



Jim Riemer, Sr.  
Executive Director

# **CDB BOARD BOOK**

**March 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**

**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  
Stephen A. Toth

**CAPITAL DEVELOPMENT BOARD**

March 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  
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 February 23, 2010 Minutes ..... 1-5
- 4. Introduction of Guests

**BOARD ACTION**

- 5. Modifications
  - Truman City College - Student Services/Parking Facility ..... 6-10
- 6. Staff Recommendation for Construction Manager Selection ..... 11-12
- 7. Staff Recommendations for Architect/Engineer Selections..... 13-15
- 8. Higher Education Recommendation for Architect/Engineer Selection ..... 16-17

**INFORMATIONAL ITEMS**

- 9. Architect/Engineers approved by Executive Director ..... 18-19
- 10. Truman Site Presentation

**EXECUTIVE SESSION**

Staff contact: Candy Bearden  
217.782.8722

**SUBJECT: Meeting Minutes for February 23, 2010 Board Meeting**

The February 23, 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, Fourth Floor, Room 414, Springfield, IL 62706.

The following Board Members were present:

**Chicago**

Anthony R. Licata, Chairman  
Mark J. Ladd  
Michael Chin  
Stewart Munoz

**Springfield**

Glyn Ramage

**Via Teleconference**

Stephen A. Toth

Others present:

**Springfield**

Jim Underwood, CDB  
Don Broughton, CDB  
Ron Wright, CDB  
Fred Hahn, CDB  
Candy Bearden, CDB  
Meredith Jamison, CDB  
Marcy Joerger, CDB  
Jesse Martinez, CDB  
Jane Gucker, CDB  
Karen Fredrickson, CDB  
Gwen Diehl, IDVA  
Sergio Estrada, IDVA

**Chicago**

Jim Riemer, CDB  
Bruce Locke, CDB  
Karla Springer, CDB  
Simon Wiodarski, IDUA  
Joe Vitosky, U of I  
Kevin Day, U of I  
Maureen Noonan, Perkins Eastman  
Bob Robiszek, HED Inc.  
Ngozi Okorafor, CDB

Chairman Licata called the meeting to order at 10:38 a.m.

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

Mr. Chin 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. Ladd seconded a motion to approve the minutes of the January 12, 2010 meeting. Chairman Licata called for a vote, which was approved unanimously.

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

For the record, Board Member Stewart Munoz joined the meeting at 10:45 a.m. in Chicago.

**ILLINOIS DEPARTMENT OF MILITARY AFFAIRS**

Construct Armed Forces Reserve Center  
Southern Illinois Airport  
Carbondale, Jackson County, Illinois  
CDB Project No. 546-395-001  
A/E: Burns & McDonnell  
Change order requested: ..... \$127,833.19

Mr. Ramage 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 A/E selection recommendation:

1.	040-080-001	Department of Veterans' Affairs Plan and Begin Veterans' Home Chicago Veterans' Home Chicago, Cook County, IL 1. Harley Ellis Devereaux Corporation 2. Perkins Eastman Architects PC 3. Perkins + Will	Appropriation: \$17,000,000 Project Cost: \$65,500,000
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Mr. Ladd moved and Mr. Munoz seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

Mr. Broughton presented the following A/E selection recommendation:

2.	546-325-066	Department of Military Affairs Install Geothermal System AGO Building – Camp Lincoln Springfield, Sangamon County, IL 1. Hanson Professional Services, Inc. 2. BLDD Architects, Inc. 3. Melotte Morse Leonatti Parker Ltd	Appropriation: \$1,680,000 Project Cost: \$1,680,000
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Mr. Chin 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. Broughton presented the following A/E selection recommendation:

3.	630-000-128	Department of Transportation Renovate for Female Restroom/Renovate Maintenance Building, District 1 Eden Expressway Maintenance Facility And Eisenhower Expressway Facility 1. Matocha Associates 2. Soodan & Associates, Inc. 3. Tripartite, Inc.	Appropriation: \$1,175,000 Project Cost: \$1,175,000
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Mr. Munoz moved and Mr. Ladd seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

Mr. Broughton presented the following A/E selection recommendation:

4.	630-000-140	Department of Transportation Various District 1 Improvements St. Charles and District 1 – Statewide 1. Soodan & Associates, Inc. (MBE) 2. Rubinos & Mesia Engineers, Inc. 3. Ronald P. Sorce AIA Architects PC	Appropriation: \$737,000 Project Cost: \$737,000
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Mr. Ladd moved and Mr. Munoz seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

Mr. Broughton presented the following A/E selection recommendation:

5.	630-356-004	Department of Transportation Construct Weigh Station – I-70 Westbound Marshall, Clark County, Illinois 1. Renaissance Architects, Inc. 2. DLZ Illinois, Inc. 3. Hutson & Associates, Inc.	Appropriation: \$150,000 Project Cost: \$500,000
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Mr. Ladd moved and Mr. Munoz seconded a motion to table this recommendation for selection of architects/engineers and for the Selection Committee to re-evaluate and to submit for reconsideration at the March 9, 2010 Board Meeting. Chairman Licata called for a vote, which was approved unanimously.

Mr. Broughton presented the following A/E selection recommendation:

6.	830-010-336	IL Board of Higher Education University of Illinois Urbana-Champaign Oak Street Library Facility – Phase III Champaign County, Illinois 1. Rada Architects, Ltd. (FBE) 2. Hammond Beeby and Babka, Inc. 3. Loeb Schlossman & Hackl, Inc.	Appropriation: \$6,125,841 Project Cost: \$6,125,841
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Mr. Ladd moved and Mr. Munoz 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 the new proposed rule for Community Health Center Construction (71 IAC 42) to implement H.B. 2424, P.A. 0096-0037 (the "Community Health Center Construction Act").

Mr. Munoz moved and Mr. Toth seconded a motion to approve the proposed rule for Community Health Center Construction and to submit to JCAR for implementation. Chairman Licata called for a vote, which was approved unanimously.

Chairman Licata noted the following informational items:

1. Architect/Engineers approved by Executive Director.

Director Riemer gave an update to the Board on the capital program and recent bond sale.

Marcy Joerger updated the Board on the status of the appropriations and releases for the 23 FY02 school districts. She stated that there is no funding available for escalation

for the 23 school districts on the FY02 list and that the releases for those school grants have been sent to GOMB.

Director Riemer announced that the Lincoln Hall project at the University of Illinois Urbana/Champaign had bid on February 17. He also stated that Notice of Award and Authorization to Proceed are to be issued in the next 30 days.

Karen Fredrickson gave the Board a status update on Phases 3 and 4 of the Truman College project and stated that Phase 3 has completion scheduled for August 2010. Ms. Fredrickson also discussed Bid Package V for this project and what work this phase would entail.

Karen Fredrickson gave a status update on the James R. Thompson Center emergency project in Chicago. Ms. Fredrickson stated that steel replacement will be more cost effective than repairing the steel and could be as much as a 50% savings. She also stated that the A/E is currently searching for stone manufactured in the United States to be utilized on this project.

Don Broughton gave a brief update to the Board on the Illinois Supreme Court Building A/E selection process and schedule.

Fred Hahn gave an update to the Board on the current status of incorporation of SB 51 and its potential overall effects to the State of Illinois and its Using Agencies. Chairman Licata requested Mr. Hahn prepare a draft letter from the Board to legislative leaders regarding the concerns for SB 51 in the form of a policy statement. Mr. Hahn agreed to prepare and submit this to the Board at the March 9, 2010 Board Meeting.

Chairman Licata suggested posting a notice on CDB's website for solicitation of the unpaid A/E Internship Program for CDB.

Ron Wright gave an update on the SIU Transportation project which has a mandatory pre-bid scheduled for February 25 and bid date of March 25, 2010.

Mr. Munoz moved and Mr. Ladd seconded a motion to adjourn. Chairman Licata called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 11:42 a.m.

Subject: *Modification*

**Illinois Board of Higher Education**

- A. Illinois Community College Board  
Plan & Begin Student Services/Parking Facility  
Truman City College  
Chicago, Cook County, Illinois

CDB Project No. 810-010-005

A/E: STV, Inc.

Modification No. 4 requested ..... \$194,925.00

## Executive Summary for Board Level Modification

**CDB Project Number:** 810-010-005  
**Project Description:** Student Services Center/ Parking Facility  
**Project Location:** Truman City College  
Chicago, Cook County, Illinois

### Project History:

This project is to construct a 75,000 square-foot building, housing Student Services Center on the first floor, and a seven-level enclosed parking garage for 1,138 parking spaces directly above.

Total funding for this project is \$55,000,000; with \$30,210,000 from Chicago City Colleges, \$14,790,000 from the State, and \$10,000,000 from the City of Chicago.

Work under Bid Package # 1, Demolition and Site Utilities, is complete and all three (3) prime contractors reached substantial completion. The general contractor and electrical contractor are closed out, with the plumbing contractor soon to be closed out now that the last change order has been processed.

Work under Bid Package # 2, Caisson Foundations, is complete, but cannot be closed out due to an outstanding lien from one of their major subcontractors.

Work under Bid Package # 3, Building Superstructure/ Exterior Envelope is ongoing, and Walsh, the general contractor is proceeding at a rapid pace. All parking level deck concrete has been completed, and the contractor (Walsh) is starting erection of the precast concrete panels Mid-February 2010.

Bid Package # 4 is the Student Services Interior Build-Out & Site Work was bid and awarded in March 2009. Much of the work under Bid Package #4 has started, mainly related to the major ductwork and piping runs and start of partition walls now that the first floor slab-on-grade has been poured.

Overall completion of the project is projected for August 2010.

### Requested Action:

STV, Incorporated's Modification #4 in the amount of \$194,925.00 is to primarily design and bid Bid Package #5, which is comprised of user requested items that were originally deleted from the project during cost reduction when we were seeing estimates of costs that exceeded available funding.

After the four (4) bid packages were bid, our unobligated contingency funds allowed Truman College to add-back items they originally requested.

A/E Modification # 4 also includes User requested Furniture Design and Telecom System Design that will not be bid under Bid Package # 5, and will be directly procured by Truman College.

Bid Package # 5 will be a single general contractor's contract for the covered walkway linking to the existing building, additional landscaping planters on the garage, terrazzo flooring in the public areas, and anti-graffiti coating inside the garage interior. Graffics Design is already in the A/E scope of work for Bid Package #5 and not included in Modification # 4.

A/E also is being compensated in Modification #4 for user changes to previously approved space layout changes and revisions to garage operation plan that would be implemented through change orders to on-board contractors.

Scope of A/E Modification #4 is further summarized in the STV, Inc. letter to CDB dated February 4, 2010.

*Note: This project is User funded.*

**State of Illinois  
Capital Development Board**

**Request for Board Approval of Modification to  
Professional Services Agreement**

**Project Number:** 810-010-005  
**Contract Number:** 57-0207-10  
**Modification No.:** 4  
**Total Project Budget:** \$ 55,000,000.00  
**Unobligated Funds:** \$ 45,703,698.95  
**Project Manager:** John Nalis  
**Regional Manager:** Karen Fredrickson

**Using Agency:** Illinois Community College Board  
**Project Description:** Plan & Begin Student Services/Parking Facility Truman City College, Chicago, Il.  
**Project Status:** Construction

**Architect-Engineer:** STV, Incorporated

**PURPOSE OF THIS AGREEMENT:**

Add Additional Services for Design & Construction Administration of Bid Package # 5 comprised of User Requested items to add Covered Walkway, Terrazzo Tile Flooring, Planters at 5<sup>th</sup>. Floor and Graffiti Protection Coating in Garage. Also included is Design of interior Furniture and Telecom System to be procured separately by Truman College. Also included in A/E Mod # 4 are A/E costs related to Truman College revisions to previously approved Plan layouts in Student Services area and Garage Operational changes requested by User.

**SUBJECT AGREEMENT AMENDED AS FOLLOWS:**

AGREEMENT SUMMARY	Total Obligation Per Original Agreement	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation Including this Modification
1. Basic Services	\$ 1,515,000.00	\$ 2,869,400.00	\$ 0.00	\$ 2,869,400.00
2. Additional Services	\$ 166,650.00	\$ 854,041.36	\$ 0.00	\$ 854,041.36
3. CAF	\$ 20,500.00	\$ 111,900.00	\$ 3,800.00	\$ 115,700.00
4. On-Site Observations	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
5. Subsoil Investigation	\$ 248,318.00	\$ 144,946.00	\$ 0.00	\$ 144,946.00
6. Design testing	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
7. Construction Testing	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
8. Reproduction	\$ 0.00	\$ 32,245.00	\$ 1,500.00	\$ 33,745.00
9. Geotech Report	\$ 25,000.00	\$ 25,000.00	\$ 0.00	\$ 25,000.00
10. Public Presentations	\$ 18,000.00	\$ 18,000.00	\$ 0.00	\$ 18,000.00
11. Bid Package # 5	\$ 0.00	\$ 0.00	\$ 91,625.00	\$ 91,625.00
12. Furniture Design	\$ 0.00	\$ 0.00	\$ 46,000.00	\$ 46,000.00
13. Telecom System Design	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>TOTALS</b>	<b>\$ 993,468.00</b>	<b>\$ 4,055,532.36</b>	<b>\$ 194,925.00</b>	<b>\$ 4,250,457.36</b>

# MODIFICATION

State of Illinois  
Capital Development Board

Professional Services Agreement  
Modification No. 4  
Project No: 810-010-005  
Date: 2/16/2010

**FIRM NAME, ADDRESS**

STV Incorporated  
200 W. Monroe St., Suite 1650  
Chicago, Illinois 60606

**PROJECT:**

Student Services Center / Parking Facility  
Truman City College  
Chicago, Illinois

**This Modification**

- Establishes a Full Service Agreement  
 Increases the Full Service Agreement By 4.8 %  
 Decreases the Full Service Agreement By \_\_\_\_\_ %

**AGREEMENT**

Date: 8/30/2006  
Number: 57-0207-10

**PURPOSE OF THIS AGREEMENT MODIFICATION:** Add Additional Services for Design & Constr. Admin. of Bid Package # 5 comprised of User Requested items to add Covered Walkway, Terrazzo Tile Flooring, Planters at 5<sup>th</sup> Floor, and Graffiti Protect Coating in Garage. Also Design of interior Furniture and Telecom System to be procured separately by Truman College. Also included in Mod. # 4 are A/E costs related Truman College revisions to previously approved Plan layout and Garage operations changes.

**SUBJECT AGREEMENT AMENDED AS FOLLOWS:** See chart below  
Adjustment to A/E Services are as shown on Appendix A-M4 and per STV, Inc. letter dated Feb. 4, 2010 Copy attached.

AGREEMENT SUMMARY	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation Including this Modification
1. Basic Services	1,515,000.00	2,354,400.00	2,869,400.00		2,869,400.00
2. C.A.F.	20,500	91,400.00	111,900.00	3,800.00	115,700.00
3. Additional Services	166,650.00	687,391.36	854,041.36		854,041.36
4. On-Site Rep	0.00	0.00	\$ 0.00		\$ 0.00
5. Subsoil Investigation	248,318.00	(103,372.00)	144,946.00		144,946.00
6. Design Testing	0.00	0.00	\$ 0.00		\$ 0.00
7. Construction Testing	0.00	0.00	\$ 0.00		\$ 0.00
8. Reproduction	0.00	32,245.00	\$ 32,245.00	1,500.00	33,745.00
9. Geotech. Report	25,000.00	0.00	25,000.00		25,000.00
10. Public Presentations	18,000.00	0.00	18,000.00		18,000.00
11. Bid Package # 5	0.00	0.00	\$ 0.00	91,625.00	91,625.00
12. Furniture Design	0.00	0.00	0.00	46,000.00	46,000.00
13. Telecom Syst. Design	0.00	0.00	0.00	52,000.00	52,000.00
<b>TOTALS</b>	<b>\$ 993,468.00</b>	<b>3,062,064.36</b>	<b>4,055,532.36</b>	<b>\$ 194,925.00</b>	<b>4,250,457.36</b>

C.A.F. ADJUSTMENT 3,800.00  
 C.A.F. TOTAL 115,700.00

My review of this modification has determined that the circumstances which have necessitated this modification: Were not reasonably foreseeable at the time the contract was signed; were not within the contemplation of the contract as signed; or, are in the best interest of the State of Illinois; and are authorized by law, as described above.

**CDB FISCAL (FUNDS AVAILABLE)**

(Applicable only to modifications increasing or decreasing the contract amount more than \$10,000.00 or extending the contract time 30 days or more.)

*Kenneth Davidson*  
REGIONAL MANAGER

Prepared by: [Signature] Date: 2/19/2010  
Project Manager

USING AGENCY By: \_\_\_\_\_

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
Legal

A/E FIRM STV INCORPORATED

CAPITAL DEVELOPMENT BOARD  
By: \_\_\_\_\_ Date: \_\_\_\_\_  
Typed Name/Title

By: Keith Mackenzie Date: 2/19/10  
Typed Name: \_\_\_\_\_  
Title: Vice President

**SUBJECT: *Board Concurrence for Selection of Construction Manager***

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
040-080-001	Plan and Begin Veterans' Home Chicago Veterans' Home Chicago, Cook County, Illinois Department of Veteran's Affairs	\$65,500,000

***FIRST BEING CONSIDERED FOR SELECTION:***

Mortenson Construction

Power Construction Company, LLC

Turner Construction Company

**CONSTRUCTION MANAGEMENT SERVICES SELECTION RECOMMENDATIONS**  
**March 9, 2010**

**CDB PROJECT NO:** 040-080-001

**PROJECT DESCRIPTION:** Construction of a 200-Bed Veterans' Home Facility  
Construction Management Services

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

**APPROPRIATION AMOUNT:** \$17,000,000

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

**INTERVIEW LEVEL**

**PROJECT SCOPE OF WORK:**

The Illinois Department of Veterans' Affairs (DVA) operates veterans' homes in various locations in Illinois, and has received funding to construct 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. The facility must comply with the requirements of the United States Department of Veterans' Affairs and the Illinois Department of Public Health. The United States Department of Veterans' Affairs requires design in conformance with the Community Living Concepts (CLC). This facility must be designed and constructed in accordance with CDB Green Guidelines for State Construction Projects, and requires a minimum of LEED Silver Certification or a Green Globes two-globe rating. The Construction Manager (CM) will serve as coordinator of the green building certification process.

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

<u>PROJECT #</u>	<u>ARCHITECT/PROJECT DESCRIPTION</u>	<u>APPROP. &amp; TOTAL COST AMOUNTS</u>
1 006-100-004	Plan Begin HVAC Upgrade, Capitol Building, Springfield, Sangamon County, Office of the Architect of the Capital	\$700,000 \$1,000,000

***FIRMS BEING CONSIDERED FOR SELECTION:***

BRiC Partnership LLC

Farnsworth Group Inc

Hanson Professional Services Inc

2 630-356-004	Construct Weigh Station - I-70 Westbound, Marshall, Clark County, Illinois, Department of Transportation	\$150,000 \$150,000
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***FIRMS BEING CONSIDERED FOR SELECTION:***

Renaissance Architects Inc

Sorce Ronald P AIA Architects P C

Tria Architecture Inc

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

**CDB PROJECT NO:** 006-100-004

**PROJECT DESCRIPTION:** Commissioning Services for HVAC Upgrade / ADA Improvements

**PROJECT LOCATION:** Capitol Building - Springfield  
Office of the Architect of the Capitol

**APPROPRIATION AMOUNT:** \$ 700,000

**ESTIMATED TOTAL COMMISSIONING COST:** \$1,000,000

**INTERVIEW LEVEL**

**PROJECT SCOPE OF WORK:**

The State Capitol Building is a 368,000 square-foot, six-story building constructed in 1876.

The scope of work provides for planning and beginning of building commissioning services for the Capitol Building HVAC, ADA and life safety upgrades of the west (Phase II), north (Phase III), and east (Phase IV) wings of the building. Commissioning services will be a five-level process including planning (design intent); design (reviews); construction (field inspection and start-up); functional performance testing (including O & M training); and project close-out and warranty review. Scope of services also includes selective review of completed Phase I (south) work.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
March 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.

**SUBJECT: *Board Concurrence for Selection of Higher Education Architect/Engineer***

<b><u>PROJECT #</u></b>	<b><u>FIRM/JOB DESCRIPTION</u></b>	<b><u>PROJECT AMOUNT</u></b>
810-056-025	Construct Classroom Building - Grayslake College Of Lake County - Grayslake Illinois Community College Board	\$23,425,600

**CAPITAL DEVELOPMENT BOARD  
RECOMMENDATION FOR BOARD CONCURRENCE  
IN THE SELECTION OF  
HIGHER EDUCATION ARCHITECT/ENGINEER  
March 9, 2010**

**CDB PROJECT NO:** 810-056-025

**PROJECT DESCRIPTION:** Construct Classroom Building - Grayslake

**PROJECT LOCATION:** College Of Lake County - Grayslake  
Illinois Community College Board

**APPROPRIATION AMOUNT:** \$17,569,200

**ESTIMATED TOTAL PROJECT COST:** \$23,425,600

**PROJECT SCOPE OF WORK:**

The College of Lake County at Grayslake is a 1,790,000 square foot, 19-building facility constructed in 1969.

The scope of work provides for constructing an approximately 99,950 square foot classroom building on the Grayslake campus, including 40,000 square feet for classrooms, 15,000 square feet of laboratory space, and 9,050 square feet for offices, general use and support space. The scope of work also provides for utility upgrades and site work, including sidewalks, roadways, parking, and landscaping.

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

<b><u>PROJECT #</u></b>	<b><u>FIRM/JOB DESCRIPTION</u></b>	<b><u>PROJECT AMOUNT</u></b>
104-122-005	Charles Joseph Pell Architects Incorporated Emergency Roof and Eave Repairs Jubilee College State Memorial Brimfield, Peoria County, Illinois Historic Preservation Agency	\$56,000

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**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR.**

**BOARD MEETING DATE:** March 9, 2010

**CDB PROJECT NO:** 104-122-005

**PROJECT DESCRIPTION:** Emergency Roof and Eave Repairs

**PROJECT LOCATION:** Jubilee College State Memorial - Brimfield, Peoria County, Illinois  
Historic Preservation Agency

**PROJECT AMOUNT:** \$56,000

**PROJECT SCOPE OF WORK:**

The Jubilee College (A5833) is a 20,221 square foot, three-story building constructed in 1840.

The scope of work provides for repairing approximately 35 feet of detached, roof eave as well as repairing various leaks around the chimneys. In addition, chimneys will require tuck-pointing, sealing and damaged brick replaced.

**ARCHITECT/ENGINEER:** Charles Joseph Pell Architects Incorpora 21616  
413 E Adams St.  
Springfield, IL 62701

The firm was selected because of their historic preservation experience and their ability to address the emergency in an expedient manner.

**APPROVED BY THE EXECUTIVE DIRECTOR:** February 5, 2010

**FY-10 CDB BOARD MEETING SCHEDULE**

<b>DATE</b>	<b>TIME</b>	<b>LOCATION</b>
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 23, 2010	10:30 a.m.	Chicago and Springfield video-conference (RESCHEDULED)
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