



MEETING ANNOUNCEMENT

DEKALB COUNTY PUBLIC BUILDING COMMISSION

TUESDAY, FEBRUARY 2, 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/85681749278>

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

Meeting ID: 856 8174 9278

AGENDA

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – MEETING OF TUESDAY, JANUARY 5, 2021
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, MARCH 2, 2021
8. ADJOURNMENT

To: DeKalb County Public Building Commission

Cc: Gary Hanson
County Administrator

Mike Scavotto/Scott Gima
Management Performance Associates

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

Date: February 2, 2021

Re: **Change Order Flash Update 21**
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.

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



Shawn Tsusaki
Project Superintendant
Ringland-Johnson Construction
Cell: 779.208.2423



Action Items

PCO #130

Changes From Plumbing Inspector

Issue:

Based on additional requirements from the state plumbing inspector's last on-site review, RFI #109 was submitted on 10/13/20. This RFI included three issues left to be resolved with the plumbing inspector. Follow-up communications ensued with the local plumbing inspector as well as the Plumbing and Water Quality Program Director in Springfield. A response was eventually received within the last week and we are proceeding as follows.

1. Ice Cream Room. The inspector required an additional temperature pressure relief valve be added to the electric point-of-use water heater and a dedicated connection to a drain. The inspector held to his interpretation and we have responded by asking for the installation of this valve and drain connection.
2. Serving Kitchen Ice Machine Drain Lines. The inspector required the replacement of the drain lines from the ice machines in each of the four serving kitchens. These drain lines are integral to these ice machines as supplied from the manufacturer. We asked the manufacturer to provide instructions to replace these drain lines and to do so without affecting the product warranties.
3. TCU Shower and Tub Room. The inspector required the replacement of the wall finishes in the central bathing rooms in the TCU addition (Shower 719 and Tub 721). These rooms are named after the equipment to be placed in them and are not indicators of the function of these rooms. The inspector required a finish upgrade to tile or similar non-absorptive material. We currently have an epoxy coating intended for use in high humidity environments in health care facilities such as hospital locker rooms and shower rooms. This coating was allowed by both the IDPH Design Standards and DeKalb County Health Department for this condition. We asked the state plumbing inspector to review this requirement and consider an exception. The state contends that this coating is not intended to be placed in rooms where there will be continuous water spray directly on wall surfaces and they held to their initial call. We are looking into using some of the available extra materials that are already on site to accommodate the inspector's concern.

Status:

This work has not been completed. Costs for items 1) and 2) above are as shown on PCO #130. Item 3) from above is still in progress.

Cost of Change, Items 1) & 2):

\$1,271.19

Punch List Items, Cracking, Structural Concerns

The roof parapet fencing has been ordered and will be installed under warranty. We've asked that they expedite materials.

All drywall cracking has been repaired and painted; everything looks great with no imperfections. Steve O'Bryan has walked through and given his blessing.

The shear walls have all been installed complete with proper fasteners. Drag trusses were fastened properly and approved by Rockwell engineer.

Exterior plywood was installed horizontally. The engineer responsible for design of the wall panels is confirming that the design will meet the lateral loading requirements.