



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, MAY 5, 2020

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

The Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") met virtually in regular session through a cloud-based, peer-to-peer software platform called Zoom on Tuesday, May 5, 2020, at 8:30 a.m. pursuant to written notice to each Commissioner as required by the By-Laws.

ROLL CALL

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

Others present via Zoom included: Commission Treasurer Gary Hanson, Mr. John Heimbach with Larson & Darby Group, Ms. Megan Simon with Ringland-Johnson Construction, County Facilities Management Office Director Jim Scheffers, Vice President of Management Performance Associates Scott Gima, Rehab & Nursing Center Maintenance Supervisor Steve O'Bryan, Rehab & Nursing Center Administrator Steve Duchene, DCRNC Operating Board Chairman and County Board Member Jeff Whelan, County Board Member Steve Faivre, Deputy County Administrator Derek Hiland, and Commission Secretary Tasha Sims.

APPROVAL OF AGENDA

Ms. Nicholson moved to approve the agenda. Vice-Chairman Lundgren seconded the motion and it was approved unanimously by voice vote.

APPROVAL OF MINUTES

Ms. Nicholson moved to approve the minutes of the Tuesday, April 7, 2020 meeting with corrections. Mr. Shepard seconded the motion and it was carried unanimously.

PUBLIC COMMENTS

There were no public comments.

NURSING HOME EXPANSION PROJECT

Project Update

Ms. Megan Simon, Project Manager from Ringland-Johnson Construction, reported that currently they are drywalling most of the resident rooms within the TCU Addition and rough-ins are progressing in the Activity Center. Mudding, taping, and painting are occurring in Dining Room 219. Once Dining Room 219 is complete, work will be progress in Dining Room 251 towards the end of May.

Other interior work will be starting in May will be the Lobby (Vestibule 101, Reception 118, and Copy Room 133). Ms. Simon explained that where the current Reception Desk is that area will be re-worked into a copy area and a new reception area. The Lobby itself is getting new lighting, veneer painting, new flooring, and wall protection. Substantial completion of the Lobby area work will be at the end of June.

Wall protection will be starting in Corridor 121 at the same time work is ongoing in Dining Rooms 219 and 251. All interior work described is slated to be completed at the end of June.

As of now, work to complete the Nurse Stations in Building A and B, along with the second half of the 480 Wing, will be postponed and re-evaluated once the Lobby is completed at the end of June.

Lastly, Ms. Simon shared that excavation and concrete work will begin at the end of the week for the front door canopy. The steel for the canopy is scheduled to arrive May 11th.

Change Order Request

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

The Commissioners were requested to approve the following Potential Change Order (PCO) requests:

PCO #68:
(Item #76) The drawings call for the door frame and adjacent sidelight at the entry to Administration Offices be removed and reconditioned prior to reinstallation. The frame could not be reused. This proposal represents the cost to install a new hollow metal frame configured to receive the existing wood door. The work has not been completed yet and the cost of the change would be \$1,311.00. (Ms. Simon clarified that this costs includes 2 carpenters working 5 hours each = 10 hours.)

PCO #70:
(Item #78) The Illinois Department of Public Health (IDPH) requires hot water to reach all hand sinks within one minute of turning on the faucet. There are handwashing sinks located in each of the three Serving Kitchens and the owner is concerned one minute requirement might not be met. They are asking if the project should include extending a hot water recirculating loop to each of the hand sinks to ensure that hot water is available more quickly. Because these sinks are further away from the existing hot water recirculating system, the construction team talked about extending a recirculating loop to each of the three hand sinks in question to ensure they did not exceed the timeframe the State expects. With the additional concerns related to COVID-19, the team felt it would be better to take a cautious approach and install this loop to ensure handwashing is not restricted in any way. The cost of this change would be \$9,827.37. (Ms. Simon clarified that this cost includes 2 plumbers working 8 hours on each Dining Room = 48 hours.)

PCO #72:
(Item #93) This PCO covers two related issues, the drywall contractor has asked for direction to enclose the perimeter steel at the Activity Center. The steel occurs as part of the wall construction and is required to be enclosed as part of the one hour bearing wall enclosure. In order to avoid the addition of soffits along the north and south walls inside the Activity Center, they are looking at a re-route of the refrigeration piping that increases the length of the piping route, but allows the piping to feed the fan coil units through the current ceiling areas. The cost of the change would be \$7,585.71.

PCO #65:
(Item #94) The bid documents did not include a concrete pad for the new chiller. As part of the April PBC review of the proposed costs for a chiller pad, the proposed costs look to be unreasonably high. At that time, the PBC Commissioners voted to move forward with the construction of the pad on a time and material basis not-to-exceed \$12,000. This work has been complete and the labor and material costs are included with the revised proposal for review at a cost of \$10,047.69.

Chairman Swanson shared that he is still dismayed with the chiller pad work because the costs seem about 3x higher than it should have been. The Chair and Mr. Shepard both expressed that they were not happy at all with the length of time it took to complete the pad. Mr. Shepard additionally expressed his distress with multiple change orders that have been

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presented so far and stressed that as Commissioners they need to do their due diligence and watch the costs of the project.

PCO #67: The original drawings call for a wood door at Serving Kitchen 219K. In order to be consistent with the other doors to the Service Kitchens, there was a request to change to a hollow metal door. The cost of this change would be \$773.00.
(Item #95)

PCO #69: The previous pricing received from the Kitchen Equipment supplier for PCO #39 was incomplete. Their pricing did not include the additional costs to change from gas griddles to electric griddles and also did not include costs for new stainless steel tables for the owner-provided TurboChef ovens. When these costs were added into the pricing for PCO #39, the previously anticipated credit of (\$18,760.07) is offset by the additional costs of the griddles and tables, and the correct amount is a new add of \$1,030.98. This PCO #69 would effectively replace the pervious PCO #39.
(Item #96)

Ms. Simon explained that the kitchen supplier is out of Michigan and they indicated that they only supply proposals based on the equipment submittals that were returned. The submittals that were returned have them removing a piece of equipment so that is what they deducted. The way the supplier does pricing, which was never conveyed to Ringland, was that they provide a new submittal and a new proposal every single time a change is made. If a single note added, they resubmit a new proposal along with new equipment submittals, otherwise no ordering will take place. Ringland thought the supplier had included everything when in actuality they were redoing another proposal and redoing additional shop drawings. Ms. Simon noted that she takes full blame because she had no idea that was how the kitchen equipment industry worked. The supplier had originally only provided a credit for the items that were removed and then a new proposal and new submittal had to be created for all of the new items that were supposed to be replacing the old items. Ms. Simon assured that after speaking with all of the MEPs and the Kitchen Equipment Supplier, the final cost for the Serving Kitchen changes is \$1,030.98.

PCO #73: Monthly costs to provide heat to the construction areas totaled \$2,701.08 for the April.
(Item #99)

PCO #76: There are two (2) chiller pumps for the new 400 ton chiller. These pumps will need starters, but they were not included in the original bid documents. The lead time is 6-10 working days from approval. In order to maintain the current project schedule, the starters have been ordered at a cost of \$3,951.25.
(Item #100)

Ms. Nicholson moved to approve PCO #68, PCO #70, PCO #72, PCO #65, PCO #67, PCO #69, PCO #73, and PCO #76, in the total amount of \$37,328.08. Mr. Shepard seconded the motion. A roll call vote was taken on the motion as presented. Those Commissioners voting yea were Ms. Nicholson, Mr. Shepard, and Chairman Swanson. Mr. Larson and Vice-Chair Lundgren opposed. The motion carried.

UPCOMING CHANGE ORDERS

Mr. Heimbach updated the Commission on the following current and ongoing issues:

The pricing for PCOs #71, #74, and #75 have been completed, but the request for their approval by the PBC Commissioners will be postponed until a later date. These three PCOs total \$103,162.02 and were "owner requested" items. Mr. Heimbach shared that they would rather conserve the contingency for other items and make a determination at a later date to do the work within the project. Below detail what those three PCOs entail.

PCO #71: *Finishes at the Nurse Stations.* Prior to bidding and in an effort to keep costs within the budget, there was a decision made to limit the new finishes around the Nurse Stations to specific surfaces. This proposal represents the material and installation costs to provide new finishes on the remaining walls around the Nurse Stations and extending a short distance down each corridor to the cross-corridor doors. This proposal includes new paint on the upper wall and continuous impact panel wainscot for the lower walls. It also includes a new handrail system and lower bumper guard system at all specified locations. New flooring for these areas is already in the Base Bid. The work described would be at a cost of \$71,910.98.

PCO #74: *Finishes in Corridor 201, Building A.* This item is to provide new wall finishes extending down the Corridor 201 between the Administration Building and extending toward the Nurse Station in Building A. This proposal includes new paint on the upper wall and continuous impact panel wainscot for the lowest wall on both sides of the corridor. It also includes a new handrail system and lower bumper guard system as well as a new rubber wall base on both sides of the corridor. New flooring is not proposed in this corridor. The work described would be at a cost of \$15,076.03.

PCO #75: *Finishes in Corridor 493, Building B.* This item is to provide new wall finishes extending down Corridor 493 between the Administration Building B. This proposal includes new paint on the upper wall and continuous impact panel wainscot for the lowest wall on both sides of the corridor. It also includes a new handrail system and lower bumper guard system as well as a new rubber wall base on both sides of the corridor. New flooring for this corridor is already included in the Base Bid. The work described would be at a cost of \$16,175.01.

Additional open items of the Expansion Project are:

PCO #66: *New Perimeter Fence and Gates at the Mechanical Yard.* The bid documents did not define the specifics of a perimeter fence around the mechanical yard. This proposal includes 185 lf of new 6'-0" high vinyl-coated link fencing with vinyl slats, and two double-leaf swinging gates. Status: *The work has not been completed and pricing is in progress.*

Item #59: *Demolition of Existing Finishes on the Boiler Room Walls.* The construction drawings do not show the demolition of the existing finishes at the Boiler Room Addition. The owner has requested that these existing exterior finishes be removed as well as the relocation of two doors in this area. Status: *The Architect has prepared drawings showing demolition of these surfaces and subsequent new finishes along with the relocation of two doors as requested. These drawings were sent to the contractor for pricing. There are also some additional questions related to this work and pricing for this work. There is an existing exhaust fan that serves the adjacent Electrical Switchgear Room. They are looking at reconfiguring this exhaust to incorporate exhaust for the new electrical equipment.*

New Flooring Finish for Mechanical Room 740 and Storage 749 in the TCU Addition. The current documents have a concrete floor in these areas and the owner has requested to upgrade the flooring to provide a new epoxy floor system with an integral coved wall base.

REQUEST FROM RINGLAND-JOHNSON TO REDUCE AMOUNT OF RETAINAGE

Ringland-Johnson, Inc. (RJC) provided a letter to serve as a formal request for reduction in retention on project, 217-139 Additions and Renovations for DeKalb County Rehab & Nursing Center. The current retention percentage held on the project is 10%. RJC is requesting that it be reduced to 5%, as the overall project is over 50% complete to reach substantial completion. As of last month's pay request, March 2020, the project completion is 69% including the TCU Addition at 64% complete, Activity Center at 73% complete, and the Interiors at 78% complete.

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The Commissioners reviewed the contract language below regarding retention:

- § 5.2.7** The amount of each progress payment shall be computed as follows:
- .1 Take that portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values. Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 9.21.3.9 of AIA Document A295-2008;
 - .2 Add that portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work, or if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing;
 - .3 **Add the Contractor's Fee, less retainage of ten percent (10%).** The Contractor's Fee shall be computed upon the Cost of the Work at the rate stated in Section 4.2.1.1 or, if the Contractor's Fee is stated as a fixed sum in that Section, shall be an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work bears to a reasonable estimate of the probable Cost of the Work upon its completion;
 - .4 Subtract retainage of ten percent (10%) from that portion of the Work that the Contractor self-performs;
 - .5 Subtract the aggregate of previous payments made by the Owner;
 - .6 Subtract the shortfall, if any, indicated by the Contractor in the documentation required by Section 5.2.4 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and
 - .7 Subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in Section 9.23.5 of AIA Document A295-2008.
 - .8 **As Contractor completes its work and there are no open issues, the PBC may reduce retainage to 5%. Retention on construction in progress shall continue at 10% until reduced by the PBC. When all close-out requirements are complete, the final payment amount may be made in advance of substantial completion.**

Chairman Swanson, Vice-Chair Lundgren, and Mr. Shepard all expressed that they were not comfortable reducing retainage at this point of the project just let. Mr. Shepard suggested revisiting the request next month.

OLD BUSINESS / NEW BUSINESS

None.

NEXT MEETING DATE

The next virtual Public Building Commission Meeting is scheduled for Tuesday, June 2nd at 8:30 a.m.

ADJOURNMENT

A motion to adjourn was made by Ms. Nicholson, seconded by Mr. Larson and was approved unanimously. The meeting was adjourned at 9:51 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, 2020	Secretary	October 4, 2016
Mr. Gary H. Hanson	September 30, 2020	Treasurer	February 18, 1984

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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



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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.	Unforeseen Condition	10/29/2019		\$1,514.76					Approved 1/7/2020		C
44	28	7	Relocate Nurse Call	Unforeseen 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	Unforeseen 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 / Unforeseen Condition	11/12/2019		\$1,581.89					Approved 12/4/2019		C
54			Internal Use											C
55	37	N/A	Snow Removal - November	Unforeseen 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	Unforeseen 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			