



Public Building Commission

December 5, 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 November 7, 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 Payment of Claims for the Period of November 1, 2023 through November 31, 2023 in the Amount of \$3,679.27.

6. Considerations

- a. Nursing Home Expansion Project
- b. Jail Motor Replacements

7. Election of Officers

8. Approval of 2024 Meeting Schedule

January 2, 2024	May 7, 2024	October 1, 2024
February 6, 2024	June 4, 2024	November 5, 2024
March 5, 2024	August 6, 2024	December 3, 2024
April 2, 2024	September 3, 2024	

9. Old Business

10. New Business

11. 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.

SPECIAL MEETING OF TUESDAY, NOVEMBER 7, 2023

A special meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, November 7, 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

Vice Chair Shepard called the meeting to order at 8:30 a.m. and requested the Secretary to call the roll. Those Commissioners present were Kevin Bunge, Cheryl Nicholson Ellingsworth Webb, and Chairman Matt Swanson. A quorum was established with four Commissioners present, and two absent.

Others that were present included: County Administrator Brian Gregory, Community Development Director Derek Hiland, County Facilities Management Director Jim Scheffers, County Executive Assistant Lisa Reser and Commission Secretary Liam Sullivan.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Webb moved to approve the minutes for the Tuesday, September 5, 2023 meeting as presented. Nicholson seconded the motion, and it was carried unanimously by voice vote.

PUBLIC COMMENTS

There were no comments from the public.

APPROVAL OF ARCHITECTURAL DRAWINGS FOR THE ADMINISTRATION BUILDING BATHROOM PROJECT

Rene VanDerHayden presented the Commission with preliminary drawings for the project. These drawings include the expansion of the bathrooms into the old break room in order to make the bathrooms ADA compliant. Mr. VanDerHayden reviewed a variety of options for the finishing for the project with the Commission including the type of tile, paint color, bathroom fixtures, etc.

Nicholson moved to approve the Architectural Drawings with allowances set for materials to allow for competitive bidding. Webb seconded the motion and it was approved unanimously.

APPROVAL OF CLAIMS

It was moved by Nicholson, seconded by Webb, and approved unanimously to approve and authorize payment of claims for the Period of September 1, 2023 through October 31, 2023 in the Amount of \$39,007.00.

CONSIDERATIONS

Jail Recirculating Pump Project

Mr. Scheffers explained that the work was completed and the water temperatures have been consistently staying at the mandated temperature since the completion of the project.

Jail Motor Replacements

Mr. Scheffers stated that the Jail expansion has two air handlers. During construction, it was questioned as to whether there would be enough air flow to supply the air handler. Scheffers explained that because the motors in the air handlers operate on a variable frequency drive, they are likely to have an electric charge that travels down the shaft of the motor and damages the bearings. He stated that this is currently occurring in three motors and three other motors are showing signs of wear and will likely require replacement within the next year.

Scheffers stated that he received a quote for replacing all of the motor, with the replacement motor having additional features that protect the bearings. He stated that if all six of the motors were to be replaced, it would cost approximately \$23,000 and it would cost approximately \$13,000 to replace three motors that currently need replacement. He reiterated that all of the motors will need to be replaced within the next eight to twelve months.

Mr. Gregory stated that the Public Building Commission has the funds available to replace all of the motors.

The Commission reached a consensus and directed Mr. Scheffers to move forward with replacing six motors.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

A motion to adjourn was made by Webb, seconded by Nicholson, and was approved unanimously.

Respectfully submitted by Liam Sullivan

Claims Export - PBC

Date To Be Paid: 11152023
GL Cash Account: 0001

<i>Dept</i>	<i>FY</i>	<i>Period</i>	<i>Vendor#</i>	<i>Vendor</i>	<i>Invoice</i>	<i>Acct.</i>	<i>Description</i>	<i>Amount</i>	<i>1099</i>	<i>Single Check</i>
7410	23	11	13428	R.A. VAN DER HEYDEN, ARCHITECT	23-172	7990	DEKALB COUNTY	\$1,046.25	M	N
7410	23	11	13428	R.A. VAN DER HEYDEN, ARCHITECT	23-178	7990	DEKALB COUNTY	\$1,410.75	M	N
7410	23	11	500	FIRST NATIONAL BANK OMAHA	9279-0980	7837	5587 3391 9279 0980	\$91.94	N	N
<i>Dept Total:</i>								\$2,548.94		
8100	23	11	215	GENERAL FUND	1111-0896/33	1801	QTR3-PBC STIPEND REIMB	\$1,130.33	N	N
<i>Dept Total:</i>								\$1,130.33		
<i>Grand Total:</i>								\$3,679.27		