



Jim Riemer, Sr.
Executive Director

CDB BOARD BOOK

October 19, 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

October 19, 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 September 14, 2010 Minutes..... 1-7
- 4. Introduction of Guests

BOARD ACTION

- 5. Modification
 Southern Illinois University – Carbondale – Tech-Ed Center 8-18
- 6. Staff Recommendations for Architect/Engineer Selections 19-33
- 7. Higher Education Recommendation for Architect/Engineer Selections..... 34-39

INFORMATIONAL ITEMS

- 8. Proceed Order – University of Illinois – Lincoln Hall 40-46
- 9. Architect/Engineers approved by Executive Director 47-50
- 10. Architect/Engineers approved by Board of Higher Education 51-53

EXECUTIVE SESSION

staff contact: Candy Bearden
217.782.8722

SUBJECT: Meeting Minutes for September 14, 2010 Board Meeting

The September 14, 2010 meeting of the Capital Development Board was held by video-conference at the Illinois State University Alumni Center, 1101 N. Main Street, Normal, Illinois and the Capital Development Board, James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois.

The following Board Members were present at the Illinois State University Alumni Center:

Anthony R. Licata, Chairman
Mark J. Ladd
Stephen Toth

The following Board Members were present at the James R. Thompson Center:

Michael Chin

Others in attendance:

Bloomington

Jim Riemer, CDB
Jim Underwood, CDB
Don Broughton, CDB
Chris Flynn, CDB
Ron Wright, CDB
Eddie Frazier, CDB
Marcy Joerger, CDB
Brad Nell, CDB
Meredith Jamison, CDB

Fredrick Hahn, CPO/EEC
Bill Strahle, SPO/EEC
Terence Russell, STV Incorporated
Charles Park, Clark Dietz
Richard Runner, ISU
Scott Lumsden, HOK
Paula Pratt, BLDD Architects
Cathy Duda, BLDD Architects
Mark Anderson, Shive-Hattery

Chicago

Ngozi Okorafor, CDB
Jesse Martinez, CDB
Luis Martinez, City Colleges
Corey Wieseman, DLR Group
Ed Choklek, FGM Architects
Roger Schroepfer, Wold Arch. & Engr.

Karla Springer, CDB
Karen Fredrickson, CDB
Brie Yaksic, DBHMS
Jason Wilen, Brook Architecture
Megan Muter, HDR

Chairman Licata announced guests.

Mr. Wright gave a presentation on the following proceed order for approval.

Illinois Department of Higher Education – PROCEED ORDER

- A. Student Services Center / New Parking Facility
Truman City College
Chicago, Cook County, Illinois
CDB Project No. 810-010-005 ph. 4

A/E: STV, Inc.

Proceed order G-7 requested	\$ 96,893.18
Proceed order H-1 requested	\$ 8,939.88
Proceed order V-2 requested	\$ 6,228.39
Proceed order SP-4 requested	\$ <u>42,643.14</u>
TOTAL ALL PROCEED ORDERS	\$154,704.59

Chairman Licata interrupted Mr. Wright’s presentation to announce the start of the board meeting.

Chairman Licata called the meeting to order at 10:45 a.m.

Meredith Jamison took roll call. For the record, Chairman Licata and members Mark Ladd and Stephen Toth were present at the Illinois State University meeting site. Board Member, Michael Chin was present via video-conference in CDB’s Chicago Office.

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

Mr. Ladd moved and Mr. Toth seconded a motion to approve the minutes of the August 10, 2010 meeting. Chairman Licata called for a vote, which was approved unanimously.

Chairman Licata directed Mr. Wright to resume his presentation of the Proceed Orders regarding Truman City College.

Mr. Ladd had a few general questions and Mr. Wright and Luis Martinez of City Colleges gave a brief explanation of the proceed order request.

It was noted for the record by Chairman Licata that the above Proceed Orders were requested by Truman City College.

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

Mr. Broughton gave a presentation to the Board on the following “walk-on” for the

selection of architects/engineers:

"Walk-on"	321-095-086	DEPARTMENT OF HUMAN SERVICES Upgrade for Life/Fire Safety Jacksonville Developmental Center, Morgan County, IL 1. Steckel-Parker Architects, Inc., 2. Oates Associates, Inc. 3. Shive-Hattery, Inc..	Appropriation: \$581,000.00 Project Cost: \$581,000.00
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Mr. Toth moved and Mr. Ladd seconded a motion to approve the "walk-on" 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:

1.	102-083-005	Department of Natural Resources Wind Generation Study & Design World Shooting & Recreational Complex Sparta, Randolph County, Illinois 1. BRiC Patnrship LLC. 2. HennemanEngineers, Inc. 3. Environmental Systems Design, Inc	Appropriation: \$60,000 Project Cost: \$TBD
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After a brief review and discussion from the Board, the Board recommended changing the order of the selection recommendation as follows:

1.	102-083-005	Department of Natural Resources Wind Generation Study & Design World Shooting & Recreational Complex Sparta, Randolph County, Illinois 1. Environmental Systems Design, Inc. 2. Henneman Engineers, Inc. 3. BRiC Patnrship LLC	Appropriation: \$60,000 Project Cost: \$TBD
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Mr. Ladd moved and Mr. Chin seconded a motion to approve the revised 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.	102-311-094	Department of Natural Resources Stabilize Shoreline Illinois Beach State Park Zion, Lake County, Illinois 1. Patrick Engineering, Inc. 2. AECOM USA, Inc. 3. JJR LLC d/b/a SmithGroup JJR LLC	Appropriation: \$1,800,000 Project Cost: \$1,800,000
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For the record, Chairman Licata disclosed his law firms representation of AECOM in a matter involving the City of Chicago but feels his firms actions do not warrant a recuse of his vote.

Mr. Toth 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:

3.	120-230-122	Department of Corrections Replace X-House Locks Stateville Correctional Center Joliet, Will County, Illinois 1. Wold Architects and Engineers 2. Soodan & Associates, Inc. 3. H O H Architects, Inc.	Appropriation: \$1,597,000 Project Cost: \$1,597,000
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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. Broughton presented the following A/E selection recommendation:

4.	120-230-125	Department of Corrections Plan & Begin Construction of Centralized Medical & Long Term Care Facility Stateville Correctional Center Joliet, Will County, Illinois 1. HDR Architecture, Inc. 2. Hellmuth Obata & Kassabaum, Inc. 3. DLR Group, Inc.	Appropriation: \$5,340,000 Project Cost: \$60,000,000
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Mr. Toth moved and Mr. Chin 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.	546-282-003	Department of Military Affairs Capital Improvements to Lincoln's Challenge Academy Rantoul Military Affairs Rantoul, Champaign County, Illinois 1. Ratio Architects, Inc. 2. BLDD Architects, Inc. 3. FGM Architects, Inc.	Appropriation: \$3,814,000 Project Cost: \$38,140,000
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Mr. Toth moved and Mr. Chin 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 recommendations:

6.	630-000-141	Department of Transportation Upgrade Fire Suppression System Replace Roofing Systems and Exterior Repairs, Communications Center, Bridge Hdqtrs & Pump Stations 23, 25, 27 & 35 Statewide Program – District 1 1. Tripartite, Inc. 2. Folgers Architects Ltd. 3. Myefski Architects, Inc.	Appropriation: \$930,000 Project Cost: \$930,000
7.	630-000-142	Department of Transportation Upgrade Electric System/Replace Controls and Construct/Renovate Restrooms Emergency Traffic Patrol Hdqtrs & Dan Ryan Hdqtrs Statewide Program – District 1 1. Folgers Architects Ltd. 2. AMSCO Engineering Inc. 3. Johnson Lasky Architects Inc.	Appropriation: \$822,000 Project Cost: \$822,000

8.	630-000-143	Department of Transportation Upgrade Equip Storage Facility Construct Salt Storage Bldg, Repair Roof/Upgrade Elect. Statewide Program – District 2 1. APACE Design Architects & Engineers 2. McClure Engineering Associates Inc. 3. Gorski Reifsteck Architects Inc.	Appropriation: \$578,000 Project Cost: \$578,000
9.	630-000-144	Department of Transportation Replace Salt Dome Roof - District 2 Belvidere, Galena, Elroy, & Dixon, Illinois 1. Willett Hoffman & Associates, Inc. 2. S E Coady Architects LLC 3. Green Associates, Inc.	Appropriation: \$800,000 Project Cost: \$800,000
10.	630-000-145	Department of Transportation Construct Salt Dome Expand/Renovate Maintenance Bldg & Replace Cold Storage Bldg.-District 3 Piper City, Ladd Hdqtrs & Morris Maintenance Facility 1. Stromsland & De Young Architects 2. Kelly & Associates Architecture 3. Gorski Reifsteck Architects Inc.	Appropriation: \$600,000 Project Cost: \$600,000
11.	630-000-146	Department of Transportation Replace Salt Dome Roof Repair Salt Dome & Construct Salt Storage Shed Districts 4 & 6 - Morton, Hopedale & Havana Maintenance Yards 1. LZT Associates Inc. 2. Klinger & Associates PC 3. Kelly & Associates Architecture	Appropriation: \$365,000 Project Cost: \$365,000
12.	630-000-147	Department of Transportation Replace Salt Dome Roof Replace HVAC Units, Construct Salt Dome District 4 & 6 - Barry, Macomb & Carthage Maintenance Yards 1. Klingner & Associates PC 2. McClure Engineering Associates Inc. 3. A P A C E Design Architects & Engineers	Appropriation: \$325,000 Project Cost: \$325,000

Mr. Toth moved and Mr. Ladd seconded a motion to approve recommendations 6-12 for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

Chairman Licata made note of the informational items regarding A/E Director Selections.

Mr. Ladd gave an impressive power point presentation of the new United States Visitors Center located in Washington D.C. Mark Ladd, Richard Alsop, and Legislative staff met with Washington D. C. Capitol Architect Mr. Stephen Ayer. Mr. Ayer gave the gentleman a tour of the United States Visitors Center, Capitol Dome and surrounding area of the Capitol Complex.

Mr. Toth 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 12:03 pm.

Executive Summary for Board Level Modification

CDB Project No. 825-020-143
Project Description: Construct Tech-Education Center
Project Location: Southern Illinois University, Carbondale
Carbondale, Jackson County, Illinois

Project History:

Project consists of an education building, approx. 186,000 square feet, two story, slab-on grade with an attached multi-purpose facility for faculty/student use as well as special events. Materials consist of brick veneer and metal panels, metal stud back-up, steel frame structure and PVC roof on steel framing. Interior finishes include vinyl composition floor tile, carpet, exposed concrete floors, gypsum board and CMU wall partitions. Ceilings are lay-in acoustical, gypsum board and exposed.

The second building is approx. 31,870 square foot pre-engineered steel fleet storage building with standing seam metal roof, metal wall panels, brick veneer based and slab-on-grade. Interior finishes include exposed ceiling and wall areas, CMU partitions and exposed concrete floors.

The third building is approx. 10,910 square foot test cell facility. It is slab-on-grade, steel structure with exterior finished brick veneer wainscoting on CMU back-up, metal wall panels and PTC roof on steel structure. Interior finishes include vinyl composition tile and exposes concrete floor, CMU partitions, lay-in acoustical and exposed ceilings.

Project also includes site improvements including grading, drives, parking, sidewalks, utility extensions and a fuel farm, and is currently 15% complete.

Requested Action:

We are submitting Modification No. 11 in the amount of \$716,519.00 for On Site Observation Services with regard to enhanced services.

These services include, but not limited to the following:

- Executive summaries to all parties.
- Computerized CPM.
- Review/comment on change orders and contractor pay requests.
- Facilitation of up to three partnering meetings during the construction phase.
- Field reports for each day on-site (documenting work progress).
- Coordination of field reports with A/E's reports and maintaining files of all reports.
- Weekly construction photos showing construction progress and/or problems.

**State of Illinois
Capital Development Board**

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

Project Number:	825-020-143	Using Agency:	Board of Higher Education
Contract Number:	56-0011-10	Project Description:	Construct Tech-Education Center Southern Illinois University @ Carbondale Carbondale, Jackson County, IL
Modification No.:	11	Project Status:	Active
Total Project Budget:	\$62,830,779.00		
Unobligated Funds:	\$13,649,304.62		
Project Manager:	Marci Boudet		
Regional Manager:	Ron Wright		

Architect-Engineer:

PURPOSE OF THIS AGREEMENT:

Adjust the On-Site Representative budget per CDB request.

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	\$ 199,977.00	\$ 2,829,396.00	\$	\$ 2,829,396.00
2. Additional Services	\$	\$ 1,141,202.00	\$	\$ 1,141,202.00
3. CAF	\$ 6,000.00	\$ 122,200.00	\$	\$ 122,202.00
4. On-Site Observations	\$	\$ 961,737.00	\$ 716,519.00	\$ 1,678,256.00
5. Subsoil Investigation	\$ 40,000.00	\$ 68,727.00	\$	\$ 68,727.00
6. Design Testing	\$	\$ 5,000.00	\$	\$ 5,000.00
7. Construction Testing	\$	\$ 90,000.00	\$	\$ 90,000.00
8. Reproduction	\$	\$ 73,850.00	\$	\$ 73,850.00
9. Rendering Pkg	\$	\$ 6,000.00	\$	\$ 6,000.00
10. FFA Form 7460	\$	\$ 6,700.00	\$	\$ 6,700.00
11. Land Swap Documents	\$	\$ 5,750.00	\$	\$ 5,750.00
12. Additional P.L. I.	\$	\$ 48,000.00	\$	\$ 48,000.00
13. Geo Test Wells	\$	\$ 6,750.00	\$	\$ 6,750.00
TOTALS	\$ 245,977.00	\$ 5,365,312.00	\$ 716,519.00	\$ 6,081,831.00

State of Illinois
Capital Development Board

MODIFICATION

Professional Services Agreement
Modification No. 11
Project No. 825-020-143
Date: 9/13/2010

FIRM NAME, ADDRESS
FGM Architects Engineers, Inc
1177 N. Greenmount Rd., Suite 200
O'Fallon, IL 62269-3484

PROJECT:
Construct Tech-Education Center
SIU-Carbondale
Carbondale, IL

This Modification
 Establishes a Full Service Agreement
 Increases the Full Service Agreement By 13%
 Decreases the Full Service Agreement By _____ %

AGREEMENT
Date: 11/15/2005
Number: 56-0011-10

PURPOSE OF THIS AGREEMENT MODIFICATION:
Adjust the On-Site Representative budget per CDB request.

SUBJECT AGREEMENT AMENDED AS FOLLOWS: See chart below

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	\$199,977.00	\$2,629,419.00	\$2,829,396.00		\$2,829,396.00
2. C.A.F.	\$6,000.00	\$116,200.00	\$122,200.00		\$122,200.00
3. Additional Services		\$1,141,202.00	\$1,141,202.00		\$1,141,202.00
4. On-Site Rep		\$961,737.00	\$961,737.00	\$716,519.00	\$1,678,256.00
5. Subsoil Investigation	\$40,000.00	\$28,727.00	\$68,727.00		\$68,727.00
6. Design Testing		\$5,000.00	\$5,000.00		\$5,000.00
7. Construction Testing		\$90,000.00	\$90,000.00		\$90,000.00
8. Reproduction		\$73,850.00	\$73,850.00		\$73,850.00
9. Rendering Pkg		\$6,000.00	\$6,000.00		\$6,000.00
10. FFA Form 7460		\$6,700.00	\$6,700.00		\$6,700.00
11. Land Swap Doc's.		\$5,750.00	\$5,750.00		\$5,750.00
12. Add'l P.L.L.		\$48,000.00	\$48,000.00		\$48,000.00
13. Geo Test Wells		\$6,750.00	\$6,750.00		\$6,750.00
TOTALS	\$245,977.00	\$5,119,335.00	\$5,365,312.00	\$716,519.00	\$6,081,831.00

C.A.F. ADJUSTMENT 0.00

C.A.F. TOTAL \$122,200.00

CDB FISCAL (FUNDS AVAILABLE)
\$ _____

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.
(Applicable only to modifications increasing or decreasing the contract amount more than \$10,000.00

or extending the contract time 30 days or more.)

REGIONAL MANAGER

Prepared by:

Charles Bay
Contract Executive 09/13/2010

USING AGENCY
By _____

Approved by _____

Legal

CAPITAL DEVELOPMENT BOARD

FIRM: FGM ARCHITECTS INC.

By: _____

Title: _____

VICE PRESIDENT

TIM KWIAKOWSKI

By: _____
CDB 64-4-1 Rev. 04/01

Printed by the authority of the State of Illinois

FGM ARCHITECTS

August 31, 2010

Marci Boudet
Capital Development Board
Small Business Incubator
150 Pleasant Hill Road, Room 258
Carbondale, IL 62901

Re: Request for Modification; On-site Services
Construct Tech-Education Center, SIUC, Carbondale, IL
CDB Project No. 825-020-143
CDB Contract No. 56-0011-10
FGM Project No. 04-0098.01

Dear Marci:

FGM Architects Inc. is pleased to submit a proposal for the requested on-site services for the SIUC Transportation Education Center. As previously discussed, these requested services are beyond the original contract amount of \$961,737. For reference, I have attached the meeting minutes you generated from a teleconference between CDB, SIUC and FGM which lists the services requested by CDB and SIUC for the construction phase. These are identified in items 1 through 4 of the Teleconference Notes. A description of each of the roles and the associated allowance costs are listed below and I have also attached a spreadsheet to also assist you in your review of this proposal.

- A. The FGM On-site Observer will provide a role on-site for up to 32 hours per week and will be completed by Scott Miller. Scott's role follows the traditional CDB on-site observer per the CDB Design and Construction Manual. The duties of the on-site representative are exclusive of Article 14.1 A and are limited to: Observe installation of critical systems or components as set forth in Article 15.1, observe and verify installed quantities of material specified in the project as an allowance, observe specified field tests and CDB approved special testing recommended by A/E as a result of observations provided in Article 14.1 B, when specifically requested by CDB, or by a contractor with CDB concurrence, provide field clarification of document interpretations issued in accordance with Article 13.4, observe, measure and verify costs incurred by contractors related to any disputes or claims. A written field report will be generated each day the on-site observer is on-site. An allowance of \$351,120 is requested for 32 hours per week over 23 months.
- B. The Clerk of the Works role will be a part-time role at 20 hours per week and will include supporting the project site team with coordination and organization of paperwork and correspondence generated by the design

475 Regency Park, Suite 200
O'Fallon, Illinois 62269-1895
618.624.3364 PHONE 618.624.3369 FAX
fgmarchitects.com

FGM ARCHITECTS

team and the contractor. This person will also handle the day-to-day telephone calls, field correspondence and assembly of the project photos in an organized manner for turnover to SIUC at the end of the project. This member of the on-site team will not be placed until construction begins in full. The allowance for the Clerk of the Works role is estimated and should not exceed \$72,000.

- C. Professionals On-Site Allowance: SIUC and CDB requested that members of the architectural and engineering design team be available at various times above the Basic Services requirements of 2 visits per month for the General Work and 2 visits per month for the MEP work. The Architectural team will include Kevin Meyer, the projects Project Manager, Rebecca Franklin, the projects Project Architect/Lead and Tim Kwiatkowski, the Principal-in-Charge. The request for the Architectural Team was to have an allowance of two days per week for 23 months for a total of \$250,800. The Engineering team will include design engineers from Henneman Engineering (MEP of the Education Building and Fleet Storage Building), Affiliated Engineering (MEP of the Test Cell Facilities and Fuel Farm), David Mason (Civil Engineering) and AECOM now Rhutasel (Structural Engineering). The request for the Engineering Team was to have an allowance of four days per week for 23 months for a total of \$421,200.
1. Ramped Aggregate Pier Installation review: We recommend an allowance of \$33,696 be setup for review of the installation of the piers by the Structural Engineer in the first three months of the project. Depending on the installation process and the procedures utilized by the pier installer, this observation may or may not be necessary at this interval.
 2. Design Architect on-site review: SIUC requested that Gensler, the teams Design Architect, be on-site periodically through the construction process. We have setup an allowance of \$47,840 for observation on a monthly basis throughout the construction process.
- D. Construction Management Field Support Coordinator, later named the Construction Administration (CA) Select representative requested by SIUC and CDB will be provided by an FGM employee named Mike Capelle and he will be responsible for the following:
- CA Select will provide supplemental services and assistance during construction, coordinating their activities with those of the project A/E. CA Select Services will be based on five days (40 hours) per week for 23 months of construction. An allowance is requested in the amount of \$501,600. CA Select shall contract with FGM and report to the CDB PM, Marci Boudet, who is responsible for owner-related decisions during construction. Construction Administration services required under this scope of services will include, but are not limited to, the following:

FGM ARCHITECTS

1. Scheduling: Provide a monthly executive summary to CDB, SIUC and A/E including actual vs. projected progress and recommendations for the construction schedule, a computerized CPM, provided by the General Contractor.
2. Estimating and budget control: Review and comment on change orders and contractor pay requests.
3. Construction Outreach: Work with Project Team on Partnering meetings during the construction.
4. Coordination during Construction:
 - a. Participate in project meetings – contractor progress meetings, pay/progress meetings, etc.
 - b. Assist and make recommendations to CDB, SIUC and FGM in construction issue resolutions.
 - c. Comment on proposed change orders.
5. Document Management: Organize and maintain files for all documents generated through the course of the project. Track all project communications and documents, including RFIs, shop drawing submittals, RFPs, etc.
6. Project Documentation:
 - a. Provide field reports for each day on-site documenting work progress. Coordinate CA field reports with A/E's observation reports. Maintain a file of all project reports.
 - b. Provide weekly construction photos generally showing construction progress and construction issues.

The original On-Site Reimbursable Expense per our contract is \$961,737. Including the above listed roles requested by CDB and SIUC for an enhanced approach to the on-site services, we are requesting an additional On-Site Reimbursable Expense of \$716,519 above the original contract amount. The new total On-Site Reimbursable request is \$1,678,256. I have attached a spreadsheet to support the above mentioned roles and the durations requested of our team on this project.

Thank you for your consideration.

Sincerely,



Timothy E. Kwiatkowski, AIA
Vice President/Principal-in-Charge

Enclosures: Construction Management Over-Site Teleconference Notes dated April 7, 2010 prepared by Marci Boudet, CDB Project Manager
On-Site Plan Spreadsheet dated 8-31-10

Tim Kwiatkowski

From: Boudet, Marci [Marci.Boudet@illinois.gov]
Sent: Thursday, April 15, 2010 9:11 AM
To: Scott Weber; Michael Keith; Tim Kwiatkowski
Cc: Wright, Ron
Subject: Final Version - Notes from 4/7/10 Phone Conference RE: TEC CM Services
Attachments: 4.7.10 Teleconference Notes.doc

Gentlemen,

Please find attached the Final Version of the notes from the April 7, 2010, phone conference.

Marci Boudet
Project Manager
618-453-8235

Construction Management Over-Site Teleconference Notes
April 7, 2010
2:00 P.M.

Participants: SIUC – Scott Weber, Michael Keith
CDB – Ron Wright, Marci Boudet
FGM – Tim Kwiatkowski

Next teleconference: Thursday, April 15, 2010, 9:00 A.M.

1. FGM On-site Observer – full time, 40 hours per weeks for 23 months. FGM will forward Shawn Laughlin's resume to CDB for review and approval.
2. Clerk of the Works – part time, 20 hours per week, can worked as ½ days or 2 ½ full days for 23 months.
3. Professionals On-Site Allowance – Lead professionals or their designee from each MEP trade and Architectural. Request 4 days per week allowance for MEP trades and 2 days from Architectural for 23 months.
4. Construction Management Field Support Coordinator – Similar to a Design Build Coordinator, 40 hours per week for 23 months.
5. Commissioning – Systems & Building Envelopes – Independent Commissioner – monthly reports on installation, O & M;s, start-up. For all 3 buildings focusing primarily 80% MEP and 20% Envelopes. Not for LEED points but to ensure that the building is functioning correctly prior to final completion. SIUC staff would work closely with commissioning team throughout this process.
6. As-builts – As is the CDB requirement as builts should be updated every 30 days. Request that the requirement be seriously enforced and that the Field Support Coordinator work closely with trades and design professionals to ensure that at the end of the job, SIUC has an accurate and on time set of record documents. Further request that shop documents be available on CD's, O & M Manuals, and as-builts/record documents.

Action Items:

1. Ron Wright/Marci Boudet to review plan with CDB management.
2. Scott Weber/Michael Keith to review plan with SIUC management.
3. Tim Kwiatkowski to review PSA regarding dollars for observation/additional services and schedule.

ON-SITE PLAN - SIUC TEC
8/31/2010

Construction Duration		100 weeks 23.0 months		Total Original On-Site Reimbursable		Total
	DWE/hr	Time	DWE	Multipier		
A. On-site Observer, Scott Miller	\$35.00	32 hrs / week (23 mo's)	\$112,000	3.135		\$351,120
B. Clerk of the Works, to be named	\$18.00	20 hrs / week x 23 months	\$36,000	2.00		\$72,000
C. Professionals On-Site Allowance						
Architects - FGM Kevin Meyer, PM Rebecca Franklin, PA Tim Kwiatkowski, PIC	\$40.00 Avg	2 days/week(23 months)	\$80,000	3.135		\$250,800
Engineers - Split between Henneman, AEI, DMA & AECOM Engineers as needed	\$45.00 Avg	4 Days/week (23 months)	\$162,000	2.6		\$421,200
1. Rammed Aggregate Pier Allowance Rhutasel	\$45.00 Avg	3 Days/week for 1st 3 months	\$12,960	2.6		\$33,696
2. Design Architect On-Site Allowance Chris Beck	\$50.00	2 day/month (23 months)	\$18,400	2.6		\$47,840
D. CA Select, Mike Capelle	\$40.00	5 days/week(23 months)	\$160,000	3.135		\$501,600
			New On-site Amount - total of above services			\$1,678,256
			Previous On-site Allowance per original contract			\$961,737
			Difference between the new and previous on- site services			\$716,519

FGM ARCHITECTS

Southern Illinois University at Carbondale has been a leader in Automotive and Aviation programs, providing highly-qualified graduates to the transportation industry for over 150 years. Having outgrown their current facilities, and faced with the ongoing challenge of recruiting the top students to their automotive and aviation programs, SIUC selected FGM Architects to design a new 228,688 sf Transportation Education Center (TEC) to serve the Automotive Technology, Aviation Flight and Management, and Aviation Technologies programs.

The TEC project includes three separate buildings to support both the Automotive and Aviation Departments:

Transportation Education Center (TEC) Building – This 185,910 sf facility will include administration, conference rooms, classrooms, computer labs, library, laboratories and a 7,000 sf Multi-Purpose Room. Also included in the Education Center are the following:

- Eight Flight Simulators
- Weather Dispatch Center
- Student Lounge
- Alternative Fuels Lab
- Three Service Labs
- Transmissions Lab
- Chasis Test Cell
- Engine Test Cell
- Fabrication Shop
- Aviation Computer Lab
- Parts Store
- ****The Transportation Education Center Building will be LEED® Certified**

FGM ARCHITECTS

Fleet Storage Building – This 31,868 sf facility will house approximately 68 automobiles utilized by the Automotive Technology program as well as storage space for both the Automotive and Aviation programs with adjacent fueling stations. Also included in the Fleet Storage Building are the following:

- Secured Receiving Area
- Aviation Storage Area
- Automotive Storage Area
- Automotive Special Teams Room
- Loading Dock

Engine Test Cell Building – This 10,910 sf facility will include two reciprocating engine test cells with propeller, a 5000 lbs thrust turbo fan and turbine shaft test cell and a multi-purpose propeller and dyno test cell with adjacent supporting spaces. Also included in the Engine Test Cell Building are the following:

- Airframe/Engine Prep Area
- Two Control Classroom Areas
- Office Space
- Secured Storage
- Intake and Exhaust air shafts

This project will also include asbestos abatement and demolition of select buildings on the existing Carterville Campus (Automotive Technology).

SIUC is promoting this project to transportation corporations including: Ford, General Motors, Daimler Chrysler, Boeing, American, Southwest, and United Airlines. This marketing process is being targeted to generate interest and potentially procure additional funding from these organizations to underwrite portions of equipment or construction expenses.

CAPITAL DEVELOPMENT BOARD**Agenda Item #**Subject Staff Recommendations for Concurrence in
the Selection of Architects/Engineers

<u>PROJECT #</u>	<u>ARCHITECT/PROJECT DESCRIPTION</u>	<u>APPROP. & TOTAL COST AMOUNTS</u>
1 546-235-017	Renovate the Combined Support Maintenance Shop (CSMS), North Riverside Armory, Department of Military Affairs	\$1,811,800 \$1,811,800
	<i>FIRMS BEING CONSIDERED FOR SELECTION:</i> Brazley William E & Associates Ltd DuSABLE Inc Muller & Muller Ltd	
2 546-235-018	Renovate Field Maintenance Shop (FMS) #9, North Riverside Armory, Department of Military Affairs	\$1,450,600 \$1,450,600
	<i>FIRMS BEING CONSIDERED FOR SELECTION:</i> Dobbins Group Strategic Project Planning LLC The SPAAN Tech Inc Sullivan Goulette Wilson Ltd	
3 546-235-019	Renovate Field Maintenance Shop (FMS) #3, North Riverside Armory, Department of Military Affairs	\$1,295,200 \$1,295,200
	<i>FIRMS BEING CONSIDERED FOR SELECTION:</i> Altus Works Inc Muller & Muller Ltd Myefski Architects Inc	
4 546-325-068	Install Emergency Generator - SMF Building #10, Camp Lincoln, Springfield, Department of Military Affairs	\$810,900 \$810,900
	<i>FIRMS BEING CONSIDERED FOR SELECTION:</i> M A C T E C Engineering and Consulting Inc d/b/a MACTEC Shive Hattery Inc d/b/a Shive Hattery Group Inc Stanley Consultants Inc	

CAPITAL DEVELOPMENT BOARD**Agenda Item #**

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

<u>PROJECT #</u>	<u>ARCHITECT/PROJECT DESCRIPTION</u>	<u>APPROP. & TOTAL COST AMOUNTS</u>
5 630-000-149	Various District 6 Improvements Renovate Salt Dome and Construct Salt Dome, Mason City and Lincoln, Department of Transportation	\$435,000 \$435,000
<i>FIRMS BEING CONSIDERED FOR SELECTION:</i>		
Environs Architects Planners Inc		
Evan Lloyd Associates Inc		
Gorski Reifsteck Architects Inc		
6 630-000-150	Various District 7 Improvements Salt Dome Repairs, Replace HVAC System, Marshall, Greenup, Mattoon and Effingham, Department of Transportation	\$355,000 \$355,000
<i>FIRMS BEING CONSIDERED FOR SELECTION:</i>		
A S D Architects LLC		
Gorski Reifsteck Architects Inc		
Sarti Architectural Group Inc		
7 630-000-151	Various District 8 Improvements, Bowman, Troy, Wood River, Fairview Heights and Carrollton, Department of Transportation	\$980,000 \$980,000
<i>FIRMS BEING CONSIDERED FOR SELECTION:</i>		
E W R Associates Inc		
Environs Architects Planners Inc		
Hampton Lenzini and Renwick Inc		
8 630-000-152	Improvements Replace Storage Building - Salem & Construct Storage Bldg/Ext Rep, Various District 8 and District 9, Department of Transportation	\$605,000 \$605,000
<i>FIRMS BEING CONSIDERED FOR SELECTION:</i>		
Baysinger Design Group Inc		
D A R T Design Inc		
E W R Associates Inc		

CAPITAL DEVELOPMENT BOARD**Agenda Item #**Subject Staff Recommendations for Concurrence in
the Selection of Architects/EngineersAPPROP. &
TOTAL
COST
AMOUNTS

<u>PROJECT #</u>	<u>ARCHITECT/PROJECT DESCRIPTION</u>	
9 630-000-153	Various District Improvements, Carbondale, Harrisburg and Shawneetown, Department of Transportation	\$745,000 \$745,000
<i>FIRMS BEING CONSIDERED FOR SELECTION:</i>		
D A R T Design Inc		
Design Architects Inc		
Image Architects Inc		
10 630-432-038	Upgrade HVAC System/Replace Windows, District 6 Headquarters - Materials Lab, Department of Transportation	\$505,000 \$505,000

FIRMS BEING CONSIDERED FOR SELECTION:

Charles Joseph Pell Architects Incorporated

Oates Associates Inc

Sarti Architectural Group Inc

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 19, 2010

CDB PROJECT NO: 546-235-017

PROJECT DESCRIPTION: Renovate the Combined Support Maintenance Shop (CSMS)

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

APPROPRIATION AMOUNT: \$1,811,800

ESTIMATED TOTAL PROJECT COST: \$1,811,800

PROJECT SCOPE OF WORK:

The Combined Support Maintenance Shop (CSMS) is a 33,000 square foot building constructed in 1945.

The scope of work provides for renovating the Combined Support Maintenance Shop (CSMS), including reconfiguring office and work bays; installing a lube system; upgrading the electrical, mechanical, plumbing, air compressor and piping systems; re-painting interior walls; replacing carpet; refinishing concrete floors; installing conduit for phone and data; and, abating asbestos-containing materials.

**A/E SELECTION COMMITTEE RECOMMENDATIONS
October 19, 2010**

CDB PROJECT NO: 546-235-018

PROJECT DESCRIPTION: Renovate Field Maintenance Shop (FMS) #9

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

APPROPRIATION AMOUNT: \$1,450,600

ESTIMATED TOTAL PROJECT COST: \$1,450,600

PROJECT SCOPE OF WORK:

The North Riverside Armory is a 136,700 square foot facility constructed in 1945.

The scope of work provides for replacing the Field Maintenance Shop #9 standing seam roof, including tuckpointing, installing flashing, gutters and downspouts. The scope of work also provides for renovating the maintenance bays, including upgrading the HVAC and electrical systems and abating asbestos-containing materials.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 19, 2010

CDB PROJECT NO: 546-235-019

PROJECT DESCRIPTION: Renovate Field Maintenance Shop (FMS) #3

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

APPROPRIATION AMOUNT: \$1,295,200

ESTIMATED TOTAL PROJECT COST: \$1,295,200

PROJECT SCOPE OF WORK:

The North Riverside Armory is a 136,700 square foot facility constructed in 1945.

The scope of work provides for replacing the Field Maintenance Shop #3 standing seam roof, including tuckpointing, installing flashing, gutters and downspouts. The scope of work also provides for renovating the maintenance bays, including upgrading the HVAC and electrical systems and abating asbestos-containing materials.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 19, 2010

CDB PROJECT NO: 546-325-068

PROJECT DESCRIPTION: Install Emergency Generator - SMF Building #10

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

APPROPRIATION AMOUNT: \$ 810,900

ESTIMATED TOTAL PROJECT COST: \$ 810,900

PROJECT SCOPE OF WORK:

SMF Building #10 at Camp Lincoln in Springfield is a 64,581 square foot building constructed in 1942.

The scope of work provides for installing an emergency generator to the Computer Center, including installing all associated switch gear and panels.

**A/E SELECTION COMMITTEE RECOMMENDATIONS
October 19, 2010**

CDB PROJECT NO: 630-000-149

PROJECT DESCRIPTION: Various District 6 Improvements
Renovate Salt Dome and Construct Salt Dome

PROJECT LOCATION: Mason City and Lincoln, Illinois
Department of Transportation

APPROPRIATION AMOUNT: \$ 435,000

ESTIMATED TOTAL PROJECT COST: \$ 435,000

PROJECT SCOPE OF WORK:

The Mason City Salt Dome is a 4,069 square foot, one-story concrete and wood building constructed in 1997. The Lincoln Maintenance Yard is a 22,218 square foot, five-building facility constructed in 1958.

The scope of work at the Mason City Salt Dome provides for replacing asphalt shingles, sheathing and structural repairs.

The scope of work at the Lincoln Maintenance Yard provides for constructing a 90 foot salt dome with ten foot concrete walls, including building and exterior lighting.

**A/E SELECTION COMMITTEE RECOMMENDATIONS
October 19, 2010**

CDB PROJECT NO: 630-000-150

PROJECT DESCRIPTION: Various District 7 Improvements
Salt Dome Repairs, Replace HVAC System

PROJECT LOCATION: Marshall, Greenup, Mattoon and Effingham, Illinois
Department of Transportation

APPROPRIATION AMOUNT: \$ 355,000

ESTIMATED TOTAL PROJECT COST: \$ 355,000

PROJECT SCOPE OF WORK:

The Marshall Salt Dome is a 5,278 square foot, one-story concrete and wood building constructed in 1997. The Greenup Salt Dome is a 4,100 square foot, one-story concrete and wood building constructed in 1998. The Mattoon Salt Dome is a 4,069 square foot, one-story concrete and wood building constructed in 1988. The District 7 Headquarters in Effingham is a 26,110 square foot, two-story masonry and metal frame building constructed in 1933.

The scope of work at Marshall, Greenup and Mattoon Salt Domes provides for replacing asphalt shingles and sheathing and structural repairs.

The scope of work at the District 7 Headquarters in Effingham provides for replacing the 10-ton HVAC unit, including associated piping, electrical upgrades, controls and ductwork.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 19, 2010

CDB PROJECT NO: 630-000-151

PROJECT DESCRIPTION: Various District 8 Improvements

PROJECT LOCATION: Bowman, Troy, Wood River, Fairview Heights and Carrollton, Illinois
Department of Transportation

APPROPRIATION AMOUNT: \$ 980,000

ESTIMATED TOTAL PROJECT COST: \$ 980,000

PROJECT SCOPE OF WORK:

The Bowman Salt Dome is a 5,278 square foot, one-story concrete and wood building constructed in 1989. The Troy Maintenance Yard is a 22,126 square foot, five-building facility constructed in 1965. The Wood River Equipment Storage Building is a 5,184 square foot, one-story brick and concrete block building constructed in 1954. The Fairview Heights Maintenance Yard is a 50,022 square foot, three-building facility constructed in 1978. The Carrollton Maintenance Yard is a 13,472 square foot, six-building facility constructed in 1972.

The scope of work at the Bowman Salt Dome provides for replacing asphalt shingles and sheathing and structural repairs. The scope of work at the Troy Maintenance Yard provides for upgrading the HVAC system, including associated piping, electrical upgrades, controls and ductwork. The scope of work also provides for replacing garage doors, installing electrical outlets, replacing ceiling tiles, and mold abatement. The scope of work at the Wood River Equipment Storage Building provides for installing an oil water separator in the garage bay. The scope of work at the Fairview Heights Maintenance Yard provides for constructing salt bins including concrete walls. The scope of work at the Carrollton Maintenance Yard provides for constructing a 72' x 8' salt dome, including building and site lighting.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 19, 2010

CDB PROJECT NO: 630-000-152

PROJECT DESCRIPTION: Various District 8 and District 9 Improvements

PROJECT LOCATION: Replace Storage Building - Salem and
Construct Storage Building/Exterior Repairs - Mt. Vernon
Department of Transportation

APPROPRIATION AMOUNT: \$ 605,000

ESTIMATED TOTAL PROJECT COST: \$ 605,000

PROJECT SCOPE OF WORK:

The Salem Maintenance Yard Storage Building is a 3,720 square foot, one-story building constructed in 1954. The Mt. Vernon Maintenance Yard is a 27,786 square foot, six-building facility constructed in 1971.

The scope of work at Salem Maintenance Yard Storage Building provides for replacing the approximately 3,700 square foot brick building, including electrical, HVAC, and plumbing systems.

The scope of work at the Mt. Vernon Maintenance Yard provides for constructing an approximately 4,000 square foot storage building, installing four overhead doors, electrical, plumbing and HVAC systems, and a concrete floor. The scope of work also provides for exterior repairs to the Office and Maintenance Buildings, including repainting.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 19, 2010

CDB PROJECT NO: 630-000-153

PROJECT DESCRIPTION: Various District 9 Improvements

PROJECT LOCATION: Carbondale, Harrisburg and Shawneetown, Illinois
Department of Transportation

APPROPRIATION AMOUNT: \$ 745,000

ESTIMATED TOTAL PROJECT COST: \$ 745,000

PROJECT SCOPE OF WORK:

The District 9 Headquarters in Carbondale is a 48,775 square foot, three-story concrete and brick building constructed in 1941. The Harrisburg Maintenance Yard is a 21,944 square foot, seven-building facility constructed in 1957. The Shawneetown Maintenance Yard is a 10,439 square foot, three-building facility constructed in 1977.

The scope of work at the District 9 Headquarters in Carbondale provides for replacing the HVAC controls, including dampers and water control motors. The scope of work also provides for replacing exterior doors, including the framing, thresholds, and hardware and associated tuckpointing.

The scope of work at the Harrisburg Maintenance Yard provides for replacing approximately 6,000 square feet of asphalt shingles on the salt dome, including repairing the roof decking and structural repairs. The scope of work also provides for renovating and expanding the office and equipment storage building 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 scope of work at the Shawneetown Maintenance Yard provides for constructing a sixty-foot salt dome, including building and site lighting.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 19, 2010

CDB PROJECT NO: 630-432-038

PROJECT DESCRIPTION: District 6 Headquarters - Materials Lab
Upgrade HVAC System/Replace Windows

PROJECT LOCATION: Springfield, Illinois
Department of Transportation

APPROPRIATION AMOUNT: \$ 505,000

ESTIMATED TOTAL PROJECT COST: \$ 505,000

PROJECT SCOPE OF WORK:

The District No. 6 Materials Lab in Springfield is an 89,131 square foot, eight-building facility constructed in 1934.

The scope of work provides for upgrading the HVAC system; including replacing the hot water heat system, vent hoods, ductwork, and controls. The scope of work also provides for replacing windows and window seals.

CAPITAL DEVELOPMENT BOARD**Agenda Item #**

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

APPROP. &
TOTAL
COST
AMOUNTS

<u>PROJECT #</u>	<u>ARCHITECT/PROJECT DESCRIPTION</u>	
1 546-385-036	Construct Simulation Center, Marseilles Armory (Training Area), Department of Military Affairs	\$2,500,000 \$2,500,000

FIRMS BEING CONSIDERED FOR SELECTION:

FGM Architects, Inc.

Ghafari Associates LLC

Olivieri Brothers, Inc.

**A/E SELECTION COMMITTEE RECOMMENDATIONS
October 19, 2010**

CDB PROJECT NO: 546-385-036

PROJECT DESCRIPTION: Construct Simulation Center

PROJECT LOCATION: Marseilles Armory (Training Area) - LaSalle County
Department of Military Affairs

APPROPRIATION AMOUNT: \$2,500,000 (Federally Funded)

ESTIMATED TOTAL PROJECT COST: \$2,500,000 (Federally Funded)

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 13,800 square foot pre-engineered, with brick veneer, simulation center including classrooms, simulation rooms, administrative space, storage and mechanical rooms and installing HVAC, electrical, plumbing, data/telecommunication, fire protection, and force protection systems. The scope of work also provides for constructing vehicle circulation/parking and sidewalks and installing exterior security lighting, landscaping, force protection, fencing, and site utilities.

The project must be designed and construction contracts awarded by September 30, 2011.

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

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
810-030-023	Replace Roof - Events and Fitness Center Elgin Community College - Kane County Illinois Community College Board	\$326,100
816-010-036	Renovate Vacated Space - E and F Wings Governors State University, Will County Board of Higher Education	\$23,330,775
821-010-099	Renovate Schroeder Hall (Phase II) Illinois State University, Normal, McLean County Board of Higher Education	\$1,918,500
822-010-120	Renovate/Expand Stevens Building Commissioning Services Northern Illinois University, DeKalb Board of Higher Education	\$2,322,800
825-020-148	Replace Roofs - Quigley Hall and Engineering Building Southern Illinois University Carbondale, Jackson County Board of Higher Education	\$1,000,000

**HIGHER EDUCATION A/E SELECTION RECOMMENDATIONS
October 19, 2010**

CDB PROJECT NO: 810-030-023

PROJECT DESCRIPTION: Replace Roof - Events and Fitness Center

PROJECT LOCATION: Elgin Community College - Kane County
Illinois Community College Board

APPROPRIATION AMOUNT: \$ 326,100

ESTIMATED TOTAL PROJECT COST: \$ 326,100

PROJECT SCOPE OF WORK:

Elgin Community College is a 667,631 square foot, 16-building campus constructed between 1948 and 1997.

The scope of work provides for replacing roof systems on the Events and Fitness Center, including replacing approximately 5,775 square feet of single ply thermoplastic roof membrane on the Fitness Center and replacing approximately 15,110 of retrofitted modified membrane over a built-up roofing system. The scope of work also provides for replacing deteriorated roofing deck material, installing insulation, metal flashing and parapet caps.

HIGHER EDUCATION A/E SELECTION RECOMMENDATIONS
October 19, 2010

CDB PROJECT NO: 816-010-036

PROJECT DESCRIPTION: Renovate Vacated Space - E and F Wings

PROJECT LOCATION: Governors State University, Will County
Board of Higher Education

APPROPRIATION AMOUNT: \$23,330,775

ESTIMATED TOTAL PROJECT COST: \$23,330,775

PROJECT SCOPE OF WORK:

The Teaching Learning Center is a 500,000 square foot, four-story, masonry and concrete building constructed in 1971.

The scope of work provides for renovating approximately 82,000 square feet of vacated space and laboratory space in the E and F wings, including upgrading the HVAC, electrical, plumbing, mechanical and lighting systems, replacing fume hoods, fans, casework and safety alarm devices and purchasing equipment. The scope of work also provides for constructing an approximately 6,500 square feet second floor in the open atrium between the E and F wings including computer, photography, multimedia and medical technology laboratories and lecture space.

HIGHER EDUCATION A/E SELECTION RECOMMENDATIONS
October 19, 2010

CDB PROJECT NO: 821-010-099

PROJECT DESCRIPTION: Renovate Schroeder Hall (Phase II)

PROJECT LOCATION: Illinois State University, Normal, McLean County
Board of Higher Education

APPROPRIATION AMOUNT: \$1,918,500

ESTIMATED TOTAL PROJECT COST: \$1,918,500

PROJECT SCOPE OF WORK:

Schroeder Hall is a 58,060 square foot building constructed in 1957 with an annex constructed in 1964.

The scope of work provides for renovating Schroeder Hall, including cladding the existing chiller, tuckpointing approximately 20,000 square feet, installing an approximately 20,000 square foot mechanical screen wall, replacing exterior lighting and upgrading the interior walls and acoustics.

**HIGHER EDUCATION COMMISSIONING AGENT
A/E SELECTION RECOMMENDATIONS
October 19, 2010**

CDB PROJECT NO: 822-010-120

PROJECT DESCRIPTION: Renovate/Expand Stevens Building - Commissioning Services

PROJECT LOCATION: Northern Illinois University, DeKalb
Board of Higher Education

APPROPRIATION AMOUNT: \$2,322,800

ESTIMATED TOTAL PROJECT COST: \$22,517,600

PROJECT SCOPE OF WORK:

The Stevens Building is a 66,475 square foot, two-story steel frame and masonry building constructed in 1959.

The scope of work provides for constructing an approximately 33,000 square foot addition to the east side of the Stevens Building, including an approximately 18,000 square foot black box theater and support space for the Department of Theater Arts. The scope also provides for renovating approximately 67,000 square feet in the Stevens Building, including demolishing partitions and walls, upgrading the HVAC, electrical, mechanical and lighting systems, replacing the windows, ceilings and flooring, tuckpointing the exterior and abating asbestos-containing materials.

HIGHER EDUCATION A/E SELECTION RECOMMENDATIONS
October 19, 2010

CDB PROJECT NO: 825-020-148

PROJECT DESCRIPTION: Replace Roofs - Quigley Hall and Engineering Building

PROJECT LOCATION: Southern Illinois University, Carbondale, Jackson County
Board of Higher Education

APPROPRIATION AMOUNT: \$1,000,000

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

PROJECT SCOPE OF WORK:

Southern Illinois University at Carbondale is a 7,342,695 square-foot campus constructed in 1896.

The scope of work provides for replacing roof areas 4, 5, 6 and 7 on Quigley Hall and replacing the roofing system on the Engineering Building D.

SUBJECT: *Proceed Order / Informational Item*

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION/</u>	<u>PROCEED ORDER AMOUNT</u>
830-010-327	Williams Brothers Construction, Inc. Renovate Lincoln Hall University of Illinois at Champaign Urbana, Champaign County, Illinois	\$80,000

2nd Request

CFO/SPO APPROVAL

Fredrich W. Hahn

DATE: 5 October 2010

PROCEED ORDER NO. 006

CDB PROJECT NO.: 830-010-327

CONTRACT NO.: 10-0461-81

DATE: September 21, 2010

CONTRACTOR (Name, Address)
Williams Brothers Construction, Inc.
PO Box 1366
Peoria, Illinois 61654

PROJECT (Name, City, County)
Renovate Lincoln Hall
Urbana, Champaign Co., IL

Contract Work: General

Using Agency: UIUC

DESCRIPTION OF CHANGE IN WORK:

Provide tongue and groove plywood flooring as described in items 3 and 5 of RFP G-009 (attached).

Justification for the Proceed Order: This work is part of a larger scope of work change associated with an undiscovered floor condition. Other elements of the change are still being evaluated but in the meantime, it is imperative to continue with metal stud installation if the schedule is to be maintained. It would be most efficient to install flooring prior to metal studs.

TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$ 80,000.00

Contractor Representative's Signature

Stewart K. Scott

STEWART K. SCOTT - WBCCI 9-21-10

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 10% Board Level approval limit.

PM initial _____

(Up to \$9,999)

Stewart K. Scott
Project Manager

10.05.10
Date

(Up to \$24, 999)

[Signature]
Regional Manager

10/5/10
Date

(Up to \$49, 999)

[Signature]
Construction Administrator

10/5/10
Date

(Up to \$74,999)

[Signature]
Deputy Director - Construction

10/5/10
Date

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

[Signature]
Executive Director
and Board Meeting Date _____

10/05/10
Date

State of Illinois
CAPITAL DEVELOPMENT BOARD

**REQUEST FOR PROPOSAL
& CHANGE ORDER**

Date: 8/13/10 RFP Number: 009

FOR CDB USE ONLY	
Name:	_____
Project No.:	_____
Contract No.:	_____
C.F. Locale:	_____

1. Williams Brothers Construction, Inc. P.O. Box 1366 Peoria, IL 61654 (309)688-0416 Fax (309)688-0891 Attn: Stephen Scott e-mail: stephen.scott@wbci.us	CDB Project #: 830-010-327 CDB Project Name: Lincoln Hall Remodeling & Location: UIUC – Urbana, IL CDB Contract #: 10-0461-81 Contract Work: General Construction
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2. REQUEST for change by: Unforeseen Conditions

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:

During demolition of existing wood flooring and subflooring in the 1910 building, conditions were encountered which were not anticipated. The subfloor depth is +/- 4" not the +/-2" depth that was anticipated. Partial demolition is not possible without additional work and would result in an unstable subfloor condition.

4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued.

Provide changes to wood flooring, substrate, and cinders removal scope and subfloor preparation and fill per the attached narrative document dated August 13, 2010.

All work to be performed in accordance with the original specifications and details.

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

None. Project is a Single Prime Contract

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/DECREASED by the total sum of.....\$ _____

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 BY _____ signature	APPROVE as to form and content: USING AGENCY name BY _____ signature
COORDINATING CONTRACTOR or CONSTRUCT. MANAGER BY _____ signature	CDB/PM APPROVE _____ signature
CONTRACTOR BY _____ DATE _____ _____ print name _____ signature _____ title	CDB APPROVE change order BY _____ DATE _____ _____ print name _____ signature _____ title

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

Revised August 2008

RFP 009 is issued to address conditions encountered during demolition of the existing wood flooring and subflooring in the 1910 building. Conditions were encountered which were not anticipated. The discovered subfloor depth is actually +/- 4" and not the +/- 2" depth that was anticipated. Partial demolition is not possible without additional work and maintaining the existing subfloor would result in an unstable subfloor condition.

1. At the third floor Rooms #3005, 3007, 3083, and 3085 areas in the 1910 building, remove wood subfloor and cinders down to clay tile structure without damage to structure. Install new 2" to 2-1/2" (verify required thickness in field) extruded high-density polystyrene fill layer over clay tile structure. (Install 2" lightweight concrete topping and 4" lightweight concrete housekeeping AHU pad per original documents.) CMU partitions to rest directly on clay tile floor structure.
2. At the third floor south Rooms # 3009 and 3009A in the 1910 building where partial wood floor and subfloor demolition has occurred, provide limited additional subfloor and cinder removal to sound level substrate. Install cementitious underlayment appropriate for approximately 1" to 2" thickness.
3. At the remainder of the third floor in the 1910 building, the existing wood flooring and subflooring are now to remain. Delete demolition of that work and the original 2" lightweight concrete floor fill noted in the original project scope. Install new 1/2" 5-ply tongue and groove plywood flooring underlayment over the entire area – glued and screwed per manufacturer's requirements for flooring finishes specified. Provide floor leveling at transitions to the 1928 building on the south wing from column lines G to H and a threshold transition at the demising partition and Door # 3003B along column lines G and H on the north wing.
4. At the second floor Rooms #2021, 2023, 2067, and 2069 areas in the 1910 building, remove wood subfloor and cinders down to clay tile structure without damage to structure. Install new 2" to 2-1/2" (verify required thickness in field) extruded high-density polystyrene fill layer over existing clay tile structure. (Install 2" lightweight concrete topping and 4" lightweight concrete housekeeping AHU pad per original documents.) CMU partitions to rest directly on clay tile floor structure.
5. At the remainder of the second floor in the 1910 building (excluding Corridor #C2000 and the marble stair at historic Memorial Hall), the existing wood flooring and subflooring are now to remain. Delete demolition of that work and the original 2" lightweight concrete floor fill noted in the original project scope. Install new 1/2" 5-ply tongue and groove plywood flooring underlayment over the entire area – glued and screwed per manufacturer's requirements for flooring finishes specified. Provide floor leveling at transitions to the 1928 building along the demising partition along column line G and Door # C2010B in the north wing and at partitions in the area between column lines G and H in the south wing.
6. At the first floor in the 1910 building (excluding Memorial Hall #C1000 and marble stair #5), remove the existing wood flooring and subflooring in their entirety down to the clay tile structure. Install new 2" to 2-1/2" (verify required thickness in field) extruded high-density polystyrene fill layer over existing clay tile structure. (Install 2" lightweight concrete topping and 4" lightweight concrete housekeeping AHU pad per original documents.) CMU partitions to rest directly on clay tile floor structure. Align top of new lightweight concrete subfloor with top of 1928 building concrete subfloor.

MEMORANDUM

TO: File

FROM: Kirk Fernandes

DATE: September 21, 2010

RE: Proceed Order G-006 for Wood Flooring
Renovate Lincoln Hall, UIUC
830-010-327

The above referenced Proceed Order is to generally cover the existing tongue and groove hardwood floor in the 1910 portion of the building with new ½ tongue and groove plywood. This is necessary because the sub-flooring is not constructed as thought making the removal of the old flooring and sub-flooring more difficult and exposes the clay tile structure to damage.

This Proceed Order covers only a portion of the associated RFP G-009. The process on the remainder still needs to be finalized but this work must continue in order to keep the project on schedule. When the entire RFP is finished, it will be Board level. It is our intention to take it to the November Board meeting but no later than December meeting.

Begue, Sandy

From: Wright, Ron
Sent: Monday, October 04, 2010 1:45 PM
To: Patterson, Nicki; Begue, Sandy; Broers, Patricia A.
Cc: Underwood, Jim; Riemer, Jim
Subject: FW: CDB Project 818-020-004 WIU Riverfront Campus

Team,

The WIU proceed order was walked down a week ago Friday on the 9/17/10 with management approval from CDB. It was sent down along with an \$80K plus 2/3 floor mod for Kirk f. at the U of I Lincoln Hall project and I sent an email on the along with the U of I floor work.

Please do we know the status of these proceed order please. This is a day for day delay due to voids in the floor we can't do any renovation without approval on wiu and it is impacting framing work at the U of I as well.

Thanks, Ron

From: Dietz, Timothy
Sent: Monday, October 04, 2010 1:13 PM
To: Wright, Ron; Fredrickson, Karen
Cc: Begue, Sandy
Subject: RE: CDB Project 818-020-004 WIU Riverfront Campus

It was Proceed Order # 2 .

TD

From: Wright, Ron
Sent: Monday, October 04, 2010 12:05 PM
To: Dietz, Timothy; Fredrickson, Karen
Cc: Begue, Sandy
Subject: RE: CDB Project 818-020-004 WIU Riverfront Campus

Remind me of the proceed order #.

rw

From: Dietz, Timothy
Sent: Monday, October 04, 2010 11:06 AM
To: Fredrickson, Karen; Wright, Ron
Cc: Begue, Sandy
Subject: CDB Project 818-020-004 WIU Riverfront Campus

Any movement on the Proceed Order sent in for consideration on Sept. 16th for the complete removal and replacement of the existing 1st floor concrete slab at the WIU Riverfront Campus site?

Tim Dietz

Wright, Ron

From: Wright, Ron
Sent: Tuesday, September 21, 2010 2:40 PM
To: Underwood, Jim
Cc: Riemer, Jim; Hahn, Fredrick; Flynn, Chris; Begue, Sandy; Fernandes, Kirk
Subject: U of I Lincoln, Proceed Order Request
Jim, Jim, Chris, Fred

Sirs.

We have proceed order # 006 for this single prime project coming to your respective offices for review. We have discovered after careful review undiscovered sub-floor conditions that were uncovered when demolition occurred on the Lincoln Hall project.

The proceed order 006 addresses 2 of 3 of the floors affected on this project. We want to be clear and supporting memo's from the team are attached that this a part of the larger change order that impacts repairs/costs for all 3 floors. Still this proceed order is needed (at a nte price of \$80K) so basically we will be overalyng hardwood floors. These floor repairs will then allow the wall framing to stay on it's critical path as a scheduled item.

We bring this proceed order as part of a larger change order that we know will be board level in the future. This is a bit different than normal but we want clearly to avoid schedule delays and thus any claims.

Please consider this request and provide us your direction as soon as this reaches your desk. Time is urgent on this request because wbcj has just replied with flooring costs from an rfp issued on 8/13/10.

Please let us know your questions.

Thanks, rw

Ron Wright
Construction Administrator
Capital Development Board
401 South Spring Street, 3rd Floor
William G. Stratton Building
Springfield, IL 62706
Phone: 217-782-8532
Fax: 217-524-4208
Cell: 217-836-2629
email address: ron.wright@illinois.gov

SUBJECT: *Director Selection / Informational Items*

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
120-085-077	Emergency Waste Water Treatment Plant Repairs Dwight Correctional Center - Livingston County Department of Corrections	\$300,000
120-240-056	Emergency Power Pole and Transformer Replacement Vandalia Correctional Center - Fayette County Department of Corrections	\$55,000
250-100-003	Upgrade Annex Elevators The Franklin Complex Illinois State Police Headquarters Springfield, Illinois Department of Central Management Services	To be Determined

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: October 19, 2010

CDB PROJECT NO: 120-085-077

PROJECT DESCRIPTION: Emergency Waste Water Treatment Plant Repairs

PROJECT LOCATION: Dwight Correctional Center - Livingston County
Department of Corrections

PROJECT AMOUNT: \$300,000

PROJECT SCOPE OF WORK:

The Dwight Correctional Center is a 41 building, maximum security facility constructed in 1931.

The scope of work provides for an analysis, cost estimate and repairs to the water treatment plant in order to keep equipment operational.

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: October 19, 2010

CDB PROJECT NO: 120-240-056

PROJECT DESCRIPTION: Emergency Power Pole and Transformer Replacement

PROJECT LOCATION: Vandalia Correctional Center - Fayette County
Department of Corrections

PROJECT AMOUNT: \$55,000

PROJECT SCOPE OF WORK:

The Vandalia Correctional Center is a 403,143 square foot, 110-building facility constructed in 1920.

The scope of work provides for replacing approximately nine power poles and cross arms, a transformer, concrete pads for transformers and associated hardware.

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: October 19, 2010

CDB PROJECT NO: 250-100-003

PROJECT DESCRIPTION: Upgrade Annex Elevators

PROJECT LOCATION: The Franklin Complex
Illinois State Police Headquarters
Springfield, Illinois

Department of Central Management Services

PROJECT AMOUNT: To be Determined

PROJECT SCOPE OF WORK:

The Annex Building (J0173) is a 75,751 square foot, 15-story building constructed in 1952.

The scope of work provides for the repair or replacement of the elevator controls and mechanical components necessary for code compliance.

SUBJECT: *Higher Education / Information Items*

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
810-035-004	Repair Parking Lots G and H Heartland Community College, McLean County Illinois Community College Board	\$136,850
810-078-023	Various Capital Improvements Rend Lake Community College, Ina, Jefferson County Illinois Community College Board	\$142,500

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
October 19, 2010**

CDB PROJECT NO: 810-035-004

PROJECT DESCRIPTION: Repair Parking Lots G and H

PROJECT LOCATION: Heartland Community College, McLean County
Illinois Community College Board

APPROPRIATION AMOUNT: \$ 136,850

ESTIMATED TOTAL PROJECT COST: \$ 136,850

PROJECT SCOPE OF WORK:

Heartland Community College is a 360,000 square foot, four-building campus constructed in 2000.

The scope of work provides for replacing approximately 4,600 square yards of asphalt paving on parking lots G and H.

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
October 19, 2010**

CDB PROJECT NO: 810-078-023

PROJECT DESCRIPTION: Various Capital Improvements

PROJECT LOCATION: Rend Lake Community College, Ina, Jefferson County
Illinois Community College Board

APPROPRIATION AMOUNT: \$ 142,500

ESTIMATED TOTAL PROJECT COST: \$ 142,500

PROJECT SCOPE OF WORK:

Rend Lake College is a 177,319 square-foot, 13 building campus constructed in 1970.

The scope of work provides for various capital improvements, including ADA upgrades to the Learning Resource Center east entrance and installing ADA power door openers in the Administration Building's restrooms and the Advance Technology northeast entrance doors. The scope of work also provides for replacing approximately 3,900 square feet of sidewalk, replacing the downspouts on the South Oasis and the Science Building and upgrading the lighting fixtures in the Gym, Applied Science Center and the Sports Center.

FY-11 CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 13, 2010	10:30 a.m.	Chicago and Springfield video-conference
August 10, 2010	10:30 a.m.	Chicago and Springfield video-conference
September 14, 2010	10:30 a.m.	Chicago and ISU video-conference
October 19, 2010	10:30 a.m.	Chicago and Springfield video-conference
November 9, 2010	10:30 a.m.	Chicago and Springfield video-conference
December 14, 2010	10:30 a.m.	Chicago and Springfield video-conference
January 11, 2011	10:30 a.m.	Chicago and Springfield video-conference
February 8, 2011	10:30 a.m.	Chicago and Springfield video-conference
March 8, 2011	10:30 a.m.	Chicago and Springfield video-conference
April 12, 2011	10:30 a.m.	Chicago and Springfield video-conference
May 10, 2011	10:30 a.m.	Chicago and Springfield video-conference
June 14, 2011	10:30 a.m.	Chicago and Springfield video-conference