



## **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 1, 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, September 1, 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, Mr. Chuck Shepard, and Chairman Matt Swanson. Mr. Mike Larson and Ms. Cheryl Nicholson were absent. A quorum was established with three Commissioners virtually present and two absent.

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, 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**

**Mr. Shepard moved to approve the agenda as presented and Vice-Chair Lundgren seconded the motion. Those Commissioners voting yea were Vice-Chair Lundgren, Mr. Shepard, and Chairman Swanson. The motion carried unanimously by roll call vote.**

#### **APPROVAL OF MINUTES**

**Mr. Shepard moved to approve the minutes of the Tuesday, August 4, 2020 meeting. Vice-Chair Lundgren seconded the motion. Those Commissioners voting yea were Vice-Chair Lundgren, Mr. Shepard, and Chairman Swanson. The motion carried unanimously by roll call vote.**

#### **PUBLIC COMMENTS**

There were no public comments.

#### **NURSING HOME EXPANSION PROJECT**

##### **Project Update**

Ms. Megan Simon, Project Manager from Ringland-Johnson Construction, provided the Commissioners with progress photos. A punch list walk-through of the Activity Center was done last Thursday with RJC, Larson & Darby, and the Nursing Home. Ms. Simon shared that RJC is considering the Activity Center to be substantially complete at this time. They are just waiting on the punch list from Larson & Darby.

The Transitional Care Unit Addition recently had an above-ceiling inspection done and they are now moving forward with closing up the ceilings. Flooring is being installed throughout the corridors and once completed will move into the rooms and bathrooms. Bathroom fixtures and doors are being installed in the individual rooms. RJC is on track to be substantially complete with the TCU on September 14<sup>th</sup>, with an anticipated punch list walk-through on September 16<sup>th</sup>.

COVID-19 testing requirements are ongoing to ensure the workers, residents, and staff are all safe.

Nursing Stations A & B are still two areas of concern that RJC needs to finish construction on. Both areas need 25 days each to complete and cannot be done simultaneously.

### **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 #106:  
*(Item #107)* The original design called for the existing air curtain in the Main Entrance Vestibule to be relocated and reinstalled. This unit was installed with the original building and is now 20 years old. The Owner has asked to replace this unit with a new air curtain. The cost for this change includes the new air curtain and the labor to install it. The work has not yet been completed and would cost a total of \$10,377.91.

Mr. Shepard questioned that if they were originally going to move the existing air curtain to the new location, then why was there labor included in this change order amount. Mr. Heimbach stated that the mechanical drawings did not show the relocation of the air curtain but the electrical drawings and ceiling grid drawings did. Due to this error the mechanical contractor did not have costs in his bid for the relocation of the air curtain.

Mr. Shepard confirmed that the additional costs associated with this change order are due to drawings problems again. Mr. Heimbach agreed and stated that Larson & Darby did the mechanical drawings and they missed this item on the mechanical drawings.

PCO #104:  
*(Item #115)* The undercounter instantaneous water heater specified for the Ice Cream Kitchen was not compatible with the available electrical power at the new panels in the Activity Center. This change proposal includes a new undercounter water heater and the labor to install it in the total amount of \$2,092.28.

Mr. Heimbach noted that this item was a miscoordination between the plumbing drawings and the electrical drawings. It was not properly coordinated and consequently this cost is one that he believes is entirely Larson & Darby's responsibility.

Chairman Swanson questioned what the status was of the water heater that was previously purchased for this area. Ms. Simon noted that it is currently installed but unfortunately it will not be able to be returned.

PCO #103:  
*(Item #128)* The toilet paper holders as specified are surface-mounted and present a possibly safety concern for the residents. The owner raised this concern and three units were rejected. A safer recessed toilet paper holder has been selected. The cost for this change includes the new holders and installation in the total amount of \$1,035.57.

Mr. Heimbach noted that Larson & Darby should have specified the type of toilet paper holders properly, and they did not. He also clarified that this cost incorporates about 23 holders.

PCO #98:  
*(Item #124)* Ms. Simon explained that Ringland Johnson Construction are requesting \$81,923.54 for additional general requirements that will be necessary in order to execute and complete the project. RJC has stated that they have persevered through numerous challenges within this project in order to keep schedule on track and minimize delays such as beginning pre-construction tasks (i.e. submittals, coordination meetings) as soon as notice of award, limited construction tasks (layout, demolition, interior finishes, etc.) as soon as notice of award, and

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making adjustments to phasing as described on bidding documents. Per the executed contract on the cover letter dates November 16, 2018, “RJC understands the full permit will not be issued until the zoning amendment is approved or zoning amendment is waived entirely. RJC assumes if the zoning amendment is waived by the City of DeKalb, the full permit will be issued mid-December 2018 with new building additions construction commencing immediately. If the zoning amendment process and issuance of the full permit will be end of February 2019 with new building additions construction commencing March 1, 2019.”

The PCO attachments reference the prior project schedules to show the numerous changes in phasing and/or delays. Furthermore, RJC is proposing that any additional general requirements required to complete the project will be taken from the Schedule Contingency, in order to stay within the overall GMP.

Chairman Swanson and the other Commissioners indicated that they did not receive and review the information that RJC provided for this Change Order. Therefore, the information they were now hearing was new to them.

Mr. Shepard didn't have time to review the materials in the entirety but after reading the PCO paragraph he understood a little of it but thought the City of DeKalb was generous in letting the project move ahead with interior work while the exteriors were going through review. He added that he was floored by the amount that RJC was requesting along with the compounding of their request for additional bonding and insurance costs.

There was a brief discussion regarding the Commission still not having a cost associated with eliminating renovation work in the “480 Wing”.

Mr. Gima shared that they don't currently know when construction workers will be able to have access to the 480 Wing area of Building B to finish those remaining rooms due to the current pandemic. The long-term plan is that the Nursing Home is going to have to get that work completed in the future and pay for it out of the Nursing Home's Operations Fund. So, the question was what was the credit going to be for not finishing those six rooms but then the issue with the electrical (installing emergency power in all 13 rooms) came up. That is why the item is still in review and has not moved to an action item for the Commissioners to consider.

Mr. Heimbach shared that the quote to install emergency power in the 13 rooms will cost just over \$19,000. The item is still being reviewed the with the City of DeKalb.

In regards to PCO #98, Mr. Shepard questioned if the Commissioners were going to be requested to approve a similar amount for the month of September. Ms. Simon noted that the current request is for two months and confirmed there would be a request for about half the amount for September.

Mr. Hanson asked if the additional fees would stop when the project reached substantial completion or the punch lists or would these fees continue into October, November...etc. Ms. Simon stated that there will be general requirements for as long as RJC is performing any work on site. She also mentioned that they are currently demobilizing equipment and as they reach substantial completion on the exteriors around September 16th, the general requirements will be reduced significantly.

PCO #99 In conjunction with PCO #98, due to several issues that have occurred through the course of this project, the project has been delayed from its original schedule, and the Construction Manager is requesting an addition \$14,619.98 related to Bonding and Insurance for the months of July and August. These costs are slated to come out of the Schedule Contingency.

Ms. Simon explained that per the contract, AIA A295-2008 Section 9.23.1.6, insurance and performance & payment bonds are percentages attributable to the overall contract sum. Insurance is 0.75% of contract sum. Performance & Payment Bond is 0.85% of the contract sum. After an audit of the project, the insurance and bond amounts have been under billed for the current contract sum as of July 2020 and will be taken from construction contingency. The Contract Sum to Date: \$12,817,768.00. Under Billed: \$14,619.98.

Ms. Simon added that once the project is complete come September, RJC will completely reconcile the entire job and there will be another reconciliation PCO similar to the one they are requesting approval of now.

PCO #100: Temporary supplemental cooling units were provided as part of this cost for short term cooling and dehumidification for the month of August. The total amount of \$3,712.00 (Item #130) represents the August costs for the equipment used.

Mr. Hanson suggested the Commissioners hold the item over until they can do more research on the schedule or only pay a portion of the request right now at best. Chairman Swanson and the Commissioners agreed and with Mr. Hanson's recommendation to wait on this item right now along with some of the others until they were able to review the documentation and understand the requests better.

Once the Commissioners had time to review the documentation and asked whatever questions they may have, Ms. Simon respectfully requested the Commission to hold a Special Meeting to address these PCO's prior to their regularly scheduled October 6, 2020 Meeting.

**Vice Chair Lundgren moved to approve PCO #99, PCO #100, and PCO #103, in the total amount of \$19,367.55. Mr. Shepard seconded the motion. Those Commissioners voting yea were Vice-Chair Lundgren, Mr. Shepard, and Chairman Swanson. The motion carried unanimously by roll call vote.**

The Commissioners agreed to hold PCO #98, PCO #104, and PCO #106 for consideration until a future Special Meeting date, to be determined.

Mr. Heimbach requested that Ms. Simon categorize the Change Order Log to reflect PCO #103 (toilet paper holders), PCO #104 (electric water heater), and PCO #106 (vestibule air curtain) be under the Construction Contingency, that way Larson & Darby will take a look at reconciling their fees with respect to those items.

#### **UPCOMING CHANGE ORDERS**

Mr. Heimbach noted that they are in the process of reviewing pricing on the following items:

PCO #81: *Elimination of Renovation Work in Building "B" South (480) Wing.* Due to issues related to the COVID-19 epidemic, the 13 resident rooms in the south wing of Building "b" are needed for daily operations of the Nursing Home. These rooms were originally intended to be renovated and made available as Medicare rooms. Six of the 13 rooms in the 480 Wing have received new finishes and there are seven that are waiting to be renovated. The remaining work in these seven rooms is delayed indefinitely until this current epidemic subsides. The remaining work includes fees and connection points for oxygen and vacuum, new electrical outlets, new finishes including in the associated toilet room. The credited costs include both labor and materials. Costs are still in review.

PCO #92: *Heating Hot Water Controls.* The additional controls for the heating hot water system are being required as an upgrade to the new and existing system at the request of the owner. The existing systems were installed with the original building and are approximately 20 years old. These upgrades will provide better control features and will help the systems to operate more efficiently and will provide a more reliable system in the next years to come. This work has not been completed and it is projected that it will cause an extension to the schedule by approximately six weeks. The costs and scope are still being reviewed.

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PCO #85 (Item #103) The original bid documents included new ceilings to be installed in the existing dining rooms where other new finishes were to be upgraded. The condition of the existing ceilings was acceptable and the costs associated with this work is being credited back to the project. This credit includes both labor (\$2,787.60) and materials (\$3,211.98).

Item #117 *Electrical for 480 Wing.* Additional emergency circuit outlets are required to accompany the med gas outlets in each resident room. These outlets were not shown in the original construction documents. The costs and scope are still being reviewed.

**PLACE ANNUAL AUDIT ON FILE**

The Commissioners were mailed prior to the meeting the Public Building Commission’s Annual Audit for the year ending December 31, 2019. There were no questions regarding the audit.

**Mr. Shepard moved to place on file the Public Building Commission’s Annual Audit for year ending December 31, 2019. Vice-Chair Lundgren seconded the motion. Those Commissioners voting yea were Vice-Chair Lundgren, Mr. Shepard, and Chairman Swanson. The motion carried unanimously by roll call vote.**

**OLD BUSINESS / NEW BUSINESS**

None.

**NEXT MEETING DATE**

The next regular Public Building Commission Meeting is scheduled for Tuesday, October 6, 2020, at 8:30 a.m. A Special Meeting will be determined and announced shortly following today’s meeting.

**EXECUTIVE SESSION**

**Vice-Chair Lundgren made a motion to go into Executive Session at 9:40 a.m. to discuss Pending, or Probable or Imminent Litigation provided for in 5 ILCS 120/2(c)(11). Mr. Shepard seconded the motion and it was approved unanimously by a 3-0-2 roll call vote. Those Commissioners voting yea were Vice-Chair Lundgren, Mr. Shepard, and Chairman Swanson. None were opposed and Mr. Larson and Ms. Nicholson were absent.**

*The Commission returned to the Open Meeting at 9:54 a.m.*

**ADJOURNMENT**

**A motion to adjourn was made by Vice-Chair Lundgren. Mr. Shepard seconded. Those voting yea were Vice-Chair Lundgren, Mr. Shepard, and Chairman Swanson. The motion carried unanimously by roll call vote. The meeting was adjourned at 9:55 a.m.**

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 Matt Swanson, Chairman

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 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
<b><u>Non-Voting Officers</u></b>			
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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To: DeKalb County Public Building Commission

Cc: Gary Hanson  
County Administrator

Mike Scavotto/Scott Gima  
Management Performance Associates

From: Megan Simon, Ringland-Johnson Construction  
John Heimbach, Larson & Darby Group

Date: September 1, 2020

Re: **Change Order Flash Update 16**  
DCRNC Project

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MPA, Ringland-Johnson and Larson & Darby have developed this “Flash Update” memo to improve the communication and status of change orders to the Public Building Commission. The PBC will receive these updates periodically between PBC meetings.

The Change Order log that you are accustomed to seeing accompanies the flash update.

Do not hesitate to call either of us with any questions. We welcome your feedback on the utility of this update so feel free to zap us an email with your comments and suggestions.

John Heimbach  
Senior Project Architect  
Office: 815.484.0739, Ext 128



Megan Simon  
Project Manager  
Ringland-Johnson Construction  
Cell: 815.703.9365



## **Action Items**

### **Item #107 – PCO #106**

#### **Vestibule Air Curtain**

Issue:

The design calls for the existing air curtain in the main entrance vestibule to be relocated and reinstalled. This unit was installed with the original building and is now 20 years old. The Owner has asked to replace this unit with a new air curtain. The cost for this change includes the new air curtain and the labor to install it.

Status:

This work has not been completed.

Cost of Change:

\$10,377.91

### **Item #115 – PCO #104**

#### **Replace Electric Water Heater EWH1**

Issue:

The undercounter water heater specified for the Ice Cream Kitchen was not compatible with the available electrical power at the new panels in the Activity Center. This change proposal includes a new undercounter water heater and the labor to install it.

Status:

This work has not been completed.

Cost of Change:

\$2,092.28

### **Item #124 – PCO #98**

#### **Additional General Requirements, July and August**

Issue:

Due to several issues that have occurred through the course of this project, the project has been delayed from its original schedule, and the Construction Manager is requesting additional funds related to general requirements. They are requesting additional funds as related to expenses incurred during the months of July and August. The issues related to this request include early project delays relating to Zoning review and a related change in project phasing, delays related to interpretations of regional plumbing inspector, delays related to COVID interruptions in kitchen equipment manufacture and delivery, and delays related to shifts in interiors work related COVID precautions and procedures.

Status:

These costs for July and August have already occurred, and are intended to come out of Schedule Contingency.

Cost of Change:  
\$81,923.54

**Item #126 – PCO #99**

**Bond and Insurance Reconciliation**

Issue:

Due to several issues that have occurred through the course of this project, the project has been delayed from its original schedule, and the Construction Manager is requesting additional funds related to Bonding and Insurance for the months of July and August.

Status:

These costs for July and August have already occurred, and are intended to come out of Schedule Contingency.

Cost of Change:  
\$ 14,619.98

**Item #128 – PCO #103**

**Toilet Paper Holders**

Issue:

The toilet paper holders as specified are surface-mounted and present a possible safety concern for the residents. The owner raised this concern and these units were rejected. A safer recessed toilet paper holder has been selected. Cost for this change includes the new holders and installation.

Status:

This work has not been completed.

Cost of Change:  
\$1,035.57

**Item #130 – PCO #100**

**Dehumidification & Air Conditioning - August**

Issue:

Temporary supplemental cooling units were provided as part of this cost for short term cooling and dehumidification for the month of August.

Status:

This represents the August costs for this equipment.

Cost of Change:  
\$ 3,712.00

## **Current Issues.**

### **Item #88 – PCO #81**

#### **Elimination of Renovation Work in Building 'B' South Wing**

##### Issue:

Due to issues related to the COVID 19 epidemic, the 13 resident rooms in the south wing of Building 'B' are needed for daily operations of the nursing home. These rooms were originally intended to be renovated and made available as Medicare rooms.

##### Status:

Six of the 13 rooms in this wing have received new finishes and there are an seven that are waiting to be renovated. The remaining work in these seven rooms is delayed indefinitely until this current epidemic subsides. The remaining work includes feeds and connection points for oxygen and vacuum, new electrical outlets, new finishes including in the associated toilet rooms. The credited costs include both labor and materials.

##### Cost of Change:

Costs are still in review

### **Item #101 – PCO #92**

#### **Heating Hot Water Controls**

##### Issue:

The additional controls for the heating hot water system are being requested as an upgrade to the new and existing system at the request of the owner. The existing systems were installed with the original building and are approximately 20 years old. These upgrades will provide better control features and will help the systems to operate more efficiently and will provide a more reliable system in the next years to come.

##### Status:

This work has not been completed and it is projected that it will cause an extension to the schedule by approximately six weeks.

##### Cost of Change:

Costs and scope are still being reviewed.

### **Item #103 – PCO #85**

#### **Dining Room Ceiling Credit**

##### Issue:

The bid documents included new ceilings to be installed in the existing dining rooms where other new finishes were to be upgraded. The condition of the existing ceilings was acceptable and the costs associated with this work is being credited back to the project. This credit includes both labor and materials.

Credit includes the following;

Materials: \$3,211.98

Labor: \$2,787.60

Cost of Change:

(\$6,000) Deduct

**Item #117**

**Electrical for 480 Wing**

Issue:

Additional emergency circuit outlets are required to accompany the med gas outlets in each resident room. These outlets were not shown in the construction documents

Status:

This work has not been completed.

Cost of Change:

Costs and scope are still being reviewed.

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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	RFQ # 001 Beauty Casework Changes	Architect	2/26/2019		\$7,969.63					Approved 03/21/2019		C
4	4	1	RFQ # 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	RFQ # 003 RFI # 26 Existing Pneumatic 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	RFQ # 006 Updated Landscape Drawings - Changes made by the City during plan/zoning reviews.	City of DeKalb								Rejected 9/3/2019		G
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 pipehead 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		G
19	20	5	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			\$8,602.65					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



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
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	RFQ # 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		€
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	RFQ # 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
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									€
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 Mechanical 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 - Corridor 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	Domer 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 Softener	Architect	4/24/2020		\$0.00					VOID	CLOSED AT MARCH PBC MEETING 2020	€
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

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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
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	G
94	65	12	Chiller Pad - ASK 94R	Architect	4/3/2020		\$10,047.69					Approved 5/5/2020	T&Mbasis NTE \$12,000; Ruiz; RJC	C
93	72	12	ACT Soffit, Beam Wrap, and Lowering of Ceilings	Architect	3/4/2020		\$7,585.21					Approved 5/5/2020	CMI; MTN	C
95	67		RFI # 071 Kitchen Door 219K.1	Architect	4/9/2020		\$1,030.98				\$773.00	Approved 5/5/2020	MTN	C
96	69	12	Reconciliation of PCO-039 Kitchen Equipment	Architect	3/18/2020							Approved 5/5/2020	Great Lakes	C
76	68		RFI #065 Lobby Reception Door	Architect	4/9/2020						\$1,311.00	Approved 5/5/2020	MTN; RJC sent out for Pricing	C
78	70	12	RFI # 070 - Recirculation - Hot Water	Architect	4/14/2020		\$9,827.37					Approved 5/5/2020	MOST	C
99	73		Temp Heat - April	Owner	4/28/2020				\$2,701.08			Approved 5/5/2020		C
100	76		Motor Starts for Chiller Pumps	Architect	4/21/2020						\$3,951.25	Approved 5/5/2020	Morse	C
108	83	12REV	Internal Use - AIA 012 Reconciliation				\$18,760.07							C
27	38	13	Lobby 101 - Changing Door from Sliding to Swinging	Architect	6/4/2019		\$3,072.90					Approved 6/02/2020	Submittals in RVG Hands; Waiting on Response from SUB	C
81	66	13	Mechanical Yard Fence	Owner	3/2/2020		\$10,736.14					Approved 6/02/2020	Proposals Received from Northern IL Fence, Dach Fence, DBM	C
104	82		Temp Heat - May	RJC	5/1/2020				\$815.20			Approved 6/02/2020		C
105	78		Dehumidification	RJC	5/19/2020				\$2,834.00			Approved 6/02/2020		C
118			Internal Use											C
119			Internal Use											C
101	80		Mechanical Controls Changes - Chilled Water	Owner	5/13/2020						\$12,592.00	Approved 7/7/2020		C
106	86		Copy Room 133 Countertop	Architect	5/19/2020						\$638.00	Approved 7/7/2020		C
114	87		Bathrooms 323, 324, & Janitors Closet 325 Water Tie In	Owner	6/15/2020						\$4,620.00	Approved 7/7/2020		C
88	88		Reconcile of Window Returns (PCO-044)	RJC	1/29/2020						(\$5,738.00)	Approved 7/7/2020	Complete Original PCO 044 was \$23,300 from Contingency	C
56	89		Eliminate Projector in Activity Center	Architect	12/6/2019						(\$450.00)	Approved 7/7/2020		C
111	90		Dehumidification/Temp AC & Generators ComEd Outage	RJC/Owner	6/17/2020				\$8,922.75			Approved 7/7/2020		C
86	91	14	Finishes Mechanical Room 740 - Epoxy Floor	Owner	3/3/2020		\$8,960.47					Approved 7/7/2020		C
59	93		Demo of Boiler Room Renovations	Owner - Steve	12/10/2019		\$16,045.03					Approved 8/4/2020	T & M Reconciliation	C
80	84		Finishes Storage Room 749	Owner	3/3/2020		\$6,601.24					Approved 8/4/2020		C
109	96		SW Serving Kitchen Walkway	Owner	4/1/2019						\$5,000.00	Approved 8/4/2020	RJC to perform this work T&M NTE \$5000	C
115	94		RFI # 084 Half Column at the Entrance	Architect	6/18/2020		(\$642.28)					Approved 8/4/2020		C
123	97		Dehumidification & Air Conditioning - July	Owner	7/31/2020				\$3,712.00			Approved 8/4/2020		C
125	95		Lobby Signage Infill	Owner	7/15/2020		\$891.86					Approved 8/4/2020		C
98			Internal	Owner	4/2/2020							RJC		C



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24	71		Finishes to Nurses Station	Owner - Steve	5/28/2019	\$71,910.98						IN REVIEW	MTN; Midwest Decorating	
24	74		Finishes to Existing Corridor 201	Owner - Steve	5/28/2019	\$15,076.03						IN REVIEW	MTN; Midwest Decorating	
24	75		Finishes to Existing Corridor 493	Owner - Steve	5/28/2019	\$16,175.01						IN REVIEW	MTN; Midwest Decorating	
89	79		Reconcile of Plumbing Fixtures Removal & Reinstallation (PCO-045)	RJC	5/20/2020					(\$406.00)		IN REVIEW	In Progress - HALF Submitted in April PBC;	
97	81		Credit to Remove 480 Wing	Owner	4/16/2020	(\$32,049.48)						IN REVIEW	John reviewing this PCO	
103	85		Dining Rooms 219 & 496 Ceiling Credit	Architect						(\$6,000.00)		September PBC		
120	92		Mechanical Controls Changes - Hot Water	Architect	5/13/2020	\$34,342.37						September PBC	Scott & John reviewing this PCO	
124	98		Additional General Requirements - July & August	RJC	7/28/2020			\$81,923.54				September PBC	Under Review	
126	99		Bond & Insurance Reconciliation	RJC	7/31/2020			\$14,619.98				September PBC	Under Review	
130	100		Dehumidification & Air Conditioning - August	Owner	8/31/2020			\$3,712.00				September PBC		
127	101		Added Valances/Shades	Architect	7/29/2020					\$2,003.00		September PBC	MTN	
132	102		RFI 94 Fire Dampers - ACT	Architect	7/8/2020					\$3,692.69		September PBC	Morse	
128	103		Toilet Paper Roll Holders	Architect	7/31/2020	\$1,035.57						September PBC	MTN	
133	104		RFI 098 Replace EWH1	Architect	7/27/2020	\$2,092.28						September PBC	MOST/Morse	
131	105		Door Hardware Group 4 Activity Center	Owner	12/19/2019	\$27,010.41						September PBC	Morse	
107	106		Vestibule Air Curtain	Owner	7/7/2020	\$10,377.91						September PBC		
117	107		480 Wing Additional Electrical	Architect	6/18/2020	\$19,891.44						September PBC	Out for Pricing	
134			Additional Mods for Door 101.1	Owner	8/21/2020	\$1,255.36						September PBC		
102			Decorative Metal Railing on Roof	Architect	4/4/2020							RJC	RJC Reviewing	
110			Bldg B Nurse Station Piping Modifications	Owner	6/9/2020							Larson & Darby	Credit from MOST	
112			Internal Use		1/9/2020								DBM & Rockwell Backcharge / GC Charge	
113			Nurse Station Balancing Bldg B	Architect	4/9/2020							Larson & Darby		
116			O2 Concrete Pad	Architect	6/18/2020							RJC	Out for Pricing	
121			Fire Lane Modifications & Elevations	Owner	7/7/2020							RJC	Still in Progress - Being Tracked as T&M by Dupage	
122			Internal Use		7/7/2020							RJC	CMI Backcharge/ Boss Charge	
129			Reconciliation of PCO-093	Owner	8/4/2020							RJC		
						Starting Balance	\$12,587,489.00	Starting Balance	\$154,324.00	Starting Balance	\$342,729.00			
						Current Balance	\$262,135.66	Current Balance	\$38,087.39	Current Balance	\$172,385.75			
						Balance Including Pending COs	\$13,016,742.54	Balance Including Pending COs	\$15,981.09	Balance Including Pending COs	\$166,896.50			