



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, FEBRUARY 2, 2021

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, February 2, 2021, 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 was absent. A quorum was established with four Commissioners virtually present and one absent.

Others present via Zoom included: Mr. John Heimbach with Larson & Darby Group, Brent Johnson and Shawn Tsusaki with Ringland-Johnson Construction, County Facilities Management Office Director Jim Scheffers, Rehab & Nursing Center Maintenance Supervisor Steve O'Bryan, Vice President of Management Performance Associates Scott Gima, Deputy County Administrator Derek Hiland, County Board Member Steve Faivre, County Finance Director Pete Stefan, and Commission Secretary Tasha Sims.

APPROVAL OF AGENDA

Ms. Nicholson moved to approve the agenda as presented. Vice-Chair Lundgren seconded the motion. Those Commissioners voting yea were Vice-Chair Lundgren, Ms. Nicholson, 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, January 5, 2021 meeting with minor changes. Ms. Nicholson seconded the motion. Those Commissioners voting yea were Vice-Chair Lundgren, Ms. Nicholson, 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

Mr. Brent Johnson, President of Ringland-Johnson Construction, explained that Mr. Shawn Tsusaki oversaw the successful completion of all of the drywall repairs, all of the shear wall fastenings, and the verification of the trusses by the engineer. He additionally oversaw all of the repainting, the removal of plumbing and lighting, as well as the reinstallation of those items on the walls that were all corrected. RJC is very pleased with the quality of the remediation. There are no hairline cracks of any kind in the project. Mr. Johnson added that the subcontractor in question is having a final meeting with RJC on Thursday to reconcile the cost that RJC has already paid for the remediation work. RJC was willing to pay for the re-work regardless of the subcontractor reimbursing them because they wanted to be very thorough, transparent and deliver a great project for DeKalb County.

Mr. Johnson stated that they are substantially completed with the project and have been since September 16th. They will continue to do any items necessary for a successful state inspection. The City of DeKalb inspection has already been completed.

Change Order Requests

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

PCO #130: 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.

- 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.
- 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.
- 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.

This work has not been completed. The costs for the first two items are projected to be \$1,271.19. Mr. Johnson estimated the cost of installing the finishes in the bathing rooms in the TCU addition at about \$2,500 or less.

Ms. Nicholson moved to approve PCO #130 = \$1,271.19 and an additional not to exceed amount of \$2,500.00 for the installation of the bathing room finishes in the TCU Addition. Mr. Shepard seconded the motion. Those Commissioners voting yea were Vice-Chair Lundgren, Ms. Nicholson, Mr. Shepard, and Chairman Swanson. The motion carried unanimously by roll call vote.

UPCOMING CHANGE ORDERS

Mr. Heimbach informed the Commission that there weren't any items for upcoming change orders.

OLD BUSINESS / NEW BUSINESS

None.

NEXT MEETING DATE

The next regular Public Building Commission Meeting is scheduled for Tuesday, March 2, 2021, at 8:30 a.m. at a location to be determined.

ADJOURNMENT

A motion to adjourn was made by Ms. Nicholson. Mr. Shepard seconded. Those Commissioners voting yea were Vice-Chair Lundgren, Ms. Nicholson, Mr. Shepard, and Chairman Swanson. The motion carried unanimously by roll call vote. The meeting was adjourned at 8:53 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, 2025	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, 2021	Secretary	October 4, 2016
Mr. Gary H. Hanson	September 30, 2021	Treasurer	February 18, 1984