



Jim Riemer, Sr.  
Executive Director

# **CDB BOARD BOOK**

**June 9, 2009, 10:00 a.m.**

**Video-Conference**

**between**

**James R. Thompson Center**

**100 West Randolph Street, Suite 14-600**

**Chicago, Illinois 60601**

**and**

**Robert Oxtoby Board Room**

**3<sup>rd</sup> Floor Stratton Office Building**

**401 S. Spring Street**

**Springfield, Illinois 62706**

**Board Members:** Anthony R. Licata (Chairman)  
Mark J. Ladd  
Glyn M. Ramage  
Michael Chin  
Stewart A. Munoz  
Reagen C. Atwood  
Stephen A. Toth

**CAPITAL DEVELOPMENT BOARD**

June 9, 2009, 10:00 a.m.

Video-Conference

between

James R. Thompson Center

100 West Randolph Street, Suite 14-600

Chicago, Illinois 60601

and

Robert Oxtoby Board Room

3<sup>rd</sup> Floor Stratton Office Building

401 S. Spring Street

Springfield, Illinois 62706

1. **CALL TO ORDER**

**PRELIMINARY ITEMS**

- 2. Adoption of Agenda
- 3. Approval of May 12, 2009 Minutes..... 1-6
- 4. Introduction of Guests

**BOARD ACTION**

- 5. Proceed Order
  - ISU - Turner & Stevenson Halls - Life Safety ..... 7-24
- 6. Staff Recommendations for Architect/Engineer Selections..... 25-37

**EXECUTIVE SESSION**

staff contact: Candy Bearden  
217.782.8722

SUBJECT: Meeting Minutes for May 12, 2009 Board Meeting

The May 12, 2009 meeting of the Capital Development Board was held by video-conference at the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois and the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, IL 62706.

The following Board Members were present:

**Chicago**

Anthony R. Licata, Chairman  
Mark J. Ladd  
Michael Chin  
Stewart Munoz  
Reagen Atwood  
Stephen Toth

**Teleconference**

Glyn Ramage

Others present:

**Chicago**

Jim Riemer, CDB  
Darryl Harris, CDB  
Don Broughton, CDB  
Ron Wright, CDB  
Fred Hahn, CDB  
Karla Springer, CDB  
Ngozi Okorafor, CDB  
Karen Fredrickson, CDB  
Jesse Martinez, CDB  
Rick Blair, Turner  
Eddie McCall, CDM  
Mike Waldinger, AIA Illinois

**Springfield**

Candy Bearden, CDB  
Meredith Jamison, CDB  
Marcy Joerger, CDB  
Laura Kozemczak, CDB  
Gus Behnke, CDB  
Bruce Selway, DCEO

Chairman Licata called the meeting to order at 10:15 a.m.

Meredith Jamison took roll call. For the record, Chairman Licata and members Mark Ladd, Michael Chin, Stewart Munoz, Reagen Atwood and Stephen Toth were present at the Chicago meeting site. Board Member Glyn Ramage was present via teleconference.

Mr. Chin moved and Mr. Munoz seconded a motion for adoption of the agenda. Chairman Licata called for a vote, which was approved unanimously.

Mr. Ramage moved and Mr. Toth seconded a motion to approve the minutes of the April 14, 2009 meeting. Chairman Licata called for a vote, which was approved unanimously.

Mr. Wright gave presentation on the following modification for approval:

**Office of the Architect of the Capitol**

- A. Hazardous Material Remediation  
 Capitol Building  
 Springfield, Sangamon County, Illinois  
 CDB Project No. 006-100-703

A/E: Henneman Engineering, Inc.

Modification requested. . . . . \$222,802.00

Mr. Wright gave a presentation on the timeline of future modifications for all four phases of the Capitol HVAC project.

Mr. Ladd moved and Mr. Munoz seconded a motion to approve the modification. Chairman Licata called for a vote, which was approved unanimously.

Mr. Broughton presented the following A/E selection recommendations for the Illinois Department of Transportation:

1.	630-000-128	DEPARTMENT OF TRANSPORTATION Renovate for Female Restroom/Renovate Maintenance Building – District 1 – Eden Expressway Maintenance Facility/Eisenhower Expressway Facility 1. Muller & Muller Ltd. 2. Knight Engineers and Architects 3. Cody Design Group, Inc. PC	\$309,000
2.	630-000-129	DEPARTMENT OF TRANSPORTATION Various Improvements, District 1 – Markham Maintenance Yard/Harvey Maintenance Yard/Bishop Ford/South Holland Maintenance Yard 1. J H 2 B Architects, Inc. 2. D L Z Illinois, Inc. 3. Doyle & Associates	\$358,000

3.	630-000-130	DEPARTMENT OF TRANSPORTATION Various Improvements, District 1 Arlington Heights Maintenance Yard/New Lenox Maintenance Yard/Naperville Maintenance Yard/Bolingbrook Maintenance Yard 1. Knight Engineers and Architects 2. Matocha Associates 3. K 2 N Crest d/b/a Crest Consulting Engineers, PC	\$291,000
4.	630-000-131	DEPARTMENT OF TRANSPORTATION Replace Roofs at three Locations/Construct Cold Storage Building, Amboy Maintenance Yard/Waterman Maintenance Yard/Gardner Maintenance Yard/Morris Maintenance Yard 1. D L Z Illinois, Inc. 2. Kelly & Associates 3. Bradley & Bradley Architects & Engineers	\$340,000
5.	630-004-003	DEPARTMENT OF TRANSPORTATION Connect to City Water/Sewer Elk Grove, Illinois 1. Spaceco Inc. 2. CDM d/b/a Camp Dresser & McKee 3. CONDON CONSULTING ENGINEERS, P.C.	\$300,000
6.	630-097-004	DEPARTMENT OF TRANSPORTATION Replace Roof and Windows/Tuckpointing, Emergency Traffic Control Headquarters, Chicago 1. Desman Associates d/b/a Desman, Inc. 2. The Upchurch Group, Inc. 3. K 2 N Crest d/b/a Crest Consulting	\$320,000
7.	630-314-006	DEPARTMENT OF TRANSPORTATION Construct Salt Storage Bay. Peoria West – US 150 (Edwards) 1. Kelly & Associates Architecture 2. Kenyon & Associates Architects, Inc. 3. Sarti Architectural Group, Inc.	\$661,000

8.	630-420-005	DEPARTMENT OF TRANSPORTATION Construct Addition/Upgrade HVAC Electrical and Plumbing Systems Quincy Maintenance Storage Facility 1. Poepping Stone Bach & Assoc., Inc. 2. Architechnics, Inc. 3. Klingner & Associates, PC	\$355,000
9.	630-545-001	DEPARTMENT OF TRANSPORTATION Construct Office Building Kampsville Ferry Facility 1. E D M of Illinois Inc. d/b/a/ EDM, Inc 2. Henderson Assoc. Architects, Inc. 3. Architechnics, Inc.	\$250,000

Chairman Licata abstained from voting for the A/E selection for Project #630-000-130.

Mr. Toth moved and Mr. Chin seconded a motion to approve the recommendations for the nine IDOT selections of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

Mr. Broughton discussed the following Director's selection with the Board:

CDB Project #040-010-088  
Department of Veteran's Affairs  
Construct Bus/Ambulance Garage  
Quincy Veteran's Home – Adams County

Chairman Licata gave an update on how CDB is working to improve MBE/FBE A/E selections in the downstate area and how CDB staff is working with firms to increase the number of selections. Chairman Licata conveyed the Boards willingness to move forward with this process.

Ms. Laura Kozemczak gave presentation on the adoption of the Notice of Emergency Amendment to Administrative Rules and the Notice of Proposed Amendment to Administrative Rules for the following:

Title 71: Public Buildings, Facilities, and Real Property  
Chapter I: Capital Development Board  
Subchapter d: Energy Codes  
Part 600: Illinois Energy Conservation Code

Mr. Ladd moved and Mr. Munoz seconded a motion to approve the adoption of both amendments to the Administrative Rules. Chairman Licata called for a vote, which was approved unanimously.

The following proposed FY-10 CDB Board Meeting Schedule was presented to the Board for approval:

<b>PROPOSED FY-10 CDB BOARD MEETING SCHEDULE</b>		
<b>DATE</b>	<b>TIME</b>	<b>LOCATION</b>
July 14, 2009	10:00 a.m.	Chicago and Springfield video-conference
August 11, 2009	10:00 a.m.	Chicago and Springfield video-conference
September 15, 2009	10:00 a.m.	Chicago and Springfield video-conference
October 20, 2009	10:00 a.m.	Chicago and Springfield video-conference
November 17, 2009	10:00 a.m.	Chicago and Springfield video-conference
December 8, 2009	10:00 a.m.	Chicago and Springfield video-conference
January 12, 2010	10:00 a.m.	Chicago and Springfield video-conference
February 9, 2010	10:00 a.m.	Chicago and Springfield video-conference
March 9, 2010	10:00 a.m.	Chicago and Springfield video-conference
April 13, 2010	10:00 a.m.	Chicago and Springfield video-conference
May 11, 2010	10:00 a.m.	Chicago and Springfield video-conference
June 8, 2010	10:00 a.m.	Chicago and Springfield video-conference

Mr. Ladd moved and Mr. Munoz seconded a motion to approve the Proposed FY-10 CDB Board Meeting Schedule. Chairman Licata called for a vote, which was approved unanimously.

Mr. Gus Behnke gave an update on the status of CDB's current audits as listed below:

- IT Security
- A/E Selection
- A/E Fee Negotiation
- A/E Modifications
- External
- Certified Payroll

Chairman Licata recommended the Board Audit Sub-Committee meet to review the current audits.

A motion was made to move to Executive Session to discuss a review of closed minutes. Chairman Licata called for a vote:

Anthony Licata - aye  
Mark Ladd - aye  
Glyn Ramage - aye  
Michael Chin - aye  
Reagen Atwood - aye  
Stephen Toth - aye  
Stewart Munoz - aye

The ayes have it. Motion carried.

Executive session convened at 11:40 a.m. Two orders of business were discussed in executive session.

A motion was made and seconded to return to open session. Chairman Licata called for a vote, which was approved unanimously.

Regular session reconvened at 12:04 p.m.

Mr. Ladd moved and Mr. Munoz seconded a motion to approve the Semi-Annual review of Closed-Session Minutes in accordance with Mr. Hahn's memorandum dated May 12, 2009.

Mr. Munoz moved and Mr. Chin seconded a motion to adjourn. Chairman Licata called for a vote, which was approved unanimously. Motion carried and the meeting was adjourned at 12:10 p.m.

Subject: *Proceed Order*

**Illinois Board of Higher Education**

- A. Life Safety Improvements  
Illinois State University  
Normal, McLean County, Illinois  
CDB Project No. 821-010-095

A/E: Clark-Dietz, Inc., Engineers, Champaign, IL

Proceed order requested.....\$995,000.00

## Executive Summary for Board Level Proceed Order

**CDB Project No.** 821-010-095  
**Project Description:** Life Safety Improvements, Turner & Stevenson Halls  
**Project Location:** Illinois State University, Normal, IL

### Recent Board Actions:

At the April 14<sup>th</sup> 2009 Board Meeting, the Board gave approval to pursue the design and to seek change orders and further proceed orders needed for the work to progress according to schedule for the window replacement and asbestos abatement portion of the restroom work. The following proceed orders were approved at that meeting:

<u>Proceed Order Work</u>	<u>Proceed Order No.</u>	<u>Not-To-Exceed Amount</u>	<u>Pending RFP/CO Actual Amount</u>
Window Replacement	G-014	\$1,340,000.00	\$832,173.38
Asbestos Abatement	ASB-12	180,000.00	161,402.14
<b>TOTAL:</b>		<b>\$1,520,000.00</b>	<b>\$993,575.52</b>

### Current Board Requests:

The A/E is completing the design work required to allow the remainder of the restroom work to proceed, and are preparing the change order proposals to accommodate the work. To allow the General, Plumbing, Ventilating, Temperature Controls and Electrical contractors to proceed with the restroom renovation, we are requesting approval of these "not to exceed" Proceed Orders which total \$995,000.00. Approval of these proceed orders will allow the project to remain on schedule.

*Note: For further detail, please see letters from the A/E included in this submittal.*

### Future Board Requests:

With the approval of the proceed orders from the April 14, 2009 Board Meeting and the ones being presented at the June 9, 2009 Board Meeting, the A/E will submit the applicable change orders for all proposals to CDB staff for review/approval in a timely manner in order to be presented for approval at the July 2009 Board Meeting.

*Note: In all instances, the change order proposals are lower in cost than the proceed orders that have been submitted and approved to date.*

<b>Project Number:</b> 821-010-095	<b>Using Agency:</b> Illinois State University
<b>Description:</b> Life Safety Improvements Illinois State University Normal, McLean County, IL	<b>Architect/Engineer:</b> Clark Dietz, Inc. 1817 S. Neil, Suite 100 Champaign, IL 61820
<b>Total Project Budget:</b> \$21,685,300	<b>Project Manager:</b> Eddie G. Frazier
<b>Unobligated Funds:</b> \$3,316,204	
<b>Percent Completion:</b> 69%	

**Reason for Change**

When the Turner-Stevenson project was designed, the budget was not adequate for all of the needs of these buildings. During preliminary design of the project, ISU made the decision to replace the water piping that would be accessible without opening up walls and chases. The cost of asbestos abatement and repair of the walls and finishes was too great. At Stevenson Hall, a significant amount of water piping and virtually all of the waste and vent piping is contained in walls and chases. At Turner Hall, most of the water piping is included in the current project. During preliminary design, there was no consideration of updating the restrooms. There are substantial leaks in the water supply piping and clogging of the waste piping. Since we are having to perform substantial demolition, this provided an opportunity to update the restrooms. This is a request by Illinois State University.

**Description of Change:**

*Stevenson and Turner Halls* – Under the original project the accessible water piping has been replaced. This proceed order will provide for replacing both the water and waste piping that is within chases or walls. In addition, the proceed order includes the renovation of the restrooms, including replacement of fixtures, cabinetwork, and finishes.

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
Bishop Brothers	General	\$ 530,000.00	\$ 5,490,000.00	9.7%
G.A. Rich & Sons, Inc.	Plumbing	\$ 450,000.00	\$ 794,356.00	56.6%
A&R Mechanical	Ventilating	\$ 5,000.00	\$ 2,285,400.00	0.2%
Siemens	Temperature	\$ 5,000.00	\$ 422,000.00	1.2%
Anderson Electric	Electrical	\$ 5,000.00	\$ 4,266,200.00	0.1%
		\$	\$	%
<b>Total All Change Orders</b>		\$ 995,000	\$ 13,257,956	7.5%
<b>Completion Effect: 0 days</b>				

**PROCEED ORDER NO. G-032**

**CDB PROJECT NO.:** 821-010-095

**CONTRACT NO.:** 54-0627-81

**DATE:** 05/09/09

**CONTRACTOR (Name, Address)**  
Bishop Brothers, Inc.  
P.O. Box 3854  
Peoria, IL 61612

**PROJECT (Name, City, County)**  
Upgrade for Life Safety  
Turner & Stevenson Halls  
Illinois State University  
Normal, McLean County, Illinois  
Bldg. No. U0027

**Contract Work:**  
General

**Using Agency:**  
Illinois State University

**DESCRIPTION OF CHANGE IN WORK:**

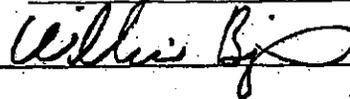
Make the changes shown in the attached Scope of Work and referenced drawings.

**Justification for the proceed order:**

The Using Agency has requested changes restrooms and replacement of plumbing piping in both Stevenson and Turner Halls.

**TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$ 530,000**

Contractor Representative's Signature



Costs for work involved and change in Sum and Time (if any) will be submitted for inclusion in a RFP/CO adjusting the Contract Sum and/or Contract Time subject to the CDB procedures for processing contract changes as outlined in the Capital Development Board's Standard Documents for Construction. Approval and issuance of this document does not eliminate the requirement for the subsequent RFP/CO to be reviewed and approved by CDB to determine it to be fair and reasonable.

Authorization to Proceed  
by:

This Proceed Order  
DOES/DOES NOT  
exceed the Board  
Level approval limit.  
  
\_\_\_\_\_  
PM initial

(Up to \$9,999)

*Edw. H. Wapner* 05/19/09  
Project Manager Date

(Up to \$24,999)

*R. Wapner* 5/27/09  
Regional Manager Date

(Up to \$49,999)

*R. Wapner* 5/27/09  
Construction Administrator Date

(Up to \$74,999)

\_\_\_\_\_  
Deputy Director - Construction Date

(Up to \$100,000)  
If Board Level insert  
Agenda Item No. \_\_\_\_\_

\_\_\_\_\_  
Executive Director Date

and Board Meeting Date \_\_\_\_\_

**PROCEED ORDER NO. P-03**

CDB PROJECT NO.: 821-010-095

CONTRACT NO.: 57-055882

DATE: 05/05/09

**CONTRACTOR (Name, Address)**

G. A. Rich & Sons, Inc.  
P. O. Box 50  
Deer Creek, IL 61733

**PROJECT (Name, City, County)**

Upgrade for Life Safety  
Turner & Stevenson Halls  
Illinois State University  
Normal, McLean County, Illinois  
Bldg. No. U0027

**Contract Work:**

Plumbing

**Using Agency:**

Illinois State University

**DESCRIPTION OF CHANGE IN WORK:**

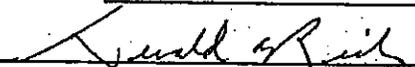
Replace all plumbing piping not previously replaced as part of the project as shown on the attached drawings. Replace plumbing fixtures.

**Justification for the proceed order:**

The Using Agency has requested the replacement of plumbing piping and fixtures in Stevenson and Turner Halls

TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$ 450,000.00

Contractor Representative's Signature



Costs for work involved and change in Sum and Time (if any) will be submitted for inclusion in a RFP/CO adjusting the Contract Sum and/or Contract Time subject to the CDB procedures for processing contract changes as outlined in the Capital Development Board's Standard Documents for Construction. Approval and issuance of this document does not eliminate the requirement for the subsequent RFP/CO to be reviewed and approved by CDB to determine it to be fair and reasonable.

Authorization to Proceed by:

This Proceed Order  
DOES/DOES NOT  
exceed the Board  
Level approval limit.  
  
\_\_\_\_\_  
PM initial

(Up to \$9,999)

*[Signature]* 05/18/09  
Project Manager Date

(Up to \$24, 999)

*R. Nijm* 5/27/09  
Regional Manager Date

(Up to \$49, 999)

*R. Nijm* 5/27/09  
Construction Administrator Date

(Up to \$74,999)

\_\_\_\_\_  
Deputy Director - Construction Date

(Up to \$100,000)  
If Board Level insert  
Agenda Item No. \_\_\_\_\_

\_\_\_\_\_  
Executive Director Date

and Board Meeting Date \_\_\_\_\_

**PROCEED ORDER NO. V-12**

CDB PROJECT NO.: 821-010-095

CONTRACT NO.: 57-0560-84

DATE: 05/15/09

**CONTRACTOR (Name, Address)**  
A&R Mechanical Contractors, Inc.  
711 Kettering Park Drive, P.O. Box 787  
Urbana, IL 61801

**PROJECT (Name, City, County)**  
Upgrade for Life Safety  
ISU Turner & Stevenson Halls  
Normal, McLean County, IL

**Contract Work:**  
Ventilating

**Using Agency:**  
Illinois State University

**DESCRIPTION OF CHANGE IN WORK:**

For each of the restrooms in Stevenson Hall, remove the existing diffusers prior to renovation of the restrooms and reinstall the diffusers after installation of the new ceilings.

**Justification for the proceed order:**

The Using Agency has requested changes restrooms and replacment of plumbing piping in both Stevenson and Turner Halls.

**TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$ 5,000.00**

Contractor Representative's Signature Mitchell Ackerman

Costs for work involved and change in Sum and Time (if any) will be submitted for inclusion in a RFP/CO adjusting the Contract Sum and/or Contract Time subject to the CDB procedures for processing contract changes as outlined in the Capital Development Board's Standard Documents for Construction. Approval and issuance of this document does not eliminate the requirement for the subsequent RFP/CO to be reviewed and approved by CDB to determine it to be fair and reasonable.

**Authorization to Proceed by:**

<p>This Proceed Order DOES/DOES NOT exceed the Board Level approval limit.</p> <p>PM initial _____</p>
--------------------------------------------------------------------------------------------------------------------

(Up to \$9,999)

[Signature] 05/18/09  
Project Manager Date

(Up to \$24,999)

[Signature] 5/27/09  
Regional Manager Date

(Up to \$49,999)

[Signature] 5/27/09  
Construction Administrator Date

(Up to \$74,999)

\_\_\_\_\_  
Deputy Director - Construction Date

(Up to \$100,000)  
If Board Level Insert  
Agenda Item No. \_\_\_\_\_

\_\_\_\_\_  
Executive Director Date

\_\_\_\_\_  
and Board Meeting Date

Form date: March 2007

**PROCEED ORDER NO. TC-05**

**CDB PROJECT NO.:** 821-010-095

**CONTRACT NO.:** 57-0561-83

**DATE:** 05/15/09

**CONTRACTOR (Name, Address)**  
Siemens Building Technologies  
2012 West College Avenue, Suite 124  
Normal, IL 61761

**PROJECT (Name, City, County)**  
Upgrade for Life Safety  
Turner & Stevenson Halls  
Illinois State University  
Normal, McLean County, Illinois  
Bldg. No. U0027

**Contract Work:**  
Temperature Controls

**Using Agency:**  
Illinois State University

**DESCRIPTION OF CHANGE IN WORK:**

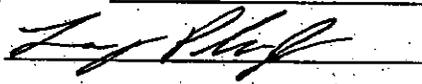
For each of the restrooms in Stevenson Hall, remove and reinstall controls after as required for the restroom renovation.

**Justification for the proceed order:**

The Using Agency has requested changes restrooms and replacement of plumbing piping in both Stevenson and Turner Halls.

**TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$ 5,000.00**

**Contractor Representative's Signature**



Costs for work involved and change in Sum and Time (if any) will be submitted for inclusion in a RFP/CO adjusting the Contract Sum and/or Contract Time subject to the CDB procedures for processing contract changes as outlined in the Capital Development Board's Standard Documents for Construction. Approval and issuance of this document does not eliminate the requirement for the subsequent RFP/CO to be reviewed and approved by CDB to determine it to be fair and reasonable.

Authorization to Proceed  
by:

This Proceed Order  
DOES/DOES NOT  
exceed the Board  
Level approval limit.

\_\_\_\_\_

PM initial

(Up to \$9,999)

*Edith H. ...* 05/18/09  
Project Manager Date

(Up to \$24,999)

*R. ...* 5/17/09  
Regional Manager Date

(Up to \$49,999)

*R. ...* 5/17/09  
Construction Administrator Date

(Up to \$74,999)

\_\_\_\_\_  
Deputy Director - Construction Date

(Up to \$100,000)  
If Board Level insert  
Agenda Item No. \_\_\_\_\_

\_\_\_\_\_  
Executive Director Date

and Board Meeting Date \_\_\_\_\_

**PROCEED ORDER NO. E-017**

**CDB PROJECT NO.:** 821-010-095

**CONTRACT NO.:** 57-0562-85

**DATE:** May 15, 2009

**CONTRACTOR (Name, Address)**

Anderson Electric, Inc.  
1609 South Morris Ave.  
Bloomington, IL 61701

**PROJECT (Name, City, County)**

Upgrade for Life Safety  
Turner & Stevenson Halls  
Illinois State University  
Normal, McLean County, Illinois  
Bldg. No. U0027

**Contract Work:**

Electrical

**Using Agency:**

Illinois State University

**DESCRIPTION OF CHANGE IN WORK:**

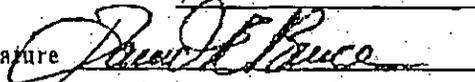
For each of the restrooms in Stevenson Hall, remove the existing lights prior to renovation of the restrooms and reinstall the lights after installation of the new ceilings.

**Justification for the proceed order:**

The Using Agency has requested changes restrooms and replacement of plumbing piping in both Stevenson and Turner Halls.

**TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: 5,000.00**

Contractor Representative's Signature



Costs for work involved and change in Sum and Time (if any) will be submitted for inclusion in a RFP/CO adjusting the Contract Sum and/or Contract Time subject to the CDB procedures for processing contract changes as outlined in the Capital Development Board's Standard Documents for Construction. Approval and issuance of this document does not eliminate the requirement for the subsequent RFP/CO to be reviewed and approved by CDB to determine it to be fair and reasonable.

Authorization to Proceed  
by:

This Proceed Order  
**DOES/DOES NOT**  
exceed the Board  
Level approval limit.

---

PM initial

(Up to \$9,999)

*Edith M. ...* 05/18/09  
Project Manager Date

(Up to \$24,999)

*R. ...* 5/27/09  
Regional Manager Date

(Up to \$49,999)

*R. ...* 5/27/09  
Construction Administrator Date

(Up to \$74,999)

\_\_\_\_\_  
Deputy Director - Construction Date

(Up to \$100,000)  
If Board Level insert  
Agenda Item No. \_\_\_\_\_

\_\_\_\_\_  
Executive Director Date

and Board Meeting Date \_\_\_\_\_



May 18, 2009

Mr. Eddie G. Frazier  
Sr. Project Manager  
Illinois Capital Development Board  
Third Floor, Wm. G. Stratton Bldg.  
401 South Spring St.  
Springfield, IL 62706

Re: CDB # 821-010-095, ISU Turner-Stevenson Board Items

Dear Mr. Frazier:

When we met with the CDB Board in April 2009, we presented the various components of work to be added to the ISU Turner-Stevenson project. At that time, the Board gave approval to pursue the design and to seek change orders and further proceed orders needed for the work to progress according to the schedule.

As additional information for the Board for their June 9, 2009 Board meeting, we have provided update letters on the change orders for the window replacement and the asbestos abatement for the restrooms. The Board approved proceed orders for those two items at the April 14, 2009 board meeting. In both cases, we now have change order proposals from the contractors and are in the process of reviewing those change orders so they may be reviewed by CDB staff and presented to the CDB Board at their July 14, 2009 meeting. In both cases, the change order proposals are lower than the proceed orders that were approved.

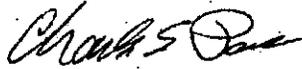
We have also provided for the review of the CDB Board the Proceed Orders required to allow the remainder of the restroom work to proceed. We are now completing the design work required and will be working with contractors to prepare change order proposals in the coming weeks. We recommend that the CDB Board approve those Proceed Orders for the total amount of \$995,000.

Mr. Eddie G. Frazier  
May 18, 2009  
Page 2

We will be available at the June 2009 CDB Board meeting to answer any questions they may have.

Sincerely,

Clark Dietz, Inc.



Charles E. Park  
Sr. Project Manager

cc: Mr. Jim Riemer, CDB  
Mr. Jim Underwood, CDB  
Mr. Darryl Harris, CDB  
Mr. Ron Wright, CDB  
Mr. Don Broughton, CDB  
Dr. Richard Runner, ISU  
Mr. Rick Kentzler, ISU

E-mail Address [charles.park@clark-dietz.com](mailto:charles.park@clark-dietz.com)



May 18, 2009

Mr. Eddie G. Frazier  
Sr. Project Manager  
Illinois Capital Development Board  
Third Floor, Wm. G. Stratton Bldg.  
401 South Spring St.  
Springfield, IL 62706

Re: CDB # 821-010-095, ISU Turner-Stevenson

Dear Mr. Frazier:

This letter is intended to provide an update on the Change Order for the windows at ISU Stevenson and Turner Halls. The CDB Board approved the Proceed Order in the amount of \$1,340,000 for this work on April 14, 2009.

Since the CDB Board approved the Proceed Order for this work, I have met with four potential window subcontractors and provided information to allow them to submit proposals to the General Contractor for the work. One of the four subcontractors, Trainor Glass, declined to submit a proposal, indicating they did not believe they could be competitive on a project in Normal, since they are from the Chicago area. The remaining three did submit proposals as follows:

East Moline Glass	\$675,830
Midwest Architectural Glass	\$692,190
Branner Glass	\$1,062,720

All of the subcontractors understand the project schedule and have indicated they can complete the work within the available time.

Based on these proposals, we requested that the General Contractor, Bishop Brothers, review the proposals and assure that his proposal for the change order include all necessary work that was not included in the subcontractor proposals and to verify the proposals of other subcontractors (structural steel, plaster, etc.). Bishop Brothers has now submitted a RFP/CO for this work in the amount of \$832,173.38, which is \$500,000 less than the Proceed Order. This proposal was received on 05/18/09. Clark Dietz needs to review the proposal in detail to be confident that Bishop has included all of the necessary

Mr. Eddie G. Frazier  
May 18, 2009  
Page 2

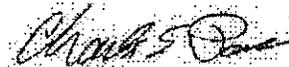
work in their proposal before submitting the RFP/CO to CDB staff for review. We anticipate being able to present the completed Change Order to the CDB Board at their July 2009 meeting.

We recommend that CDB allow the contractor to proceed with shop drawings and scheduling of the work. We request that CDB senior staff provide their concurrence with this recommendation based on having a Proceed Order approved by the CDB Board and an RFP/CO from the contractor substantially below the Proceed Order amount. Receiving the concurrence of senior staff will allow the contractor to complete the work in accordance with Clark Dietz' original plan of action for this additional work requested by ISU.

If you have questions concerning this Change Order, please call.

Sincerely,

Clark Dietz, Inc.



Charles E. Park  
Sr. Project Manager

cc: Mr. Jim Riemer, CDB  
Mr. Jim Underwood, CDB  
Mr. Darryl Harris, CDB  
Mr. Ron Wright, CDB  
Mr. Don Broughton, CDB  
Dr. Richard Runner, ISU  
Mr. Rick Kentzler, ISU

E-mail Address [charles.park@clark-dietz.com](mailto:charles.park@clark-dietz.com)



May 18, 2009

Mr. Eddie G. Frazier  
Sr. Project Manager  
Illinois Capital Development Board  
Third Floor, Wm. G. Stratton Bldg.  
401 South Spring St.  
Springfield, IL 62706

Re: CDB # 821-010-722, ISU Turner-Stevenson Asbestos Abatement

Dear Mr. Frazier:

This letter is to provide an update on the Change Order for the asbestos abatement related to the restroom renovation at ISU Turner and Stevenson Halls. The CDB Board approved the Proceed Order in the amount of \$180,000 for this work on April 14, 2009.

Since the CDB Board approved the Proceed Order, we have met with the abatement contractor and provided them with contract drawings for the required work. We have now received the contractor's RFP/CO in the amount of \$161,402.14, which is about \$18,600 less than the Proceed Order. This proposal was received on May 15, 2009. Clark Dietz needs to review the proposal in detail before submitting the RFP/CO to CDB staff for review. We anticipate being able to present the completed Change Order to the CDB Board at their July 2009 meeting.

Based on the Proceed Order, the abatement contractor began work on April 27, 2009, with actual asbestos abatement beginning after ISU graduation on May 11, 2009. Abatement of the first floor is complete and work has started on the second floor. Having this work progress quickly as it has will allow contractors to proceed with the restroom renovation work when the CDB Board approves the Proceed Orders for that work.

Mr. Eddie G. Frazier  
May 18, 2009  
Page 2

If you have questions concerning this Change Order, please call.

Sincerely,

Clark Dietz, Inc.



Charles E. Park  
Sr. Project Manager

cc: Mr. Jim Riemer, CDB  
Mr. Jim Underwood, CDB  
Mr. Darryl Harris, CDB  
Mr. Ron Wright, CDB  
Mr. Don Broughton, CDB  
Dr. Richard Runner, ISU  
Mr. Rick Kentzler, ISU

E-mail Address [charles.park@clark-dietz.com](mailto:charles.park@clark-dietz.com)

Subject Staff Recommendations for Concurrence in  
the Selection of Architects/Engineers

APPROP. &  
TOTAL  
COST  
AMOUNTS

<u>PROJECT #</u>	<u>ARCHITECT/PROJECT DESCRIPTION</u>	
1 546-095-014	Construct Wash Rack & Loading Ramp, Decatur Armory, Macon County, Department of Military Affairs	\$250,000 \$250,000
<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>		
Charles Joseph Pell Architects Incorporated		
Eilering Architecture		
Land Engineers LLC		
2 546-190-010	Construct Addition, Litchfield Armory, Montgomery County, Department of Military Affairs	\$950,000 \$950,000
<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>		
Allied Design Consultants Inc		
Evan Lloyd Associates Inc		
Woolpert Architecture LLC		
3 546-235-014	Replace Fence/Gates/Install Caging/Renovate Administration Space, North Riverside Armory, Cook County, Department of Military Affairs	\$712,000 \$712,000
<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>		
Altus Works Inc		
Larson & Darby Inc		
Tripartite Inc		
4 546-325-062	Build Out Basement Area, Camp Lincoln, Camp Lincoln, Springfield, Sangamon County, Department of Military Affairs	\$500,000 \$500,000
<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>		
Evan Lloyd Associates Inc		
Steckel Parker Architects Inc		
Walton and Associates Architects PC		

Subject Staff Recommendations for Concurrence in  
the Selection of Architects/Engineers

APPROP. &  
TOTAL  
COST  
AMOUNTS

<u>PROJECT #</u>	<u>ARCHITECT/PROJECT DESCRIPTION</u>	
5 546-345-010	Upgrade Electrical System, Sullivan Armory, Moultrie County, Department of Military Affairs	\$415,000 \$415,000
	<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>	
	Clark Dietz Inc	
	Cohen Melvin and Associates Inc	
	Henneman Engineering Inc	
6 546-370-012	Construct Addition, West Frankfort Armory, Franklin County, Department of Military Affairs	\$950,000 \$950,000
	<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>	
	Bohnsack H Michael Architects	
	Eggemeyer Associates Architects Inc	
	Image Architects Inc	
7 546-385-030	Construct Training Facility, Marseilles Armory, LaSalle County, Department of Military Affairs	\$100,000 \$100,000
	<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>	
	Larson & Darby Inc	
	Steckel Parker Architects Inc	
	Sullivan Goulette Wilson Ltd	
8 630-000-132	Various District 7 Improvements, Statewide Program, Department of Transportation	\$375,000 tbd
	<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>	
	Eilering Architecture	
	Evan Lloyd Associates Inc	
	Image Architects Inc	

Subject Staff Recommendations for Concurrence in  
the Selection of Architects/Engineers

APPROP. &  
TOTAL  
COST  
AMOUNTS

<u>PROJECT #</u>	<u>ARCHITECT/PROJECT DESCRIPTION</u>	
9 630-250-002	Construct Drill Crew Support Building, LaSalle Maintenance Facility, LaSalle County, Department of Transportation	\$300,000 tbd
<i>FIRMS BEING CONSIDERED FOR SELECTION:</i>		
Larson & Darby Inc		
R Johnson Architects Inc		
Sullivan Goulette Wilson Ltd		
10 630-304-011	Replace Septic System, Monmouth Traffic Operations, Warren County, Department of Transportation	\$20,000 tbd

*FIRMS BEING CONSIDERED FOR SELECTION:*

CONDON CONSULTING ENGINEERS, P. C.

M A C T E C Engineering and Consulting Inc d/b/a MACTEC

Rapps Engineering & Applied Science Inc

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
JUNE 9, 2009**

**CDB PROJECT NO:** 546-095-014

**PROJECT DESCRIPTION:** Construct Wash Rack and Loading Ramp

**PROJECT LOCATION:** Decatur Armory - Macon County  
Department of Military Affairs

**APPROPRIATION AMOUNT:** \$ 250,000 FEDERAL FUNDING

**ESTIMATED TOTAL PROJECT COST:** \$ 250,000 FEDERAL FUNDING

**PROJECT SCOPE OF WORK:**

The OMS Building is a 3,694 square foot, one-story, masonry block and brick building constructed in 1992.

The scope of work provides for constructing an approximately 1,500 square foot wash rack, including electrical and plumbing systems and constructing a loading ramp.

This project has \$80,000 Federal Stimulus (ARRA) Funding.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
JUNE 9, 2009**

**CDB PROJECT NO:** 546-190-010

**PROJECT DESCRIPTION:** Construct Addition and Upgrade Electrical System

**PROJECT LOCATION:** Litchfield Armory - Montgomery County  
Department of Military Affairs

**APPROPRIATION AMOUNT:** \$ 950,000 FEDERAL FUNDING

**ESTIMATED TOTAL PROJECT COST:** \$ 950,000 FEDERAL FUNDING

**PROJECT SCOPE OF WORK:**

The Litchfield Armory is a 20,739 square foot, two-story, brick building constructed in 1959.

The scope of work provides for constructing an approximately 1,428 square foot addition to the Litchfield Armory, including HVAC, electrical, plumbing, and lighting systems, locker rooms, supply areas, and a vault. The work also provides for upgrading the electrical system in the existing building, including replacing the lighting and power systems.

This project has \$750,000 Federal Stimulus (ARRA) funding.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
JUNE 9, 2009**

**CDB PROJECT NO:** 546-235-014

**PROJECT DESCRIPTION:** Replace Fence/Gates/Install Caging/Renovate Admin.

**PROJECT LOCATION:** North Riverside Armory - Cook County  
Department of Military Affairs

**APPROPRIATION AMOUNT:** \$ 712,000 FEDERAL FUNDING

**ESTIMATED TOTAL PROJECT COST:** \$ 712,000 FEDERAL FUNDING

**PROJECT SCOPE OF WORK:**

The North Riverside Armory is a 136,700 square foot, four-building facility constructed in 1944.

The scope of work provides for replacing approximately 7,790 lineal feet of perimeter fencing and installing approximately 4,000 square feet of caging. The work also provides for renovating approximately 2,172 square feet of space that was previously used as an indoor firing range for administration space, including installing HVAC, electrical, and communication systems. Lead abatement may be required.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
JUNE 9, 2009**

**CDB PROJECT NO:** 546-325-062

**PROJECT DESCRIPTION:** Build Out Basement Area

**PROJECT LOCATION:** Camp Lincoln (Springfield) - Sangamon County  
Department of Military Affairs

**APPROPRIATION AMOUNT:** \$ 500,000 FEDERAL FUNDING

**ESTIMATED TOTAL PROJECT COST:** \$ 500,000 FEDERAL FUNDING

**PROJECT SCOPE OF WORK:**

The IMA Building is a 121,321 square foot, two-story, masonry and steel frame building constructed in 2006.

The scope of work provides for building out approximately 2,800 square feet in the basement, including installing HVAC, electrical, communications, and lighting systems and constructing restrooms.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
JUNE 9, 2009**

**CDB PROJECT NO:** 546-345-010

**PROJECT DESCRIPTION:** Upgrade Electrical System

**PROJECT LOCATION:** Sullivan Armory - Moultrie County  
Department of Military Affairs

**APPROPRIATION AMOUNT:** \$ 415,000 FEDERAL FUNDING

**ESTIMATED TOTAL PROJECT COST:** \$ 415,000 FEDERAL FUNDING

**PROJECT SCOPE OF WORK:**

The Sullivan Armory is a 31,374 square foot, two-story, brick building constructed in 1953.

The scope of work provides for upgrading the electrical system, including replacing the lighting and power systems.

This project has \$50,000 Federal Stimulus (ARRA) funding.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
JUNE 9, 2009**

**CDB PROJECT NO:** 546-370-012

**PROJECT DESCRIPTION:** Construct Addition and Upgrade Electrical System

**PROJECT LOCATION:** West Frankfort Armory - Franklin County  
Department of Military Affairs

**APPROPRIATION AMOUNT:** \$ 950,000 FEDERAL FUNDING

**ESTIMATED TOTAL PROJECT COST:** \$ 950,000 FEDERAL FUNDING

**PROJECT SCOPE OF WORK:**

The West Frankfort Armory is an 18,750 square foot, two-story, brick building constructed in 1959.

The scope of work provides for constructing an approximately 1,428 square foot addition, including HVAC, electrical, plumbing, and lighting systems, locker rooms, supply areas, and a vault. The work also provides for upgrading the electrical system in the existing building, including replacing the lighting and power systems.

This project has \$750,000 Federal Stimulus (ARRA) funding.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
JUNE 9, 2009**

**CDB PROJECT NO:** 546-385-030

**PROJECT DESCRIPTION:** Construct Training Facility

**PROJECT LOCATION:** Marseilles Armory (Training Area) - LaSalle Co.  
Department of Military Affairs

**APPROPRIATION AMOUNT:** \$ 100,000 FEDERAL FUNDING

**ESTIMATED TOTAL PROJECT COST:** \$ 100,000 FEDERAL FUNDING

**PROJECT SCOPE OF WORK:**

The Marseilles Training Area is a 206,445 square foot, 53-building facility constructed in 1960.

The scope of work provides for constructing an approximately 4,800 square foot Humvee Egress Assistance Trainer (HEAT) facility, including installing over-head doors and HVAC and electrical systems.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
JUNE 9, 2009**

**CDB PROJECT NO:** 630-000-132

**PROJECT DESCRIPTION:** Various District 7 Improvements

**PROJECT LOCATION:** Statewide Program  
Department of Transportation

**APPROPRIATION AMOUNT:** \$ 375,000

**ESTIMATED TOTAL PROJECT COST:** To Be Determined

**PROJECT SCOPE OF WORK:**

The District Headquarters in Effingham is a 26,100 square foot, two-story building constructed in 1933. The Effingham Materials Lab is a 4,628 square foot, one-story building constructed in 1958. The Sullivan Yard Equipment Storage building is a 5,292 square foot, one-story building constructed in 1965. The Fairfield Yard Salt Dome is a 2,921 square foot, one-story building constructed in 1987. The Lawrenceville Yard Salt Dome is a 2,921 square foot, one-story building constructed in 1994.

The scope of work for the District 7 Headquarters in Effingham provides for upgrading the electrical service, including replacing the switchboard and service equipment. The scope of work for the Effingham Materials Lab provides for replacing approximately 3,900 square feet of EPDM roofing system, including replacing the coping caps and extending condensate lines to the gutters. The scope of work also provides for upgrading the HVAC system, including associated duct work and controls. The scope of work for the Sullivan Yard Equipment Storage building provides for replacing the roofing system, including replacing or repairing deteriorated framework. The scope of work for the Fairfield Yard Salt Dome provides for replacing the shingled roofing system, including repairs to the entry way. The scope of work for the Lawrenceville Yard Salt Dome provides for replacing the shingled roofing system, including repairs to the entry way.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
JUNE 9, 2009**

**CDB PROJECT NO:** 630-250-002

**PROJECT DESCRIPTION:** Construct Drill Crew Support Building

**PROJECT LOCATION:** LaSalle Maintenance Facility, LaSalle County  
Department of Transportation

**APPROPRIATION AMOUNT:** \$ 300,000

**ESTIMATED TOTAL PROJECT COST:** To Be Determined

**PROJECT SCOPE OF WORK:**

The LaSalle Maintenance Yard is a 32,200 square foot, six-building facility constructed in 1976.

The scope of work provides for constructing an approximately 5,000 square foot Drill Crew Support Building, including office and storage space, restrooms, and general use areas.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
JUNE 9, 2009**

**CDB PROJECT NO:** 630-304-011

**PROJECT DESCRIPTION:** Replace Septic System

**PROJECT LOCATION:** Monmouth Traffic Operations  
Department of Transportation

**APPROPRIATION AMOUNT:** \$ 20,000

**ESTIMATED TOTAL PROJECT COST:** To Be Determined

**PROJECT SCOPE OF WORK:**

The Monmouth Operations Yard is a 26,986 square feet, four-building facility constructed in 1962.

The scope of work provides for replacing the septic system, including installing a tank/aerator and chlorination and abandoning the existing septic system.

**FY-10 CDB BOARD MEETING SCHEDULE**

<b>DATE</b>	<b>TIME</b>	<b>LOCATION</b>
July 14, 2009	10:00 a.m.	Chicago and Springfield video-conference
August 11, 2009	10:00 a.m.	Chicago and Springfield video-conference
September 15, 2009	10:00 a.m.	Chicago and Springfield video-conference
October 20, 2009	10:00 a.m.	Chicago and Springfield video-conference
November 17, 2009	10:00 a.m.	Chicago and Springfield video-conference
December 8, 2009	10:00 a.m.	Chicago and Springfield video-conference
January 12, 2010	10:00 a.m.	Chicago and Springfield video-conference
February 9, 2010	10:00 a.m.	Chicago and Springfield video-conference
March 9, 2010	10:00 a.m.	Chicago and Springfield video-conference
April 13, 2010	10:00 a.m.	Chicago and Springfield video-conference
May 11, 2010	10:00 a.m.	Chicago and Springfield video-conference
June 8, 2010	10:00 a.m.	Chicago and Springfield video-conference