



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 7, 2023

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, February 7, 2023, 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 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, Mr. Chuck Shepard, Mr. Ellingsworth Webb and Chairman Matt Swanson. Ms. Cheryl Nicholson was absent. A quorum was established with four Commissioners present, and one absent.

Others that were present included: County Administrator Brian Gregory, County Engineer Nathan Schwartz, County Facilities Management Director Jim Scheffers, and Commission Secretary Liam Sullivan.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Mr. Bunge moved to approve the minutes for the Tuesday, December 6, 2022 meeting. Mr. Webb seconded the motion, and it was carried unanimously.

PUBLIC COMMENTS

There were no comments from the public.

COMMUNITY OUTREACH BUILDING PARKING LOT REPAIRS

As requested from the Commission, County Engineer Nathan Schwartz, provided estimates and options for resurfacing the Community Outreach Building's Parking Lots (employee parking lot and public parking lot). Mr. Schwartz noted that all three options that will be presented all include 2" of new blacktop overlaid onto the employee parking lot. The public parking lot is where there are more options available because there are curbs and gutters involved.

Mr. Schwartz reviewed and detailed the various options to the Commission. He also noted that the estimated prices are conservative due to unknown price increases over the past number of years. Final costs are expected to be lower than the estimates but he wanted to ensure the project budget covered any price jumps during this fluctuating economic period.

Option 1: The employee parking lot would receive a 2" HMA overlay. The public parking lot would have 2" of the existing blacktop removed and replaced with a 2" HMA overlay. This option would have no net increase in blacktop thickness for the public parking lot, so there would no utility or sidewalk adjustments needed. This option would improve a drainage away from the sidewalk onto the drive lane. Option 1 came in at an estimate cost of \$78,233.75.

Option 2: The employee parking lot would receive a 2” HMA overlay. The public parking lot would have all existing sidewalks removed and replaced 2” higher than before, and then receive a 2” HMA overlay. With this option, ADA compliance for the front door would be a concern but still possible. There would also be a need to ensure water drains away from the front door, but it would improve drainage away from the sidewalk onto the drive lane. This option would also result in needing to install a new full-width sidewalk. Option 2 came in at an estimated cost of \$201,668.75.

Option 3a: The employee parking lot would receive a 2” HMA overlay. The public parking lot would have 3” of existing blacktop removed and receive a 3” HMA overlay. This option would have no net increase in blacktop thickness for the public parking lot while also improving drainage away from the sidewalk onto the drive lane. This option would not result in sidewalk or utility adjustments being required. Option 3a came in at an estimated cost of \$97,246.25.

Option 3b: The employee parking lot would have 1” of existing blacktop removed and receive a 2” HMA overlay. The public parking lot would have 3” of existing blacktop removed and receive a 3” HMA overlay. This option would have no net increase in blacktop thickness for the public parking lot and a 1” net increase in blacktop for the employee parking lot. This option would improve drainage away from the sidewalk onto the drive lane and would not result in sidewalk or utility adjustments being required. Option 3b came in at an estimated cost of \$125,696.25.

Mr. Schwartz explained that it is beneficial to remove the top layer of blacktop to prevent cracks in the existing pavement from coming through the new layer. Other methods, such as putting down fabric below the HMA overlay, are not effective.

Mr. Bunge expressed that as long as the blacktop does not have alligator cracking, he would prefer to proceed with option 3a because it leaves the employee parking lot with more blacktop overall.

Mr. Schwartz said that the project will be on the County’s April Letting.

Mr. Bunge moved to proceed with Option 3a: 2” HMA overlay on the employee parking lot and 3” of existing blacktop removed and a 3” HMA overlay on the public parking lot. Mr. Shepard seconded the motion and it was approved unanimously.

APPROVAL OF CLAIMS

It was moved by Mr. Webb, seconded by Mr. Shepard, and approved unanimously to approve and authorize payment of claims from October 1, 2022 through January 31, 2023.

OLD BUSINESS / NEW BUSINESS

Mr. Gregory mentioned that the County’s new Facilities & Technology Committee was created to oversee the operations of County Facilities. Because of the overlap between the Facilities & Technology Committee and the Public Building Commission, the County Board appointed Ellingsworth Webb, the Chair of the Facilities & Technology Committee, to fill the vacancy on the Public Building Commission.

NEXT MEETING DATE

The next Public Building Commission Meeting will be scheduled for Tuesday, March 7, 2023 at 8:30 a.m. at the DeKalb County Community Outreach Building’s Conference Room West.

ADJOURNMENT

A motion to adjourn was made by Mr. Shepard, seconded by Mr. Bunge, and was approved unanimously.

Respectfully submitted by Liam Sullivan