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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, DECEMBER 7, 2021

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, December 7, 2021, at 8:30 a.m. in the Community Outreach Building's Conference Room West in DeKalb, 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 Facilities Management Director Jim Scheffers, Commission Treasurer Gary Hanson, and Commission Secretary Tasha Sims.

APPROVAL OF AGENDA

Mr. Shepard requested that an additional item be added to the agenda for "Good of the Order" following item 8.

It was moved by Ms. Nicholson, seconded by Vice-Chair Lundgren, and approved unanimously by voice vote to approve the agenda as amended.

APPROVAL OF MINUTES

Ms. Nicholson moved to approve the minutes for the Tuesday, October 5, 2021 meeting. Mr. Shepard seconded the motion and it was carried unanimously.

PUBLIC COMMENTS

There were no comments from the public.

COURTHOUSE ATRIUM REPAIR UPDATE

As a reminder, the outside of the original Courthouse building is within the Atrium of the new addition. Mr. Scheffers had previously reported that a large chunk stone fell off the wall. Fortunately, no one was in the area at the time and thankfully no one was hurt.

Mr. Scheffers received two bids for the repair work and the Commission awarded the lowest bid meeting specifications to Seyller's Inc. of Genoa, Illinois. It was reported that the work has since been completed and there were no additional findings. Mr. Scheffers also shared that Seyller's was a great company to work with and they did a really nice job. There were no additional costs added to the project so the cost came in at the original bid amount of \$36,700.00.

COB PARKING LOT UPDATE

In September 2021, Mr. Scheffers provided photos to the Commission that showed two fairly good size sink holes within the parking lot of the DeKalb County Community Outreach Building (COB). There are also some additional areas that have dropped but have not broken through yet. Mr. Scheffers reviewed the area with the County Engineer due to the fact that about every two years these holes keep surfacing.

Mr. Scheffers noted that he keeps filling the two large holes for now but he wants to get through the winter and wait to open the parking lot up in the spring.

Mr. Bunge shared that he did take a core sample of the parking lot and the sample looked fine. His best guess was that the entire layer of soil below the parking lot is moving. He recommended and encouraged going down an extra 18 inches, in the areas of concern, and add some CA2 (breaker run rock) to the foundation of the lot.

ADMINISTRATION BUILDING BOILER REPLACEMENT

Mr. Scheffers shared that the County Administration Building has two boilers. Late last month, one of the boilers completely went out. The building is running on the backup boilers but that one is being patched together to stay running right now. These boilers were installed about 17 years ago. They are not condensing boilers and they are only about 80% efficient.

Mr. Scheffers solicited a bid from General Mechanical to install two (2) wall mounted boilers on the south wall below the area where the flue piping leaves the building. They would mount the new boilers and pipe the primary loop before shutting down the existing boiler. This will allow for less downtime and building disruption.

The job summary would include:

- Demo and removal of the existing boilers
- Furnish and install (2) Viessman Vitodens 200-W stainless steel/titanium-modulating/condensing boilers
 - o Up to 94.1% efficiency
 - o Integrated cascade control (same board and controls as current system)
 - o Boiler circulator and check valves
- Re-pipe the exiting gas pipe to connect the new boilers
- Furnish and install CPVC boiler flue
- Connect boiler system to the existing secondary piping system
- Relocate the existing domestic hot water boiler
- Connect the boilers to the existing electrical
- Start-up and instruction included
- Viessman currently has 5 boilers available in the U.S. coming out of RI

Equipment: \$18,007

Material: \$9,146

Labor: \$11,112

Total Price: \$38,265.00

Mr. Shepard moved to approved and award a bid to General Mechanical for the replacement of two (2) boilers in the County Administration Building in the total amount of \$38,265.00. Ms. Nicholson seconded the motion. The motion carried unanimously with all five Commissioners voting yea.

FY 2021 BUDGET AMENDMENTS

Treasurer Hanson presented the Commission with two FY 2021 budget amendments. The first was adding \$1,000 for unbudgeted interest earnings. The other was to add an additional \$15,000 for additional work that was approved for the COB generator.

Mr. Shepard moved to approved the two budget amendments for the Fiscal Year 2021. Ms. Nicholson seconded the motion and it was approved unanimously.

GOOD OF THE ORDER

Mr. Shepard noted that the City of DeKalb is making headway in their efforts to revitalize the North Annie Glidden Corridor. Neighboring that project is Suburban Estates and Apartments which are in the County's jurisdiction. He hoped that the County would join in the efforts of creating some programs to help improve that area as well. It was noted that because the County is not Home Rule, they unfortunately are not able to create some of those same programs as the City of DeKalb has pertaining to housing units and holding landlords accountable for their properties. The County is in ongoing discussions with the City of DeKalb in regards to the future of the Suburban Estates property.

MEETING SCHEDULE FOR 2022

The Commission was presented with the proposed Public Building Commission Meeting Schedule for 2022. The Commission accepted the schedule as presented.

NEXT MEETING DATE

The next regular Public Building Commission Meeting is scheduled for Tuesday, February 1, 2022, at 8:30 a.m.

ADJOURNMENT

A motion to adjourn was made by Vice-Chair Lundgren, seconded by Ms. Nicholson, and was approved unanimously. The meeting was adjourned at 9:13 a.m.

Matt Swanson, Chairman

Tasha Sims, Secretary

<u>Commissioners</u>	<u>Expiration of Term</u>	<u>Office</u>	<u>Original Appointment</u>
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
<u>Non-Voting Officers</u>			
Ms. Tasha Sims	September 30, 2022	Secretary	October 4, 2016
Mr. Gary H. Hanson	September 30, 2022	Treasurer	February 18, 1984

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