



MEETING ANNOUNCEMENT

DEKALB COUNTY PUBLIC BUILDING COMMISSION

TUESDAY, JANUARY 5, 2021
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/84793396830>

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

Meeting ID: 847 9339 6830

AGENDA

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – MEETING OF TUESDAY, DECEMBER 1, 2020
4. PUBLIC COMMENTS
5. NURSING HOME EXPANSION PROJECT
 - A. PROJECT UPDATE
 - B. CHANGE ORDER REQUESTS
 - C. UPCOMING CHANGE ORDERS
6. OLD/NEW BUSINESS
7. NEXT MEETING DATE & LOCATION – TUESDAY, FEBRUARY 2, 2021
8. EXECUTIVE SESSION – PENDING/PROBABLE LITIGATION PER 5 ILCS 120/2(c)(11)
9. ADJOURNMENT

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: January 5, 2021

Re: **Change Order Flash Update 20**
DCRNC Project

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 #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. No action taken at the November Public Building Commission Meeting.

Cost of Change:

\$81,923.54

Item #154 – PCO #124

Additional General Requirements, Through December 15

Issue:

Due to delays in the project as described in PCO #98 above, the Construction Manager is requesting more funds related to general requirements.

Status:

Work is complete

Cost of Change:

\$23,152.56

Item #148 – PCO #125

Reconciliation of Bond and Insurance Costs

Issue:

This is the final reconciliation of the bond and insurance costs based on the final GMP amount of \$12,747,576.04.

Status:

Work is complete

Cost of Change:

Credit (\$1,994.04)

Item #157 – PCO #126

Schedule Contingency Reconciliation

Issue:

This is the final reconciliation of the bond and insurance costs based on the final schedule costs.

Status:

Work is complete

Cost of Change:

Credit (\$5,926.97)

Item #158 – PCO #127

Construction Contingency Reconciliation

Issue:

This is the final reconciliation of the construction contingency based on the final project costs.

Status:

Work is complete

Cost of Change:

Credit (\$29,939.01)

Item #159 – PCO #128

Connection to Sink in Dining 496

Issue:

This represents the final connections to the sink in Dining 496. This cost had been previously removed from the construction cost because the Dining room is in a resident area that was not accessible for construction due to COVID restrictions in the building. Ringland/sub subsequently identified a strategy to safely complete the work that separated construction work from staff and residents.

Status:

Work is complete

Cost of Change:

\$312.00

Item #160 – PCO #129

Additional General Requirements, Through December 31

Issue:

The contractor is proposing that the owner pay 50% of the General Requirements from December 15 to December 31.

Status:

Work is in progress

Cost of Change:

\$11,320.00



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	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
44	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 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
48			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	4/22/2019							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



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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	6/29/2019							VOID 1/07/2020		E
29			Serving Kitchen-Potential 3-Compartment-Sink	State Plumbing-Inspector	6/25/2019							REMOVE		E
31	17	N/A	Deduct for Fees (Pco# 008 & PCO # 010)	GC	7/11/2019						(\$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									E
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	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 - 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	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 Softener	Architect	1/24/2020		\$0.00					VOID	CLOSED AT MARCH PBC MEETING 2020	E
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



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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
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 TGU 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		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 workT&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
130	100		Dehumidification & Air Conditioning - August	Owner	8/31/2020				\$3,712.00			Approved 9/1/2020		C



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126	99		Bond & Insurance Reconciliation	RJC	7/31/2020				\$14,619.98			Approved 9/1/2020		C
135			Assist with Concrete Pours	Internal	8/31/2020								Internal	C
128	103	16	Toilet Paper Roll Holders	Architect	7/31/2020		\$1,035.57					Approved 9/16/2020	MTN	C
133	104	16	RFI 098 Replace EWH1	Architect	7/27/2020		\$2,092.28					Approved 9/16/2020	MOST/Morse	C
107	106		Vestibule Air Curtain (NEED RECONCILIATION PCO - NTE 10k)	Owner	7/7/2020						\$10,000.00	October PBC	NTE \$10,000 - Approved 9/16/2020 Emergency PBC	C
138			Internal Use											C
120	92		Mechanical Controls Changes - Hot Water	Architect	5/13/2020	\$0.00							Scott & John reviewing this PCO	C
127	101	17	Added Valances/Shades	Architect	7/29/2020		\$2,116.58					Approved 10/6/2020		C
136	108		Dehumidification & AC - August / September 2020	Owner	9/10/2020				\$10,403.54			Approved 10/6/2020		C
110	111	17	Bldg B Nurse Station Piping Modifications	Owner	6/9/2020		(\$2,113.42)					Approved 10/6/2020	Owner Change Order - Credit Back	C
139	110	17	Additional Patching in Lobby	Owner			\$398.37					Approved 10/6/2020	Rockwell - Invoices sent	C
24	71		Finishes to Nurses Station	Owner - Steve	5/28/2019	\$0.00						ASSUME PCO TO NOT BE TAKEN	MTN; Midwest Decorating	C
24	74		Finishes to Existing Corridor 201	Owner - Steve	5/28/2019	\$0.00						ASSUME PCO TO NOT BE TAKEN	MTN; Midwest Decorating	C
24	75		Finishes to Existing Corridor 493	Owner - Steve	5/28/2019	\$0.00						ASSUME PCO TO NOT BE TAKEN	MTN; Midwest Decorating	C
129			VOID		8/4/2020							RJC		C
97	81		Credit to Remove 480 Wing	Owner	4/16/2020							VOID 10/15/2020	John reviewing this PCO	C
137			VOID	Owner	9/10/2020									C
117	107		480 Wing Additional Electrical - Finishes Complete T&M	Architect	6/18/2020	\$0.00								C
140	113		480 Wing Additional Electrical - Rooms Not Complete T&M	Owner		\$0.00								C
112			Internal Use		1/9/2020								DBM & Rockwell Backcharge / GC Charge	C
122			Internal Use		7/7/2020							RJC	CMI Backcharge/ Boss Charge - Waiting on Boss	C
144			Internal Use										Midwest Extra Painting - Need to Ask MS about	C
89	79		Reconcile of Plumbing Fixtures Removal & Reinstallation (PCO-045)	RJC	5/20/2020						(\$406.00)	Approved 11/10/2020	In Progress - HALF Submitted in April PBC;	C
103	85		Dining Rooms 219 & 496 Ceiling Credit	Architect							(\$6,000.00)	Approved 11/10/2020		C
121	117	18	Fire Lane Modifications & Elevations	Owner	7/7/2020		\$26,538.71					Approved 11/10/2020	Still in Progress - Being Tracked as T&M by Dupage - MS Court Review	C
134	119	18	Additional Mods for Door 101.1 - Vestibule	Owner	8/21/2020		\$5,051.57					Approved 11/10/2020	Morse T&M; RJC - Shawn, Morse Coding Time, RVG -	C
141	112		Additional General Requirements - September 2020	Owner	9/30/2020						\$48,280.26	Approved 11/10/2020		C
142	115		Insulated Pipe Guards	Architect	10/1/2020						(\$1,080.00)	Approved 11/10/2020		C
145	114	18	PCO-066 Reconciliation - Mech Yard Fence	Architect	6/18/2020		(\$10,736.41)					Approved 11/10/2020		C
143	118	18	Credit for Rest of Project-Int, Nurse Stat A & B, & 480 Wing	Owner	10/6/2020		(\$93,381.27)					Approved 11/10/2020	Need Morse #/DBM	C
147	116		Additional GR's through 10/30/2020	RJC	10/6/2020						\$32,191.78	Approved 11/10/2020	Waiting on #'s from Accounting	C
146	120		Sunbelt AC & Dehumidifiers Reconciliation (ESTIMATED)	Owner	10/6/2020				(\$4,506.48)			Approved 11/10/2020		C
113	109		Nurse Station Balancing Bldg B	Architect	4/9/2020						\$0.00	Void		C
149			Secure Care Doors	Owner										C
132	102		RFI # 94 Fire Dampers ACT	Architect	8/18/2020						\$0.00	Void		C
151			Boiler Room Demolition Reconciliation(PCO-093)	RJC	11/25/2020		\$0.00					December PBC	Nothing to be Reconciled	C
153	123		Additional GRs through 11/30/2020	RJC	11/1/2020						\$23,882.50	Approved 12/1/2020		C
150	121		Testing Allowance Reconciliation	RJC	11/24/2020		\$26.00					Approved 12/1/2020	Allowance	C
152	122		Air Curtain Reconciliation(PCO-106)	RJC	11/25/2020						(\$928.94)	Approved 12/1/2020		C
156			Internal	Owner	12/18/2020									C
161			Internal Use											C
124	98		Additional General Requirements - July / August 2020	RJC	7/28/2020			\$81,923.54				January PBC		
148	125		Bond & Insurance Reconciliation Budget	RJC	12/29/2020	(\$1,994.04)						January PBC		
154	124		Additional GR's December 15,2020	RJC	12/31/2020					\$23,152.56		January PBC		
157	126		Schedule Contingency - Reconciliation	Owner	12/31/2020	(\$5,926.97)		\$5,926.97				January PBC		
158	127		Construction Contingency - Reconciliation	Owner	12/31/2020	(\$29,931.09)				\$29,931.09		January PBC		
159	128		MOST Sink Install 496	Owner	12/18/2020	\$312.00						January PBC		
160	129		Additional GR's through December 31, 2020	Owner	12/28/2020					\$11,320.00		January PBC		
						Starting Balance	\$12,587,489.00	Starting Balance	\$154,324.00	Starting Balance	\$342,729.00			
						Current Balance	\$155,623.54	Current Balance	\$154,324.00	Current Balance	\$342,729.00			
						Balance Including Pending COs	\$12,743,112.54	Balance Including Pending COs	\$0.00	Balance Including Pending COs	\$0.00			

217-139 DeKalb Nursing Home
 Pending Change Orders
 As of December 28, 2020

<u>Old Change Orders Pending Approval</u>	<u>Amount</u>	<u>Source</u>	<u>PCO #</u>	<u>Notes</u>
July/August GRs	\$ 81,923.54	Contingency	098	Previous general requirements not approved in December PBC Meeting. RJC spoke with 2 board members in early December. The owner rep will be recommending these GRs for approval in the January PBC Meeting.
<u>New Change Orders To Be Presented</u>				
December General Requirements Through 12/15/2020	\$ 23,152.56	Contingency	124	Actual GRs through 12/15/2020. It was voted to close the job on 12/15/2020.
Added General Requirements Through 12/31/2020	\$ 11,320.00	Contingency	129	GRs through 12/31/2020.
Schedule Contingency Allowance Credit	\$ (5,926.97)	Owner	126	Remaining amount in the schedule contingency after deducting out the above \$81k grs from July/August.
Construction Contingency Allowance Credit	\$ (29,931.09)	Owner	127	Remaining amount in the construction contingency after deducting out the 27k grs below for December.
Bond & Insurance Credit	\$ (1,994.04)	Owner	125	Bond and Insurance credit calculated after taking into account all of the pending change orders.
Connection of 496 Sink in the Interior	\$ 312.00	Owner	128	Completed by Most Plumbing Per ST. Needed to connect the 496 sink in the Interior in order for the health department to do inspection so the kitchen could be used.
Total Owner Contract Change	\$ (37,540.10)			



Ringland-Johnson
CONSTRUCTION

INVOICE

Date: December 31, 2020

Invoice #: 217139-24

Bill To:
DeKalb County Nursing
Attn: Scott Gima
2600 Annie Glidden Road
DeKalb, IL 60115

Work Location:
DeKalb County Nursing
2600 Annie Glidden Rd
DeKalb, IL 60115

DESCRIPTION	AMOUNT
Additions and Renovations for DeKalb Rehabilitation and Nursing Center.	
Original Contract Amount	\$ 12,587,489.00
Net Change by Change Orders	\$ 155,623.54
Contract Sum to Date	\$ 12,743,112.54
Total Completed & Stored to Date (100%)	\$ 12,743,112.54
Less: Previous Billings	\$ (12,286,531.49)
Less: 0% Retainage	\$ -
Current Balance Due	\$ 456,581.05
Net 30	
CURRENT BALANCE DUE	\$ 456,581.05

Please make all checks payable to Ringland-Johnson, Inc.
If you have any questions concerning this invoice please contact Emily Bardell, 815-332-8649 or ebardell@ringland.com.

THANK YOU FOR YOUR BUSINESS!

Ringland-Johnson, Inc. 1725 Huntwood Dr. Cherry Valley, IL 61016 (815) 332-8600

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

To: DeKalb County Nursing
2600 Annie Glidden Road
DeKalb, IL 60115

Project: **Additions and Renovations for
DeKalb Rehabilitation and
Nursing Center**

Pay Request No.: 24
Date of Pay Request: 12/31/2020

From: Ringland-Johnson, Inc.
RJC Job No.:
RJC Invoice No.:

217-139
217139-24

Via: **Larson & Darby Group
4949 Harrison Ave, Suite 100
Rockford, IL 61108**

Project No.: 24135

Contract Date: 11/29/2018


CONTRACTOR'S APPLICATION FOR PAYMENT

Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM.....	12,587,489.00
2. NET CHANGE BY CHANGE ORDERS.....	155,623.54
3. CONTRACT SUM TO DATE.....	12,743,112.54
4. TOTAL COMPLETED & STORED TO DATE.....	12,743,112.54
5. RETAINAGE 0% of Completed Work Total Retainage.....	0.00
6. TOTAL EARNED LESS RETAINAGE.....	12,743,112.54
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	12,286,531.49
8. CURRENT PAYMENT DUE.....	456,581.05
9. BALANCE TO FINISH PLUS RETAINAGE.....	0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

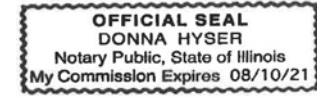
CONTRACTOR: Ringland-Johnson, Inc.

By:  Date: 12/31/2020
Brent B. Johnson, President or Tom "Tucker" Johnson, VP for Operations

State of Illinois County of Boone
Subscribed and sworn to before me this 31st day of December, 2020

Notary Public
My Commission expires: 8-10-2021

Donna Hyser



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 456,581.05

(Attach explanation if amount certified differs from the amount applied for.)

By: _____ Date: _____
ARCHITECT-ENGINEER:

By: _____ Date: _____
OWNER:

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Total changes approved in previous months by Owner	\$ 265,665.04	\$ (72,527.40)
AIA#019	\$ 26.00	
AIA#020		\$ (37,540.10)
TOTALS	\$ 265,691.04	\$ (110,067.50)
NET CHANGES by Change Order		\$ 155,623.54

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

PAY REQUEST NO: 24
 PAY REQUEST DATE: 12/31/2020
 PERIOD FROM: 12/1/2020
 PERIOD TO: 12/31/2020
 RJC JOB No.: 217-139

DeKalb Rehabilitation and Nursing Center
 Additions and Renovations

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMP. & STORED TO DATE (D + E + F)		H BALANCE TO FINISH (C - G)	I RETAINAGE 0%
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		%	(G / C)		
172	AIA#12								
173	PCO#065								
174	RJC	4,054	4,054	-	-	4,054	100%	-	-
175	Dupage Topsoil	4,454	4,454	-	-	4,454	100%	-	-
176	Ruiz Construction Systems	1,173	1,173	-	-	1,173	100%	-	-
177	RJC Insurance/Bond/Fee	367	367	-	-	367	100%	-	-
178	PCO#069								
179	Great Lakes West	18,729	18,729	-	-	18,729	100%	-	-
180	RJC Insurance/Bond/Fee	1,062	1,062	-	-	1,062	100%	-	-
181	PCO#070								
182	MO-ST Plumbing	9,300	9,300	-	-	9,300	100%	-	-
183	RJC Insurance/Bond/Fee	527	527	-	-	527	100%	-	-
184	PCO#072								
185	Commercial Mechanical	5,602	5,602	-	-	5,602	100%	-	-
186	MTN Veteran Contracting, Inc.	1,576	1,576	-	-	1,576	100%	-	-
187	RJC Insurance/Bond/Fee	407	407	-	-	407	100%	-	-
188	AIA#13								
189	PCO#038								
190	Rock Valley Glass	2,908	2,908	-	-	2,908	100%	-	-
191	RJC Insurance/Bond/Fee	165	165	-	-	165	100%	-	-
192	PCO#066								
193	Northern Illinois Fence	10,160	10,160	-	-	10,160	100%	-	-
194	RJC Insurance/Bond/Fee	576	576	-	-	576	100%	-	-
195	AIA#14								
196	PCO#091								
197	Artlow Systems	9,054	9,054	-	-	9,054	100%	-	-
198	RJC Insurance/Bond/Fee	478	478	-	-	478	100%	-	-
199	RJC Fee Credit	(572)	(572)	-	-	(572)	100%	-	-
200	AIA#15								
201	PCO#084								
202	Boss Carpet One	6,247	6,247	-	-	6,247	100%	-	-
203	RJC Insurance/Bond/Fee	354	354	-	-	354	100%	-	-
204	PCO#093								
205	Commercial Mechanical	8,348	8,348	-	-	8,348	100%	-	-
206	MTN Veteran Contracting, Inc.	3,518	3,518	-	-	3,518	100%	-	-
207	Nelson Fire Protection Co.	1,618	1,618	-	-	1,618	100%	-	-
208	The Rockwell Group	1,700	1,700	-	-	1,700	100%	-	-
209	RJC Insurance/Bond/Fee	861	861	-	-	861	100%	-	-
210	PCO#094								
211	GC Masonry	(608)	(608)	-	-	(608)	100%	-	-
212	RJC Insurance/Bond/Fee	(34)	(34)	-	-	(34)	100%	-	-
213	PCO#095								
214	GC Masonry	844	844	-	-	844	100%	-	-
215	RJC Insurance/Bond/Fee	48	48	-	-	48	100%	-	-
216	AIA#16								
217	PCO#103								
218	MTN Veteran Contracting, Inc.	980	980	-	-	980	100%	-	-
219	RJC Insurance/Bond/Fee	56	56	-	-	56	100%	-	-
220	PCO#104								
221	MO-ST Plumbing	1,980	1,980	-	-	1,980	100%	-	-
222	RJC Insurance/Bond/Fee	112	112	-	-	112	100%	-	-

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

PAY REQUEST NO: 24
 PAY REQUEST DATE: 12/31/2020
 PERIOD FROM: 12/1/2020
 PERIOD TO: 12/31/2020
 RJC JOB No.: 217-139

DeKalb Rehabilitation and Nursing Center
 Additions and Renovations

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMP. & STORED TO DATE (D + E + F)	H BALANCE TO FINISH (C - G)	I RETAINAGE 0%	
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
223	AIA#17								
224	PCO#101								
225	MTN Veteran Contracting, Inc.	2,003	2,003	-	-	2,003	100%	-	
226	RJC Insurance/Bond/Fee	114	114	-	-	114	100%	-	
227	PCO#110								
228	The Rockwell Group	377	377	-	-	377	100%	-	
229	RJC Insurance/Bond/Fee	21	21	-	-	21	100%	-	
230	PCO#111								
231	MO-ST Plumbing	(2,000)	(2,000)	-	-	(2,000)	100%	-	
232	RJC Insurance/Bond/Fee	(113)	(113)	-	-	(113)	100%	-	
233	AIA#18								
234	PCO#114								
235	Northern Illinois Fence	(10,160)	(10,160)	-	-	(10,160)	100%	-	
236	RJC Insurance/Bond/Fee	(576)	(576)	-	-	(576)	100%	-	
237	PCO#117								
238	RJC	6,330	6,330	-	-	6,330	100%	-	
239	Dupage Topsoil	18,785	18,785	-	-	18,785	100%	-	
240	RJC Insurance/Bond/Fee	1,424	1,424	-	-	1,424	100%	-	
241	PCO#118								
242	Boss Carpet One	(19,675)	(19,675)	-	-	(19,675)	100%	-	
243	Commercial Mechanical, Inc.	(11,589)	(11,589)	-	-	(11,589)	100%	-	
244	MTN Veteran Contracting, Inc.	(15,116)	(15,116)	-	-	(15,116)	100%	-	
245	Midwest Decorating	(5,240)	(5,240)	-	-	(5,240)	100%	-	
246	MO-ST Plumbing	(12,655)	(12,655)	-	-	(12,655)	100%	-	
247	Morse Electric	(9,503)	(9,503)	-	-	(9,503)	100%	-	
248	Northern IL Terrazzo & Tile	(2,523)	(2,523)	-	-	(2,523)	100%	-	
249	The Rockwell Group	(1,520)	(1,520)	-	-	(1,520)	100%	-	
250	Dupage Topsoil	(15,561)	(15,561)	-	-	(15,561)	100%	-	
251	PCO#119								
252	RJC	697	697	-	-	697	100%	-	
253	Morse Electric	2,926	2,926	-	-	2,926	100%	-	
254	Rock Valley Glass	1,188	1,188	-	-	1,188	100%	-	
255	RJC Insurance/Bond/Fee	240	240	-	-	240	100%	-	
256	AIA#19								
257	PCO#121								
258	Testing Allowance (AIA Line 6) Reconciliation	26	-	26	-	26	100%	-	
259	AIA#20								
260	PCO#125								
261	Bond & Insurance Credit	(1,994)	-	(1,994)	-	(1,994)	100%	-	
262	PCO#126								
263	Schedule Contingency Allowance Credit	(5,927)	-	(5,927)	-	(5,927)	100%	-	
264	PCO#127								
265	Construction Contingency Allowance Credit	(29,931)	-	(29,931)	-	(29,931)	100%	-	
266	PCO#128								
267	RJC	12	-	12	-	12	100%	-	
268	MO-ST Plumbing	300	-	300	-	300	100%	-	
269									
CONTRACT TO DATE		12,743,112.54	12,603,914.49	139,198.05	0.00	12,743,112.54	100%	0.00	0.00

NOTE: Individual line items may vary. Only the total is guaranteed. Subject to change order revision.

**DeKalb Nursing Master Contingency Log
CONTRACTOR CONTINGENCY LOG**

**PAY REQUEST NO:
PAY REQUEST DATE:**

**24
12/31/2020**

DESCRIPTION	VENDOR	APPROVAL DATE	TOTAL
1 Beginning Balance			342,729
2 PCO#008	MTN Veteran Contracting	6/10/2019	(2,128)
3 PCO#010	Mau Inc/RJC	6/10/2019	(26,645)
4 PCO#017	N/A - Refund to Bond/Insurance/Fee	8/6/2019	1,549
5 PCO#019	DBM Services, Sterling Commercial Roofing, GC Masonry	9/3/2019	(37,915)
5 PCO#024	DuPage Topsoil	9/3/2019	(38,454)
6 PCO#026	DuPage Topsoil	10/1/2019	(1,045)
7 PCO#040	CMI	2/4/2020	(5,745)
8 PCO#041	MTN Veteran Contracting/Just Rite	2/4/2020	(10,718)
9 PCO#043	MTN Veteran Contracting	2/4/2020	(3,447)
10 PCO#044	The Rockwell Group	2/4/2020	(23,300)
11 PCO#045	MO-ST Plumbing	2/4/2020	(3,480)
12 PCO#050	MO-ST Plumbing	3/9/2020	(1,100)
13 PCO#052	Morse Electric	3/9/2020	(2,195)
14 PCO#036	Morse Electric	3/9/2020	(4,134)
15 PCO#058	MTN Veteran Contracting	4/13/2020	202
16 PCO#059	CMI	4/13/2020	1,155
17 PCO#060	MO-ST Plumbing	4/13/2020	500
18 PCO#063	MTN Veteran Contracting	4/13/2020	7,211
19 PCO#067	MTN Veteran Contracting	5/11/2020	(773)
20 PCO#068	MTN Veteran Contracting	5/11/2020	(1,311)
21 PCO#076	Morse Electric	5/11/2020	(3,951)
22 PCO#080	Morse Electric/CMI	7/7/2020	(12,592)
23 PCO#086	MTN	7/7/2020	(638)
24 PCO#087	MO-ST Plumbing	7/7/2020	(4,620)
25 PCO#088	The Rockwell Group	7/7/2020	5,738
26 PCO#089	Morse Electric	7/7/2020	450
27 PCO#096	RJC	8/5/2020	(5,000)
28 PCO#106	CMI	9/25/2020	(10,000)
29 PCO#79	MO-ST Plumbing	11/19/2020	406
30 PCO#85	MO-ST Plumbing	11/19/2020	6,000
31 PCO#115	MO-ST Plumbing	11/19/2020	1,080
32 PCO#116	RJC	11/19/2020	(32,192)
33 PCO#112	RJC	11/19/2020	(48,280)
34 PCO#122	RJC	12/1/2020	929
35 PCO#123	RJC	12/1/2020	(23,883)
36 PCO#124	RJC	12/31/2020	(23,153)
37 PCO#129	RJC	12/31/2020	(11,320)
Remaining Balance			<u>29,931.09</u>

**DeKalb Nursing Master Contingency Log
SCHEDULE CONTINGENCY LOG**

PAY REQUEST NO:
PAY REQUEST DATE:

**24
12/31/2020**

DESCRIPTION	VENDOR	APPROVAL DATE	TOTAL
1 Beginning Balance			154,324
2 Snow Removal Nov	RJC	1/7/2020	(5,400)
3 Temp Heat Jan	AmeriGas/Sunbelt	2/4/2020	(7,518)
4 Temp Heat Feb	AmeriGas/Sunbelt	3/9/2020	(6,184)
5 Temp Heat March	AmeriGas/Sunbelt	4/7/2020	(4,157)
6 Temp Heat April	Sunbelt	5/11/2020	(2,701)
7 Temp Heat May	AmeriGas/Sunbelt	6/5/2020	(815)
8 De-Humidifiers May	Sunbelt	6/5/2020	(2,834)
9 De-Humidifiers/Power Outage June	Sunbelt	7/7/2020	(8,923)
10 De-Humidifiers July	Sunbelt	8/5/2020	(3,712)
11 De-Humidifiers August	Sunbelt	9/1/2020	(3,712)
12 Bond & Insurance	N/A	9/1/2020	(14,620)
13 De-Humidifiers August & Septembe	Sunbelt	10/13/2020	(10,404)
14 De-Humidifiers Credit	Sunbelt	11/19/2020	4,506
15 July/August GRs	RJC	12/31/2020	(81,924)
Remaining Balance			5,926.97

FINAL WAIVER OF LIEN

STATE OF ILLINOIS
COUNTY OF BOONE

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by DeKalb County Public Building Commission to furnish General Construction Services for the premises known as DeKalb Rehabilitation and Nursing Center, 2600 Annie Glidden Road DeKalb, IL 60115, of which DeKalb County Public Building Commission is the owner. The undersigned, for and in consideration of Four Hundred Fifty-Six Thousand, Five Hundred Eighty-One and 05/100 (\$456,581.05), and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus or machinery, hereto furnished, or which may be furnished any time hereafter, by for the abovedescribed premises, INCLUDING EXTRAS.*

Ringland-Johnson, Inc.
Date: 12/31/2020 **1725 Huntwood Dr., Cherry Valley, IL 61016**

Signature and Title: X  President _____

*Extras include, but are not limited to, change orders, both oral and written, to the contract.

CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF BOONE

TO WHOM IT MAY CONCERN:

The undersigned, Brent B. Johnson, being duly sworn, deposes and says that he or she is President of Ringland-Johnson, Inc. who is the contractor furnishing General Construction Services work on the building located at 2600 Annie Glidden Road DeKalb, IL 60115 owned by DeKalb County Public Building Commission That the total amount of the contract including extras* is \$12,743,112.54 on which he or she has received payment of \$12,286,531.49 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defect the validity of said waivers. That the following are the names and addresses of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES AND ADDRESSES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
SEE ATTACHED					
TOTAL LABOR AND MATERIAL INCLUDING EXTRAS* TO COMPLETE					

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

RINGLAND-JOHNSON, INC.



Date: December 31, 2020 Signature: X _____
Brent B. Johnson, President

Subscribed and sworn to before me this 31st day of December 2020.

