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## **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, OCTOBER 5, 2021**

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, October 5, 2021, at 8:30 a.m. in the Legislative Center's Gathertorium in Sycamore, Illinois pursuant to written notice to each Commissioner as required by the By-Laws.

#### **ROLL CALL**

Chairman Matt Swanson called the meeting to order at 8:30 a.m. and requested the Secretary to call the roll. Those Commissioners present were Mr. Kevin Bunge, Vice-Chair Larry Lundgren, Ms. Cheryl Nicholson, Mr. Chuck Shepard, and Chairman Matt Swanson. A quorum was established with all five Commissioners present.

Others that were present included: County Administrator Brian Gregory, Vice President of Management Performance Associates Scott Gima (via Zoom), County Facilities Management Director Jim Scheffers, Rehab & Nursing Center Maintenance Supervisor Steve O'Bryan, County Board Member Steve Faivre, Commission Treasurer Gary Hanson, and Commission Secretary Tasha Sims.

#### **APPROVAL OF AGENDA**

**It was moved by Ms. Nicholson, seconded by Mr. Shepard, and approved unanimously by voice vote to approve the agenda as presented.**

#### **APPROVAL OF MINUTES**

**Mr. Shepard moved to approve the minutes for the Tuesday, September 7, 2021 meeting. Ms. Nicholson seconded the motion and it was carried unanimously.**

#### **PUBLIC COMMENTS**

There were no comments from the public.

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

##### **Project Update**

County Administrator Brian Gregory shared that the remaining interior work and Expansion Project is currently on hold and will remain on hold. There are several challenges (operational) facing the Nursing Home as a whole right now. Tomorrow evening, the County Board's Finance Committee and the Rehab & Nursing Center Operating Board will be holding a Special Joint Meeting to discuss the financial status of the Home and what the options are going forward, Mr. Gregory explained.

Mr. Gima added that he nor Mr. Heimbach has heard back from IDPH regulators. Mr. Gima added that he believes they are requesting something from IDPH that has never been done before, which is to allow for the use of project space before the actual project has been completed. He added that they are pushing the Licensing Division delicately but diligently to see if they are going to be open to allowing that request.

Mr. Gima briefly shared with the Commission the staffing issues that the facility is currently facings. If they were to be able to open portions of the Expansion Project, they may not be able to adequately staff the spaces due to current staffing shortages.

### **Financial Update**

At a previous meeting, Vice-Chair Lundgren had requested to see all of the payments that were made to Ringland-Johnson. That report was distributed to the Commission.

### **COURTHOUSE RECONFIGURATION PROJECT UPDATE**

Mr. Gregory reminded that back in June, the County Board approved the Courthouse Reconfiguration Project. The project would build out the third floor of the Courthouse, which is currently shell space, it would allow for moving the State's Attorney's Office to the third floor, the Public Defender's Office to the second floor, and Treatment Courts/Court Services to the first floor, and turn the basement back into storage.

After the project was approved, plans were provided to the Commission and they were set to go out to bid this fall. Mr. Gregory shared that after speaking with the State's Attorney's Office and the Chief Judge, it was agreed upon that due to COVID-19 precautions and inflationary building costs, this project would also be placed on hold for the time being.

### **MASONRY RESTORATION/REPAIRS TO COURTHOUSE STONE WALL**

Mr. Scheffers reminded that the outside of the original building is within the Atrium of the new part of the DeKalb County Courthouse. There was recently an incident where a large chunk fell off the wall. Fortunately, no one was in the area at the time and thankfully no one was hurt.

At the last meeting, photos were provided to the Commission depicting the area of the wall that fell off. He reached out to a couple of local masonry contractors to receive bids. Seyller's Inc. located in Genoa provided an estimate of \$36,700.00. At that time, Mr. Scheffers had not heard back from the other company he reached out to.

The second bid was since received by Mike Harris Mason Contractor, Inc. out of Rockford. The labor and material costs came in at an estimated \$44,900.00.

Both contractors noted that once they were able to get up to the damages, more work could be uncovered. The area in the Atrium is currently blocked off.

**Mr. Shepard moved to award the lowest bid meeting specifications to Seyller's Inc. for the provision of masonry restoration and repairs to the Courthouse stone wall in the Atrium for \$36,700.00. Ms. Nicholson seconded the motion. The motion carried unanimously.**

### **COMMUNITY OUTREACH BUILDING GENERATOR PROJECT UPDATE**

In July, Mr. Scheffers reviewed an issue that was discovered at the COB after the new generator was installed. At that time, the Commission approved additional Generator Project work provided by Swedberg Electric on a time and material basis for an amount not to exceed \$29,000.00.

Mr. Scheffers was happy to report that the job came in considerably less than was originally anticipated. He provided the Commission with drawings that showed the issue was only happening on one side of the building. The entire correction came in at about \$6,000.00.

### **FY 2022 BUDGET**

Mr. Hanson noted that the Commissioners were provided the PBC's FY 2022 Budget and summary for review at the last meeting. Nothing has changed since then and he was now requesting its passage.

**Mr. Shepard moved to approve the Public Building Commission's FY 2022 Budget. Ms. Nicholson seconded the motion. The motion carried unanimously.**

### **JAIL EXPANSION COST SUMMARY**

Mr. Hanson share that this was an informational item for the Commission to see the final cost summary of the Jail Expansion Project.

The County Board approved \$36,000,000 as the total revenues available for the project. Mr. Hanson briefly detailed the expenses and noted their percentages of the total cost to the project. 3.1% was spent over the original contract for change orders. The project was left open about a year after the ribbon-cutting and the all-in total expenses were \$35,786,045. The remaining \$213,955 was transferred back to the old Public Safety Building to tear out the old kitchen and update a couple of smaller areas.

### **ELECTION OF OFFICERS**

**Ms. Nicholson moved to retain the current Commission Officers. Chairman: Matt Swanson, Vice-Chairman: Larry Lundgren, Treasurer: Gary Hanson, Secretary: Tasha Sims. Mr. Shepard seconded the motion. The motion was carried unanimously by voice vote.**

### **NEXT MEETING DATE**

The next regular Public Building Commission Meeting is scheduled for Tuesday, November 2, 2021, at 8:30 a.m., but will only happen if there is a significant need to meet.

### **ADJOURNMENT**

**A motion to adjourn was made by Ms. Nicholson, seconded by Mr. Shepard, and was approved unanimously.** The meeting was adjourned at 9:03 a.m.

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Matt Swanson, Chairman

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Tasha Sims, Secretary

<b><u>Commissioners</u></b>	<b><u>Expiration of Term</u></b>	<b><u>Office</u></b>	<b><u>Original Appointment</u></b>
Mr. Kevin Bunge	September 30, 2025	Commissioner	August 18, 2021
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, 2026	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, 2022	Secretary	October 4, 2016
Mr. Gary H. Hanson	September 30, 2022	Treasurer	February 18, 1984