



Jim Riemer, Sr.
Executive Director

CDB BOARD BOOK

February 9, 2010, 10:30 a.m.

Video-Conference

between

James R. Thompson Center

100 West Randolph Street, Suite 14-600

Chicago, Illinois 60601

and

Robert Oxtoby Board Room

3rd 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
Stephen A. Toth

CAPITAL DEVELOPMENT BOARD

February 9, 2010, 10:30 a.m.

Video-Conference

between

James R. Thompson Center

100 West Randolph Street, Suite 14-600

Chicago, Illinois 60601

and

Robert Oxtoby Board Room

3rd Floor Stratton Office Building

401 S. Spring Street

Springfield, Illinois 62706

1. **CALL TO ORDER**

PRELIMINARY ITEMS

- 2. Adoption of Agenda
- 3. Approval of January 12, 2010 Minutes..... 1-4
- 4. Introduction of Guests

BOARD ACTION

- 5. Change Order
 - DMA - Southern Illinois Airport – Carbondale..... 5-9
- 6. Staff Recommendations for Architect/Engineer Selections..... 10-17
- 7. Proposed Community Health Center Construction Rules 18-31

INFORMATIONAL ITEMS

- 8. Architect/Engineers approved by Executive Director 32-33

EXECUTIVE SESSION

staff contact: Candy Bearden
217.782.8722

SUBJECT: Meeting Minutes for January 12, 2010 Board Meeting

The January 12, 2010 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 in Chicago:

Anthony R. Licata, Chairman
Mark J. Ladd
Glyn Ramage via teleconference
Michael Chin
Stewart Munoz
Stephen Toth

Others present:

Chicago

Jim Riemer, CDB
Jim Underwood, CDB
Ron Wright, CDB
Karen Fredrickson, CDB
Bruce Locke, CDB
Ngozi Okorafor, CDB
D. Gregory Brown, FGM Arch.
Tim Kwiatkowski, FGM Arch.
Jerry Winchester, Power Const.
Charlie Stetson, Booth Hansen
Sam Overton, Rock Valley College
L. O. Booth, Booth Hanson

Springfield

Don Broughton, CDB
Fred Hahn, CDB
Candy Bearden, CDB
Meredith Jamison, CDB
Eddie G. Frazier, CDB
Marcy Joerger, CDB
Brad Nell, CDB
Lisa Mattingly, CDB
David Booher, IE Consultants
Joe Vitosky, U of I

Chairman Licata called the meeting to order at 10:37 a.m.

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

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

Mr. Ramage moved and Mr. Munoz seconded a motion to approve the minutes of the December 8, 2009 meeting. Chairman Licata called for a vote, which was approved unanimously.

Chairman Licata presented a board resolution in honor of Board Member, Reagen Atwood for her service to the State of Illinois and the Capital Development Board.

Mr. Ramage motioned and Mr. Munoz seconded a motion to approve the resolution. Chairman Licata called for a vote, which was approved unanimously.

Chairman Licata presented a board resolution in honor of Deputy Director, Darryl Harris for his service to the State of Illinois and the Capital Development Board.

Mr. Toth motioned and Mr. Ladd seconded a motion to approve the resolution. Chairman Licata called for a vote, which was approved unanimously.

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

IL Board of Higher Education

Construct TEC-Education Center
Southern Illinois University – Carbondale
Southern Illinois Airport
Murphysboro, Jackson County, Illinois
CDB Project No. 825-020-143
A/E: FGM Architects-Engineers, Inc.
Modification No. 10 requested \$1,018,409.00

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

Mr. Wright gave presentation on the following change order for approval:

IL Department of Natural Resources

Sanitary Sewer Replacement
Illinois Beach State Park
Zion, Lake County, Illinois
CDB Project No. 102-311-084 Ph 2
A/E: IEC Consultants
Change Order No. G-1 requested \$119,700.00

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

Mr. Wright gave presentation on the following change order for approval:

Illinois Community College Board

Student Services/ Parking Facility
Truman City College
Chicago, Cook County, Illinois
CDB Project No. 810-010-005 Ph 3
A/E: STV Incorporated
Change Order No. G-1 requested\$138,012.37

Mr. Chin moved and Mr. Ramage seconded a motion to approve the change order. Chairman Licata called for a vote, which was approved unanimously.

Mr. Wright gave presentation on the following change order for approval:

IL Board of Higher Education

Life Safety Improvements
Illinois State University
Normal, McLean County, Illinois
CDB Project No. 821-010-095
A/E: Clark-Dietz, Inc.
Change Order No. G-14R requested\$851,609.13

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

Mr. Broughton presented the following Rock Valley College A/E selection recommendation and introduced Sam Overton with Rock Valley College, who gave a brief overview of the campus, project and their selection process

1.	810-080-010	Illinois Community College Board Construct Arts Instructional Center Rock Valley College – Rockford 1. Booth Hansen & Associates	Appropriation: \$34,057,700 Project Cost: \$45,410,200
----	-------------	---	---

Mr. Ladd moved and Mr. Toth seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

Mr. Hahn presented to the Board for approval a proposed amendment to the Access to Information Rule (2 IAC 1651) as outlined in his memorandum dated January 12, 2010. This amendment is due to revisions made to the Freedom of Information Act found in Public Act 096-0542 which became effective January 1, 2010.

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

Chairman Licata noted the following informational items:

1. Architect/Engineers approved by Executive Director.
2. CDB Board Reports

Ms. Fredrickson gave a brief status update to the Board on the JRTC Emergency Project.

Mr. Ladd moved and Mr. Munoz seconded a motion to adjourn. Chairman Licata called for a vote, which was approved unanimously. Motion carried and the meeting adjourned.

Subject: *Change Orders*

Illinois Department of Military Affairs

- A. Construct Armed Forces Reserve Center
Southern Illinois Airport
Carbondale, Jackson County, Illinois
CDB Project No. 546-395-001

A/E: Burns & McDonnell

Change Order No. P-1R requested \$127,833.19

Executive Summary for Board Level Change Order

CDB Project No. 546-395-001
Project Description: Construct Armed Forces Reserve Center
Project Location: Southern Illinois Airport
Carbondale, Jackson County, IL

Project History:

The project is the construction of a 53,469 square-foot, joint-use facility for the Illinois Army National Guard and the United States Army Reserve located in Carbondale, Illinois adjacent to the Southern Illinois Airport. The main administration, assembly, and unit storage building is a 48,818 square-foot, one-story, slab-on-grade structure. A second, detached, slab-on-grade 4,884 square-foot pre-engineered metal building houses the maintenance bays, and areas for flammable storage and controlled waste handling. Site improvements include military and privately owned vehicle parking, fencing, sidewalks, outside lighting, utility extensions, access roads, wash platforms, and landscaping.

During installation of the north entrance road precast box culverts, it was determined that the existing six (6) inch water main would have to be relocated to install the entrance. During discussions with the local Water District, they indicated that they were prepared to move forward with an extension of the existing ten (10) inch water main to within 400 Ft due to the development potential on this side of the Airport.

Because of low flow rates in the existing six (6) inch main, the Fire Protection for this project included large storage tanks. With a new ten (10) inch main becoming available, and a main relocation needed, Department of Military Affairs asked if the Fire Protection system could be changed to eliminate the need for tanks and their long term maintenance. Construction contracts total \$10,483,982.51. The project is 25.85% complete.

Change order FP-1 is for the removal of the storage tanks for a credit of \$120,000. Change order G-2 is for the relocation/return of the precast box culverts allowing for installation of the water main extension for \$8,985.70. These are related change orders.

Note: This project is 100% federally funded.

Requested Action:

We are requesting approval of Change Order P-1R totaling \$127,833.19. This Change Order hooks into the Water Districts new ten (10) inch main, extends it through the project site, installing adequate piping and supply to the Fire Protection system, and ties it back into the Water District's main on the opposite side of the property.

Project Number: 546-395-001 **Using Agency:** Department of Military Affairs
Description: Construct Armed Forces Reserve Center
 So. Illinois Airport
 Carbondale, Jackson Co., IL
Architect/Engineer: Burns & McDonnell
 1105 Eastgate Drive, Suite 4
 O'Fallon, IL 62269
Total Project Budget: \$11,770,036.51 **Project Manager:** Erik Luckett
Unobligated Funds: \$0.00
Percent Completion: 25.85%

Reason for Change: A relocation of the existing water main is required for the construction of the North Entrance roadway. New water supply is available which allows for a direct feed to the Fire Protection system eliminating the need for large storage tanks and their long-term care and maintenance.

Description of Change: Plumbing Contractor to extend new 10" PVC water main from connection at hydrant , adjacent to New Era Road, northward approximately 1,775 FT and tie-in at existing 4" water line just beyond north property line. Plumbing Contractor to provide new hydrant and valve at end of 10" main beyond north property line near connection to existing 4" water line. After EPA approval of 10" water main, Plumbing Contractor shall connect existing 6" water line serving Janitorial Service to new 10" water main. Plumbing Contractor shall cap and abandon-in-place existing 4" service line from existing 6" water service serving Janitorial Service to location of new 10" service main connection to 4" water line. Plumbing contractor shall install the vault, meter, and service tie-in. Plumbing contractor shall also connect water main at west side of building to fire protection riser in room 129. Utility water line piping shown on plan sheet C1.05 to be 6" will now be 8". This includes upsizing of sleeves to accommodate 8" piping. Revise fire protection backflow from 6" to 8". Plumbing contractor to revise waste and vent below slab in riser room 129 to provide floor drain at new location of sprinkler backflow. The original 6" domestic service shall remain unchanged.

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
Litton Enterprises, Inc.	Plumbing	\$ 127,833.19	\$ 469,685.00	27.2%
		\$	\$	%
		\$	\$	%
		\$	\$	%
		\$	\$	%
		\$	\$	%
Total All Change Orders		\$ 127,833.19	\$ 469,685.00	27.2%

Completion Effect: 60 days

State of Illinois
CAPITAL DEVELOPMENT BOARD

**REQUEST FOR PROPOSAL
& CHANGE ORDER**

FOR CDB USE ONLY

Date: 9/29/09
Revised 10/29/09
Revised 11/20/09

RFP Number: P-1 **REVISED**

Name: _____
Project No.: _____
Contract No.: _____

C.F. Locale: _____

1. (Contractor's Name, Address, Telephone, Fax & Attention) CDB Project #: 546-395-001
 CDB Project Name: Armed Forces Reserve Center
 & Location: Carbondale, IL
 Litton Enterprises, Inc.
 3305 West Commercial, PO Box 790
 Marion, Illinois 62959
 (618) 893-2210
 Attn: Roy Ross e-mail: roy@littonent.com
 CDB Contract #: 59-0523-42
 Contract Work: Plumbing

2. **REQUEST for change by: CDB/PM 205**
 CDB contemplates making certain changes, additions and deletions to the work to be performed under the subject Contract. Unless otherwise indicated in the description of change, accompanying drawings and specifications, all work required shall conform to the contract documents. The Contractor is required to submit within 14 calendar days from the date herein a proposal and a detailed breakdown for this change. The proposal shall be submitted in accordance with CDB's format and the General Conditions.

3. **REASON for change:**
 Extension of existing 10" water main through site to provide adequate water supply for fire protection to site.

4. **DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued.**
 Please see attached description.

5. **OTHER CONTRACTS affected by this change.** List Contractor's name, contract work, RFP number and amount.

Automatic Fire Sprinkler, LLC
 Fire Protection Work
 RFP: FP-1

Fager McGee Construction
 General Contract
 RFP: G-2

IMPORTANT NOTICE
 Disclosure of this information is mandatory in accordance with the Standard Documents for Construction. Failure to complete this will prevent payment for work completed and/or be a material breach of contract.

6. **CONSIDERATION:**
 Work to be accomplished in ___ Calendar Days from Approval of RFPCO. The Contract Sum is INCREASED by the total sum of.....\$ 127,833.19

NOTE: Unless specifically indicated above, this does not extend the contract time.

7. The change described above and on accompanying drawings and specifications and the Contractor's proposal (if applicable) are hereby incorporated by reference and made a part hereof. Having reviewed the above and determining the amount to be fair and proper the undersigned:

RECOMMEND issuance of a change order
 A/E Firm Name Burns & McDonnell Engineering
 BY: Amy House signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER
 BY: John P. Jagan, U.P.O. signature 12/23/09

CONTRACTOR Litton Enterprises, Inc. 12-15-09
 BY: Roy Ross print name
John R. Ross signature
 Vice President title

APPROVE as to form and content:
 USING AGENCY name Department of Military Affairs
 BY: _____ signature

CDB/PM APPROVE
Ed Z... 12/30/09 signature

CDB APPROVE change order DATE _____
 BY: _____ print name
 _____ signature
 _____ title

FOR CDB USE ONLY	Type of Change	% Assess	Package No.	CO Date	CO No.	CO AMOUNT add (deduct)
						\$



STATE OF ILLINOIS
Pat Quinn, Governor

DEPARTMENT OF MILITARY AFFAIRS

1301 North MacArthur Boulevard
Springfield, Illinois 62702-2399

January 27, 2010

Facilities and Engineering Directorate

SUBJECT: Carbondale Joint Forces Reserve Center, Illinois,
CDB Project Number 546-395-001

Capital Development Board
ATTN: Mr. Eric Lockett
Region 3 – Construction
Carbondale Office
Carbondale, Illinois 62903

Dear Eric:

The Department of Military Affairs (DMAIL) requests favorable support for RFP P-1 and will pursue Federal Funding for payment of the stated change order. A preliminary request for favorable consideration has been received from National Guard Bureau regarding this RFP.

Please contact Hank Kuzel, 217 633-5471, if any additional information is needed. Your continued support is appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Randall J. Scott".

Randall J. Scott
Lieutenant Colonel, National Guard
Director, Facilities and Engineering

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

APPROP. &
TOTAL
COST
AMOUNTS

<u>PROJECT #</u>	<u>ARCHITECT/PROJECT DESCRIPTION</u>	
1 040-080-001	Plan and Begin Veterans' Home, Chicago Veterans Home, Cook County, Department of Veterans Affairs	\$17,000,000 \$65,500,000
	FIRMS BEING CONSIDERED FOR SELECTION:	
	Harley Ellis Devereaux Corporation	
	Perkins + Will	
	Perkins Eastman Architects, PC	
2 546-325-066	Install Geothermal System, AGO Building - Camp Lincoln, Springfield, Department of Military Affairs	\$1,680,000 \$1,680,000
	FIRMS BEING CONSIDERED FOR SELECTION:	
	B L D D Architects Inc	
	Hanson Professional Services Inc	
	Melotte Morse Leonatti Parker Ltd	
3 630-000-128	Renovate for Female Restroom/Renovate Maintenance Building, District 1 - Eden Expressway Maintenance Facility/Eisenhower Expressway Facility, Department of Transportation	\$1,175,000 \$1,175,000
	FIRMS BEING CONSIDERED FOR SELECTION:	
	Matocha Associates	
	Soodan & Associates Inc	
	Tripartite Inc	
4 630-000-140	Various District 1 Improvements, St. Charles and District 1 - Statewide Program, Department of Transportation	\$737,000 \$737,000
	FIRMS BEING CONSIDERED FOR SELECTION:	
	Rubinos & Mesia Engineers Inc	
	Soodan & Associates Inc	
	Sorce Ronald P AIA Architects P C	

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

APPROP. &
TOTAL
COST
AMOUNTS

<u>PROJECT #</u>	<u>ARCHITECT/PROJECT DESCRIPTION</u>	
5 630-356-004	Construct Weigh Station - I-70 Westbound, Marshall, Clark County, Illinois, Department of Transportation	\$150,000 \$150,000

FIRMS BEING CONSIDERED FOR SELECTION:

D L Z Illinois Inc

Hutson & Associates, Inc.

Renaissance Architects Inc

6 830-010-336	Oak Street Library Facility - Phase III, University of Illinois Urbana-Champaign, Illinois Board of Higher Ed	\$6,125,841 \$6,125,841
---------------	--	----------------------------

FIRMS BEING CONSIDERED FOR SELECTION:

Hammond Beeby and Babka Inc

Loebl Schlossman & Hackl Inc

Rada Architects Ltd

A/E SELECTION COMMITTEE RECOMMENDATIONS
February 9, 2010

CDB PROJECT NO: 040-080-001

PROJECT DESCRIPTION: Plan and Begin Veterans' Home

PROJECT LOCATION: Chicago Veterans' Home - Cook County
Department of Veterans' Affairs

APPROPRIATION AMOUNT: \$17,000,000

ESTIMATED TOTAL PROJECT COST: \$65,500,000

PROJECT SCOPE OF WORK:

The scope of work provides for planning, design and construction of a 200-bed veterans' home to be located on a portion of the Chicago-Read Mental Health Center site. This facility will provide skilled care for Illinois veterans, including accommodations for Alzheimer's care. Compliance with the requirements of the United States Department of Veterans' Affairs (USDVA) and the Illinois Department of Public Health (IDPH) is required. The USDVA requires design in conformance with the Community Living Concepts (CLC). Familiarity with both CLC and Greenhouse concepts for senior living and requirements of IDPH is recommended for firms submitting for this project.

Evaluation of the existing site, circulation patterns and parking needs will be required to optimize the location of the building on the site. It will be necessary to consider the needs of both Chicago-Read Mental Health Center and the Veterans' home. Firms must have experience with projects located in Chicago, and on urban sites. All site investigations necessary prior to start of construction on this site, will be the responsibility of the selected A/E.

Support services, including administration, laundry, dietary services and maintenance will be included with the veterans' care facility. Delivery services for those activities must be considered in site planning. This facility requires a minimum of LEED Silver Certification or a Green Globes two-globe rating. CDB will retain the services of a Construction Manager (CM) for this project. The CM will retain the services of the Commissioning Agent as required for green building certification. The CM will also serve as coordinator of the green building certification process.

**A/E SELECTION COMMITTEE RECOMMENDATIONS
February 9, 2010**

CDB PROJECT NO: 546-325-066

PROJECT DESCRIPTION: Install Geothermal System - AGO Building

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

APPROPRIATION AMOUNT: \$1,680,000 FEDERALLY FUNDED

ESTIMATED TOTAL PROJECT COST: \$1,680,000 FEDERALLY FUNDED

PROJECT SCOPE OF WORK:

The AGO Building (Illinois National Guard State Headquarters' facility) is an 87,669 square foot, four-story masonry and steel frame building constructed in 1978.

The scope of work provides for retrofitting or replacing the boiler/chiller equipment in the AGO Building with a geothermal system, including analyzing the ground water in the subsurface Panther Creek Number 2 mine located below Camp Lincoln for suitability as the well field and the capability to expand the system to other Camp Lincoln facilities.

- The project must be designed and construction contracts awarded by September 30, 2010.
- The project orientation meeting will be held on February 10, 2010.
- The federal funding is from the Department of Energy via the American Recovery and Reinvestment Act (ARRA) and all ARRA requirements apply.

A/E SELECTION COMMITTEE RECOMMENDATIONS
February 9, 2010

CDB PROJECT NO: 630-000-128

PROJECT DESCRIPTION: Renovate for Female Restrooms - Edens, Hillside, Grayslake, Woodstock, Northbrook
Renovate Maintenance Building - Eisenhower

PROJECT LOCATION: District 1 - Statewide Program
Department of Transportation

APPROPRIATION AMOUNT: \$1,175,000

ESTIMATED TOTAL PROJECT COST: \$1,175,000

PROJECT SCOPE OF WORK:

The Edens Expressway Maintenance Storage Building is a 10,800 square foot, two-story brick building constructed in 1955. The Hillside Maintenance Storage Building is a 9,360 square-foot, two-story building constructed in 1957. The Grayslake Maintenance Storage Building is a 7,776 square foot, one-story building constructed in 1955. The Woodstock Maintenance Storage Building is a 6,048 square foot, two-story building constructed in 1957. The Northbrook Maintenance Storage Building is a 21,012 square foot, one-story building constructed in 1963. The Eisenhower Expressway Maintenance Storage Building is a 17,204 square foot, two-story brick building constructed in 1961.

The Edens, Hillside, Grayslake, Woodstock and Northbrook Maintenance Storage Building's scope of work provides for renovating for female restrooms, including reconfiguring interior space or a possible addition, modifying the electrical, mechanical, and plumbing systems, and increasing the number of fixtures in the men's toilet room.

The Eisenhower Expressway Maintenance Storage Building's scope of work provides for replacing seven floor drains in the truck parking bays and tuckpointing the exterior walls. The scope of work also provides for upgrading the mechanical system, including controls and associated duct work.

**A/E SELECTION COMMITTEE RECOMMENDATIONS
February 9, 2010**

CDB PROJECT NO: 630-000-140
PROJECT DESCRIPTION: Various Improvements - St. Charles and Elgin
PROJECT LOCATION: District 1 - Statewide Program
Department of Transportation
APPROPRIATION AMOUNT: \$ 737,000
ESTIMATED TOTAL PROJECT COST: \$ 737,000

PROJECT SCOPE OF WORK:

The St. Charles Maintenance Yard is a 64,697 square foot, nine-building facility constructed in 1986. The Elgin Sign Shop is a 66,553 square foot, eight-building facility constructed in 1956.

The scope of work at the St. Charles Maintenance Yard provides for replacing the 82' diameter salt storage dome roof, including replacing water damaged panels and repairing the entrance overhang. The scope of work also provides for repairing the seam metal roof on the Maintenance Facility and residing the truck storage and main office buildings, including flashing around the overhead doors.

The scope of work at the Elgin Sign Shop provides for replacing garage door lintels, including increasing the door widths for 12 existing doors and repairing and repainting 13 lintels, including abating lead paint. The scope of work also provides for replacing operators and controls for 14 sectional doors and replacing miscellaneous accessories for 6 manually operated sectional doors.

**A/E SELECTION COMMITTEE RECOMMENDATIONS
February 9, 2010**

CDB PROJECT NO: 630-356-004
PROJECT DESCRIPTION: Construct Weigh Station I-70 Westbound
PROJECT LOCATION: Marshall Illinois, Clark County
Department of Transportation
APPROPRIATION AMOUNT: \$ 150,000
ESTIMATED TOTAL PROJECT COST: \$ 500,000

PROJECT SCOPE OF WORK:

The I-70 weigh station is a 450 square foot, one-story brick building constructed in 1973.

The scope of work provides for constructing an approximately 530 square foot weigh station, including two restrooms, an office, work area, a mechanical room, storage, wind breaks, and exterior lighting. The scope of work also provides for demolishing the existing 450 square foot weigh station.

A/E SELECTION COMMITTEE RECOMMENDATIONS
February 9, 2010

CDB PROJECT NO: 630-356-004

PROJECT DESCRIPTION: Construct Weigh Station I-70 Westbound

PROJECT LOCATION: Marshall Illinois, Clark County
Department of Transportation

APPROPRIATION AMOUNT: \$ 150,000

ESTIMATED TOTAL PROJECT COST: \$ 500,000

PROJECT SCOPE OF WORK:

The I-70 weigh station is a 450 square foot, one-story brick building constructed in 1973.

The scope of work provides for constructing an approximately 530 square foot weigh station, including two restrooms, an office, work area, a mechanical room, storage, wind breaks, and exterior lighting. The scope of work also provides for demolishing the existing 450 square foot weigh station.

A/E SELECTION COMMITTEE RECOMMENDATIONS
February 9, 2010

CDB PROJECT NO: 830-010-336

PROJECT DESCRIPTION: Oak Street Library Facility - Phase III

PROJECT LOCATION: University of Illinois Urbana-Champaign
University of Illinois

APPROPRIATION AMOUNT: \$6,125,841

ESTIMATED TOTAL PROJECT COST: \$6,125,841

PROJECT SCOPE OF WORK:

The University of Illinois at Urbana-Champaign is a 17,469,000 square foot, 579-building facility constructed in 1878.

The scope of work includes developing bridging documents for a design build project. The project is to construct a 9,800 gross square foot, open bay building addition to the north side of the existing Oak Street Library Facility at the University of Illinois Urbana-Champaign located at 809 South Oak Street. This addition, which is Phase III of a four phase project, must follow the University's building master plan requirements which include matching the existing shelving, book retrieval and HVAC systems. These requirements include, but are not limited to, a low-humidity and low constant temperature space with an automated book retrieval system, special sliding compact metal storage shelving racks on a super flat floor, which will be directly and individually sprinkled with an automated fire sprinkler head in each rack area. The firm selected to design the bridging documents must have prior experience in developing this type of document and should have experience as part of a design build team.

The bridging documents will include but not be limited to:

- Project Intent
- Site Layout
- Building Configuration
- Program Elements
- Required Building Components such as Security Systems, etc.
- Quality Standards for Building Components
- Single Source Items
- U of I Facilities Design Standards & Guidelines

The firm may be required to provide observation/quality assurance services during construction.



James A. Riemer, Executive Director

MEMORANDUM

TO: Capital Development Board
FROM: Fredrick W. Hahn, Chief Counsel 
DATE: February 9, 2010
RE: Community Health Center Construction Rules
71 IAC 42

Attached for your approval is a new proposed rule for Community Health Center Construction (71 IAC 42). This rule is to implement H.B. 2424, P.A. 0096-0037 (the "Community Health Center Construction Act"). Under the Act, CDB, with consultation from the Illinois Department of Public Health, is to administer construction-related grants to FHQC's (federally qualified health centers) or FHQC look-alikes. The total amount appropriated for grants is \$50 million. The proposed rules set up an application, review, issuance, and reporting process for the grant program.

Upon your approval, the rules will be filed with the Secretary of State and submitted to JCAR (Joint Committee on Administrative Rules).

cc: Jim Riemer

ILLINOIS REGISTER

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED RULES

TITLE 71: PUBLIC BUILDINGS, FACILITIES, AND REAL PROPERTY

CHAPTER I: CAPITAL DEVELOPMENT BOARD

SUBCHAPTER :

PART 42

COMMUNITY HEALTH CENTER CONSTRUCTION

SUBPART A: GENERAL PROVISIONS

Section

42.100 Definitions

42.110 Incorporated and Referenced Materials

SUBPART B: GRANTS TO FUND

COMMUNITY HEALTH CENTER CAPITAL PROJECTS

Section

42.200 Grants

42.210 Eligibility for Grant

42.220 Program Requirements

42.230 Use of Grant Moneys

42.240 Application Evaluation Process

42.250 Grant Award Process

42.260 Reporting

42.270 Payment Schedules

AUTHORITY: Implementing and authorized by the Community Health Center Construction Act [Public Act 0096-0037].

SOURCE: Added at Ill. Reg. _____, effective _____.

SUBPART A: GENERAL PROVISIONS

Section 42.100 Definitions

"Act" means the Community Health Center Construction Act [Public Act 0096-0037].

"Acquire a new physical location" means acquisition through leasing arrangements, purchase of real property or construction of existing or new space for the purpose of delivering primary health care services. (Section 30 ILCS

ILLINOIS REGISTER

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED RULES

766/10-20(2) of the Act)

"Board" means the Capital Development Board. (Section 30 ILCS 766/10-5 of the Act)

"Community health center" means migrant health centers or community health centers or health care programs for the homeless or for residents of public housing supported under section 330 of the federal Public Health Service Act and Federally Qualified Health Centers, including Look-Alikes, as designated by the Secretary of the United States Department of Health and Human Services, that operate at least one federally designated primary health care delivery site in the State of Illinois.

"Community health center site" means a new or existing physical site where a community health center will provide primary health care services either to a medically underserved population or area or to the uninsured population of this State. (Section 30 ILCS 766/10-5 of the Act)

"Community provider" means a Federally Qualified Health Center or FQHC Look-Alike (community health center or health center), designated as such by the Secretary of the United States Department of Health and Human Services, that operates at least one federally designated primary health care delivery site in the State of Illinois. (Section 30 ILCS 766/10-5 of the Act)

"Department" means the Illinois Department of Public Health. (Section 30 ILCS 766/10-5 of the Act)

"Equipment" shall mean initial movable equipment, including all items of initial equipment, other than built-in equipment, which are necessary and appropriate for the functioning of a particular facility for its specific purpose, and which will be used solely or primarily in the rooms or areas covered in the subject project. Further, such equipment is defined as manufactured items which have an extended useful life, are not affixed to a building and capable of being moved or relocated from room to room or building to building, are not consumed in use, and have an identity and function which will not be lost through incorporation into a more complex unit.

The following guidelines should be applied in defining durable movable equipment:

ILLINOIS REGISTER

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED RULES

- No commodities will be purchased from bond funds
- Office/household equipment and furniture will be bondable
- Machinery, implements and major tools will be bondable
- Scientific instruments and apparatus will be bondable with the exception of those items which are subject to short useful life, i.e., glassware, tubing, crockery, light bulbs, etc.
- Library books, maps, and paintings are not bondable
- Livestock, for any use, is not bondable
- Rolling stock, including cars, trucks and boats and related items are not bondable
- Spare and replacement parts are not bondable
- Transportation costs and installation costs incurred with an outside source will be considered as part of the equipment cost.
- Computer hardware meeting the requirements listed above is considered bondable.

"Federally Qualified Health Center" or "FQHC" means a health center funded under section 330 of the Public Health Service Act.

"FQHC Look-Alike" means an organization that meets the requirements for receiving a grant under section 330 of the Public Health Service Act, but does not receive federal grants under that authority.

"Grant" refers to funds awarded to a Community Health Center under the Act for the purpose of purchasing equipment; acquiring a new physical location for the purpose of delivering primary health care services; and or constructing or renovating new or existing community health center sites (Section 30 ILCS 766/10-20 of the Act)

"Grantee" refers to a community health center that is the recipient of a capital grant under this Act.

ILLINOIS REGISTER

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED RULES

"Medically underserved area" or "MUA" means an urban or rural area designated by the Secretary of the United States Department of Health and Human Services as an area with a shortage of personal health services. (Section 30 ILCS 766/10-5 of the Act)

"Medically underserved population" or "MUP" means the population of an urban or rural area designated by the Secretary of the United States Department of Health and Human Services as an area with a shortage of personal health services or a population group designated by the Secretary as having a shortage of those services. (Section 30 ILCS 766/10-5 of the Act)

"Primary health care services" means the following:

Basic health services consisting of the following:

Health services related to family medicine, internal medicine, pediatrics, obstetrics, or gynecology that are furnished by physicians and, if appropriate, physician assistants, nurse practitioners, and nurse midwives.

Diagnostic laboratory and radiologic services.

Preventive health services, including the following:

Prenatal and perinatal services.

Screenings for breast, ovarian, and cervical cancer.

Well-child services.

Immunizations against vaccine-preventable diseases.

Screenings for elevated blood lead levels, communicable diseases, and cholesterol.

Pediatric eye, ear, and dental screenings to determine the need for vision and hearing correction and dental care.

Voluntary family planning services.

ILLINOIS REGISTER

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED RULES

Preventive dental services.

Emergency medical services.

Pharmaceutical services as appropriate for particular health centers.

Referrals to providers of medical services and other health related services (including substance abuse and mental health services).

Patient case management services (including counseling, referral, and follow-up services) and other services designed to assist health center patients in establishing eligibility for and gaining access to federal, State, and local programs that provide or financially support the provision of medical, social, educational, or other related services.

Services that enable individuals to use the services of the health center (including outreach and transportation services and, if a substantial number of the individuals in the population are of limited English-speaking ability, the services of appropriate personnel fluent in the language spoken by a predominant number of those individuals).

Education of patients and the general population served by the health center regarding the availability and proper use of health services.

Additional health services consisting of services that are appropriate to meet the health needs of the population served by the health center involved and that may include the following:

Environmental health services, including the following:

Detection and alleviation of unhealthful conditions associated with water supply.

Sewage treatment.

Solid waste disposal.

Detection and alleviation of rodent and parasite infestation.

Field sanitation.

ILLINOIS REGISTER

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED RULES

Housing.

Other environmental factors related to health.

Special occupation-related health services for migratory and seasonal agricultural workers, including the following:

Screening for and control of infectious diseases, including parasitic diseases.

Injury prevention programs, which may include prevention of exposure to unsafe levels of agricultural chemicals, including pesticides. (Section 30 ILCS 766/10-5 of the Act)

"Project" means a capital plan to 1) acquire a new physical location, which may include necessary construction, renovations and/or real property or equipment purchases, to establish a new community health center (CHC) site to provide primary health care services to medically underserved populations or areas or to provide primary health care services to the uninsured population of Illinois; 2) renovate existing health center sites; purchase equipment to expand the services of an existing CHC site to provide primary health care services to medically underserved populations or areas or to provide primary health care services to the uninsured population of Illinois; or prevent or reverse the deterioration of existing health center structures or mechanical operations to prevent life, health or safety concerns for health center staff and patients.

"Rural" means any geographic area not located in a U.S. Bureau of the Census Metropolitan Statistical Area; or a county located within a Metropolitan Statistical Area but having a population of 60,000 or less; or a community located within a Metropolitan Statistical Area but having a population of 2,500 or less.

"Service area" is the geographic area composed of the Medically Underserved Area or Medically Underserved Population.

"Uninsured population" means persons who do not own private health care insurance, are not part of a group insurance plan, and are not eligible for any State or federal government-sponsored health care program. (Section 30 ILCS 766/10-5 of the Act)

ILLINOIS REGISTER

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED RULES

"Urban" means any geographic area not designated as a rural area.

Section 42.110 Incorporated and Referenced Materials

- a) The following Illinois statutes and rules are referenced in this Part:
 - 1) Community Health Center Construction Act [Public Act 0096-0037]
 - 2) Rules of Practice and Procedure in Administrative Hearings (77 Ill. Adm. Code 100)
 - 3) Illinois Grant Funds Recovery Act. (30 ILCS 705)
- b) The following federal statute is referenced in this Part:

Public Health Service Act (42 USC 201 et seq.)
- c) The following federal guidelines are incorporated in this Part:
 - 1) "Defining Scope of Project and Policy for Requesting Changes" (Policy Information Notice (PIN number 2008-010), December 31, 2007, U.S. Department of Health and Human Services, Health Resources and Services Administration, Bureau of Primary Health Care Policy, Office of Grants Management, 4350 East West Highway, Bethesda, Maryland 20814
 - 2) "Federally Qualified Health Center Look-Alike Guidelines and Application" (PIN) number 2003-21), August 26, 2003, U.S. Department of Health and Human Services, Health Resources and Services Administration, Bureau of Primary Health Care Policy, Office of Grants Management, 4350 East West Highway, Bethesda, Maryland 20814
- d) The following federal regulation is incorporated in this Part:

Grants for Community Health Services (42 CFR 51c, October 1, 2007)
- e) All incorporations by reference of federal regulations and guidelines refer to materials on the date specified and includes any subsequent amendments or editions.

SUBPART B: GRANTS TO FUND COMMUNITY HEALTH CENTER CAPITAL PROJECTS

ILLINOIS REGISTER

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED RULES

Section 42.200 Grants

- a) *The Board shall establish a community health center construction grant program and may make grants to eligible community providers subject to appropriations for that purpose. The grants shall be for the purpose of:*
 - 1) *Purchasing equipment;*
 - 2) *Acquiring a new physical location for the purpose of delivering health care services; or*
 - 3) *Constructing or renovating new or existing community health center sites.*

- b) *A recipient of a grant to establish a new community health center site must add each such site to the recipient's established service area for the purpose of extending federal FQHC or FQHC Look-Alike status to the new site in accordance with federal regulations (42 CFR 51c). Failure to comply with this Part or any other Parts or Sub-Parts may result in the recovery of grant funds as described in the Illinois Grant Funds Recovery Act.*

- c) **The Department and Board will provide notice that the grant application process is open on the Board's website and through other venues. The notice shall include a deadline for receiving applications and details of the application process.**

Section 42.210 Eligibility for Grant

To be eligible for a grant under the Act and this Part, a recipient must be a community provider as defined in Section 30 ILCS 766/10-15. (Section 30 ILCS 766/10-15 of the Act)

- a) **Applicants shall meet the following requirements:**
 - 1) **Be an FQHC or FQHC Look-Alike as defined in Section 30 ILCS 766/10-5;**
 - 2) **Serve, in whole or in part, a designated MUA or MUP as defined in Section 30 ILCS 766/10-5;**
 - 3) **Meet requirements for FQHC grantees and Look-Alikes under section 330 of the Public Health Service Act; and**

ILLINOIS REGISTER

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED RULES

- 4) Offer primary health care services as defined in Section 30 ILCS 766/10-5.
- b) Applicants may only submit one application for funding per application period under this Act; however, one application may request funding for multiple community health center sites.
- c) Letter of intent
At least 30 days prior to the application submission deadline, the applicant shall send a letter of intent (LOI) to apply for grant funds to the Department and the Board that includes the following:
 - 1) The proposed grant project description, location and applicant.
 - 2) The proposed users of the primary health care services and service area, including identification of any MUA or MUP designations.
 - 3) Issues creating a high need for primary health care services, including any significant or unique barriers to care.
 - 4) Other providers of care in the service area, including any other FQHCs under section 330 of the Public Health Service Act.
 - 5) All primary health care services to be provided, including mental health, substance abuse, and oral health care services, as well as the mechanism for providing each service (e.g., direct service, referral).
 - 6) Project stage of development and the ability of the applicant to meet the requirements of this Part for program compliance.
 - 7) The readiness to receive funding, including the ability of the facility and providers at the new access point or expanded facility to be operational upon completion of the capital portion of the project.
- d) Notification process
Upon sending the Letter of Intent, the prospective applicant shall send a copy of the "Notification of Application for State Funding of Community Health Center Construction" to other FQHCs and FQHC Look-Alikes in the service area. The application packet submitted to the Department and the Board shall include a copy of the completed notification form, as well as the names and addresses of

ILLINOIS REGISTER

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED RULES

individuals to whom the forms were sent, the organizations that the individuals represent, and the date of the notification.

e) Application

The application format shall include, but not be limited to:

- 1) A summary of the applicant's plan of action to address the goals of either:
 - A) Establishing a new community health center (CHC) site to provide primary health care services to medically underserved populations or areas or to provide primary health care services to the uninsured population of Illinois; or
 - B) Expanding the services of an existing CHC site to provide primary health care services to medically underserved populations or areas or primary health care services to the uninsured population of Illinois; or
 - C) Preventing or reversing the deterioration of an existing health center structure or its mechanical operations to prevent life, health or safety concerns for health center staff and patients.
- 2) A project narrative that shall include the following information:
 - A) Proposed service area and applicant description;
 - B) Statement of need for the project;
 - C) Project objectives;
 - D) Plan of operation;
 - E) Project timeline;
 - F) Budget; and
 - G) Plan to include project into applicant's federal scope of project.

Section 42.220 Program Requirements

- a) Projects *shall be for the purpose of:*

ILLINOIS REGISTER

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED RULES

- 1) Acquiring a new physical location, which may include necessary construction, renovation and/or real property or equipment purchases, to *establish a new community health center (CHC) site to provide primary health care services to medically underserved populations or areas* or to provide *primary health care services to the uninsured population of Illinois; or*
 - 2) Renovating existing sites or purchasing equipment to expand the services of an existing CHC site to provide *primary health care services to medically underserved populations or areas* or to provide *primary health care services to the uninsured population of Illinois, or to prevent or reverse the deterioration of existing health center structures or mechanical operations to address life, health or safety concerns for health center staff and patients.*
- b) All projects awarded under this Act must be added to the applicant's federal scope of project according to the U.S. Department of Health and Human Services Policy Information Notice 2008-010 "Defining Scope of Project and Policy for Requesting Changes" or submit an application for section 330 funding.
 - c) Projects that are managed by FQHC Look-Alikes shall comply with the U.S. Department of Health and Human Services Policy Information Notice 2003-21 "Federally Qualified Health Center Look-Alike Guidelines and Application".
 - d) Projects that include construction, renovation, or equipment for leased property shall include a long-term lease agreement of a minimum of 25 years.

Section 42.230 Use of Grant Moneys

- a) *A recipient of a grant under the Act and this Part may use the grant moneys to do any one or more of the following:*
 - 1) *Purchase equipment.*
 - 2) *Acquire a new physical location for the purpose of delivering primary health care services.*
 - 3) *Construct or renovate new or existing community health center sites.*
- b) Grant funds shall not be used for the following:

ILLINOIS REGISTER

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED RULES

- 1) To offset existing debt;
- 2) To supplant existing funds that support a service, program or activity for which grant support is requested; or
- 3) To fund expenses associated with the operations of the health center.

Section 42.240 Application Evaluation Process

The Department, in consultation with the Board, will review applications for eligibility. Applications meeting all eligibility requirements will be forwarded to a review committee. Those applications that are determined to be ineligible will be returned to the applicant and will not be eligible for review.

- a) The review committee will consist of volunteers who have worked with uninsured populations or MUA or MUP and, when possible, have prior grant review experience and who represent different geographic areas in the State.
- b) The review committee will review the grant applications based upon the following:
 - 1) Documented need for the project.
 - 2) Ability to successfully complete project objectives described in the grant application.
 - 3) Ability to implement and sustain the health center's new operations upon completion of the capital project including the plan to include the project in the applicant's federal scope of project.
- c) Applications will be submitted to the Board for analysis of the project based on the following criteria:
 - 1) Realistic budget and timeline for the completion of the project, including a detailed description of additional funds to be used toward the applicant's financial contribution if applicable and the readiness of the project to begin once the funds are awarded.
- d) Upon completion of the review committee's evaluation, the Department and the Board will give preference:

ILLINOIS REGISTER

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED RULES

- 1) To applicants who demonstrate the project will result in increased access to health care for new service area residents.
- 2) To applicants who have never been a grantee of the Community Health Center Construction Grant program under a Public Act that initially appropriates or re-appropriates capital funds for this program.
- 3) To applicants to distribute the grants geographically from the Chicago area, downstate urban, and rural areas.

Section 42.250 Grant Award Process

- a) Grants will be awarded by the Board based on the combined scores of the review committee, the Department and the Board.
- b) Applicants may apply for up to \$3 million per application period and must demonstrate their ability to obtain balance of funds for projects totaling more than \$3 million.
- c) Grants will be awarded based on the availability of funding within a given application period.

Section 42.260 Reporting

- a) *The grant recipient must submit a progress report to the Board and the Department. The Department may assist each grant recipient in meeting the goals and objectives stated in the original grant proposal submitted by the recipient, and may assist the grant recipient in ensuring that grant moneys are being used for appropriate purposes, and that residents of the community are being served by the new community health center sites established with grant moneys. (Section 30 ILCS 766/10-25 of the Act)*
- b) For grants in excess of \$25,000, the grant recipient must submit quarterly reports to the Board and the Department describing the progress of the program, project, or use and the expenditure of the grant funds related thereto.

Section 42.270 Payment Schedules

- a) Grant funds will be disbursed as agreed to in the grant agreement.

SUBJECT: *Staff A/E Recommendations Director Selection Informational Items*

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
750-005-005	FWAI Architects Inc. Emergency Roof Repairs State Library - Springfield Office of the Secretary of State	\$528,000

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: February 9, 2010

CDB PROJECT NO: 750-005-005

PROJECT DESCRIPTION: Emergency Roof Repairs

PROJECT LOCATION: State Library - Springfield
Office of the Secretary of State

PROJECT AMOUNT: \$528,000

PROJECT SCOPE OF WORK:

The Library (M0500) is a 164,047 square foot, six-story building constructed in 1990.

The scope of work provides for removing and replacing approximately 25,000 square feet of roofing, including all related accessories.

ARCHITECT/ENGINEER: FWAI Architects Inc. 23126
1 NW Old Capital Plz
Springfield, IL 62701

APPROVED BY THE EXECUTIVE DIRECTOR: January 6, 2010

FY-10 CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 14, 2009	9:30 a.m.	Chicago and Springfield video-conference
August 11, 2009	10:00 a.m.	CANCELLED
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.	CANCELLED
December 8, 2009	10:00 a.m.	Chicago and Springfield video-conference
January 12, 2010	10:30 a.m.	Chicago and Springfield video-conference
February 9, 2010	10:30 a.m.	Chicago and Springfield video-conference
March 9, 2010	10:30 a.m.	Chicago and Springfield video-conference
April 13, 2010	10:30 a.m.	Chicago and Springfield video-conference
May 11, 2010	10:30 a.m.	Chicago and Springfield video-conference
June 8, 2010	10:30 a.m.	Chicago and Springfield video-conference