



Public Building Commission

August 1, 2023
8:30AM

Legislative Center's Gathertorium
200 N. Main Street
Sycamore, Illinois 60178

1. Roll Call

2. Approval of Agenda

3. Approval of Minutes

- a. Minutes from May 9, 2023

4. Public Comments

Any member of the public may address the Commission for up to 3 minutes on any topic of their choosing. There will be no yielding of time to other members of the public and agenda time for public comments is limited to 30 minutes in total.

5. Action Items

- a. **Approval of Claims:** Approval of Payment of Claims for the Period of April 19, 2023 through July 31, 2023 in the Amount of \$33,714.15.

6. Considerations

- a. Accept and Place on file the FY2022 Annual Comprehensive Financial Report for the Public Building Commission.
- b. Tentative Meeting Schedule for the Remainder of 2023.

7. Old Business

- a. Update on the Jail Recirculating Pump Project.
- b. Administration Building Projects.

8. New Business

9. Next Meeting Date – September 5, 2023

10. Adjournment



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 COMPLIED STATUTES 50 ILCS 20/1 et seq.

MEETING OF TUESDAY, MAY 9, 2023

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, May 9, 2023, 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

Chair Swanson called the meeting to order at 8:30 a.m. and requested Mr. Brian Gregory to call the roll. Those Commissioners present were Mr. Kevin Bunge, Ms. Cheryl Nicholson, Vice Chair Mr. Chuck Shepard and Chair Mr. Matt Swanson. A quorum was established with four Commissioners present, and one absent. Commissioner Mr. Ellingsworth Webb arrived at 8:37 a.m.

Others that were present included: County Administrator Brian Gregory, County Facilities Management Director Jim Scheffers, DeKalb County Public Health Administrator Lisa Gonzalez and County Executive Assistant Lisa Reser.

APPROVAL OF AGENDA

It was moved by Mr. Shepard, seconded by Ms. Nicholson, 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, April 25, 2023 special meeting as presented. Ms. Nicholson seconded the motion, and it was carried unanimously.

PUBLIC COMMENTS

There were no comments from the public.

AWARD OF CONTRACT FOR THE JAIL RECIRCULATING PUMP PROJECT

Mr. Scheffers provided an update on water temperatures in the jail facilities. Previously, the Commission had discussed the installation of check-valves before moving forward with the installation of recirculating pumps to determine if the recirculating pumps were necessary for maintaining water temperatures to prevent legionnaires disease. Scheffers reported that the installation of the check valves alone does not appear to be maintaining the mandated temperature of 110 degrees Fahrenheit. Water temperature readings were taken after the check valves were installed with mixed results. Some readings showed the water was at the required temperature, while other readings were below that threshold. Scheffers invited Lisa Gonzalez from the DeKalb County Health Department to discuss Legionnaires Disease.

Lisa Gonzalez reported that an average of six cases per year of Legionnaires Disease—a serious type of pneumonia that can be fatal—have been confirmed in DeKalb County in the last three years. If the jail's water system does not maintain the required temperature of 110 degrees, the bacteria that is responsible for legionnaires disease could take hold. If it is detected in the system, the State will bring in a plumbing expert to investigate the facilities. In order to prevent Legionnaires Disease from growing in the water systems, the water temperatures need to be tested on a regular basis to ensure that they are at the mandated level.

Additionally, when water is stagnant the chance of this bacteria being present increases. The Center for Disease Control recommend water temperatures range from 77-113 degrees Fahrenheit. It is important the process of a water treatment program that is recommended by the CDC be followed.

Mr. Scheffers stated that a plan needs to be put into place in the jail facilities for the showers that are not used often. As it currently stands with the jail water system, the showers need to be ran at least once a day to prevent the water from becoming stagnant. At times, the showers are not being run every day. The installation of check valves and possibly recirculating pumps would allow for the mixing hot and cold water in the system, which would help maintain the mandated temperature. After the installation, data will be collected to determine if water temperatures are being maintained properly and an update will be provided to the Commission.

Ms. Nicholson inquired if Joe Bero Plumbing, Inc submitted a bid bond, performance bond, and insurance documentation with their bid documentation. Mr. Scheffers explained that they were required to submit that documentation but it was not attached. After discussion, the Commission reached a consensus to proceed with the installation of check-valves to determine if that solves the issue in a more cost effect manner. After the installation, data will be collected to determine if water temperatures are being maintained properly and an update will be provided to the Commission. If this is not effective, the Commission would authorize the installation of the recirculating pumps through a change order.

Mr. Shepard moved to award the Jail Recirculating Pump Project to Joe Bero Plumbing, Inc. of Sycamore, Illinois in the amount not to exceed \$214,800.00, with the caveat that the check valves be installed prior to the recirculation pumps. Mr. Bunge seconded the motion. The motion carried unanimously by roll call vote.

CONSIDERATIONS

None

OLD BUSINESS

There was no old business.

NEW BUSINESS

Mr. Gregory explained that, if necessary, the project could be paid for out the Sycamore Campus R&R fund, which would require a budget amendment later this year.

NEXT MEETING DATE

The next Public Building Commission meeting will be scheduled for June 6, 2023 at 8:30 a.m. in the Legislative Center's Gathertorium.

ADJOURNMENT

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

Respectfully submitted by Liam Sullivan

Claims by Account

Fiscal Year: 23
04/20/23 - 07/31/23

VENDOR	VENDOR #	DATE PAID	INVOICE #	DEPT #	AMOUNT	MEMO TO ME
-						
		7/19/2023		7410		
				Vendor Total	<input type="text"/>	
				Account Total	<input type="text"/>	
PARKING LOT CONSTRUCTION		-	7832			
COUNTRYMAN INC	12493	6/21/2023	6548	7450	2,576.00	6548
				Vendor Total	<input type="text" value="\$2,576.00"/>	
				Account Total	<input type="text" value="\$2,576.00"/>	
ADMIN BLDG RECONFIGURATIN		-	7837			
BANNER UP SIGNS	2153	5/17/2023	79867	7410	345.00	ADMIN BUILDING
				Vendor Total	<input type="text" value="\$345.00"/>	
				Account Total	<input type="text" value="\$345.00"/>	
SECURITY SYSTEM		-	7863			
A-1 CORPORATE HARDWARE	2756	6/21/2023	2093055	7450	11,918.15	41402
				Vendor Total	<input type="text" value="\$11,918.15"/>	
				Account Total	<input type="text" value="\$11,918.15"/>	
CAPITAL CONTINGENCY		-	7990			
1 SOURCE MECHANICAL, INC.	11075	7/19/2023	6414	7410	12,075.00	6414
				Vendor Total	<input type="text" value="\$12,075.00"/>	
DEWBERRY ARCHITECTS INC.	403	7/19/2023	2299163	7410	1,000.00	164883

Claims by Account

Fiscal Year: 23
04/20/23 - 07/31/23

VENDOR	VENDOR #	DATE PAID	INVOICE #	DEPT #	AMOUNT	MEMO TO ME
					Vendor Total	\$1,000.00
					Account Total	\$13,075.00
PROFESSIONAL SERVICES		-	8051			
BAKER TILLY US LLP	13309	5/17/2023	BT233058	7110	1,000.00	FY22 AUDIT FEES
BAKER TILLY US LLP		5/17/2023	BT2395470	7110	2,000.00	FY22 AUDIT FEES
BAKER TILLY US LLP		6/21/2023	BT2449784	7110	2,500.00	FY22 AUDIT FEES
					Vendor Total	\$5,500.00
					Account Total	\$5,500.00
SURETY BONDS		-	8105			
RLI	11164	5/17/2023	236848870	7110	300.00	236848870
					Vendor Total	\$300.00
					Account Total	\$300.00
Grand Total:					\$33,714.15	



Public Building Commission

TENATIVE MEETING SCHEDULE FOR THE REMAINDER OF 2023:

September 5th, 2023 at 8:30am

October 3rd, 2023 at 8:30am

November 7th, 2023 at 8:30am

December 5th, 2023 at 8:30am