Removal & Reinstallation (PCO-045)	RJC								RJC	In Progress - HALF Submitted in April PBC;	
97			Credit to Remove 480 Wing	Owner								RJC	Out for pricing	
98			Delayed Schedule	Owner	4/2/2020							RJC	RJC sent out for pricing	
101														
102														
103														
104														
						Starting Balance	\$12,587,489.00	Starting Balance	\$154,324.00	Starting Balance	\$342,729.00			
						Current Balance	\$328,896.10	Current Balance	\$25,960.50	Current Balance	\$155,723.75			
						Balance Including Pending COs	\$12,916,385.10	Balance Including Pending COs	\$128,363.50	Balance Including Pending COs	\$187,005.25			