



Jim Underwood  
Executive Director

# **CDB BOARD BOOK**

**April 12, 2011, 10:30 a.m.**

**Video-Conference  
between**

**James R. Thompson Center  
100 West Randolph Street, Suite 14-600  
Chicago, Illinois**

**and**

**Robert Oxtoby Board Room  
3<sup>rd</sup> Floor Stratton Office Building  
401 S. Spring Street  
Springfield, Illinois**

**and**

**IL Dept. of Transportation Office  
1102 East Port Plaza  
Collinsville, Illinois**

**Board Members: Anthony R. Licata (Chairman)  
Mark J. Ladd  
Glyn M. Ramage  
Michael Chin  
Stewart A. Munoz  
Stephen A. Toth  
Peter J. O'Brien, Sr.**

# CAPITAL DEVELOPMENT BOARD

**April 12, 2011, 10:30 a.m.  
Video-Conference  
between  
the following three locations:**

**James R. Thompson Center**  
100 West Randolph Street  
Suite 14-600  
Chicago, Illinois

**Robert Oxtoby Board Room**  
3<sup>rd</sup> Floor Stratton Building  
401 S. Spring Street  
Springfield, Illinois

**IDOT Office**  
1102 East Port Plaza  
Collinsville, Illinois

**1. CALL TO ORDER**

**PRELIMINARY ITEMS**

- 2. Adoption of Agenda
- 3. Approval of March 17, 2011 Minutes ..... 1-4
- 4. Introduction of Guests

**BOARD ACTION**

- 5. Modification
  - DOC – Centralia Correctional Center ..... 5-9
- 6. Change Order
  - WIU – Riverfront Campus ..... 10-16
- 7. Staff Recommendations for Architect/Engineer Selections
  - PSB – 162 ..... 17-25
- 8. Higher Education Recommendation for Architect/Engineer Selection ..... 26-28

**INFORMATIONAL ITEMS**

- 9. Architect/Engineers approved by Executive Director ..... 29-30
- 10. Higher Education Recommendations for Architect/Engineer Selections ..... 31-32

**EXECUTIVE SESSION**

staff contact: Candy Bearden  
217.782.8722

SUBJECT: Meeting Minutes for March 17, 2011 Board Meeting

The March 17, 2011 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, the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois, and IL Department of Transportation Office, 1102 East Port Plaza, Collinsville, Illinois.

The following Board Members were present:

**Chicago**

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

**Collinsville**

Glyn Ramage

Others present:

**Chicago**

Jim Underwood, CDB  
Brie Yaksic, dbHMS  
Mark Jolicoeur, Perkins & Will  
Kenneth Rohlfing, Perkins & Will  
Jesse Martinez, CDB  
Dave Scott, Faithful & Gould  
Tana Burhans, Faithful & Gould  
Charles Smith, Cannon Design  
Gilbert Villegas, CDB  
Lisa Mattingly, CDB  
Ngozi Okorafor, CDB (via teleconference)

**Springfield**

Candy Bearden, CDB  
Meredith Jamison, CDB  
Ron Wright, CDB  
Tim Patrick, CDB  
Michael Hott, WIU  
Rich Meyer, CDB  
Paul Kreider, WIU  
Don Broughton, CDB  
Patty Broers, EEC  
Bill Strahle, EEC  
Aaron Carter  
Gus Behnke, CDB  
Doug Tinch, CDB  
Victor Morales, CDB  
Joseph Vitosky, UIUC  
Marcy Joerger, CDB  
Fredrick W. Hahn, CPO-EEC  
Chris Flynn, CDB  
J. R. Alsop III  
Lorri Rosenfeldt, EEC

Chairman Licata called the meeting to order at 10:47 a.m.

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

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

Mr. Ramage moved and Mr. Munoz seconded a motion to approve the minutes of the February 8, 2011 meeting. Chairman Licata called for a vote, which was approved unanimously.

All guests in both Springfield and Chicago introduced themselves to the Board. There were no guests in Collinsville.

Chairman Licata introduced the new Chief of Staff Gilbert Villegas.

Chairman Licata announced that Meredith Jamison was leaving CDB.

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

**WESTERN ILLINOIS UNIVERSITY**

Performing Arts Center

Macomb, McDonough County, Illinois

CDB Project No. 818-010-096

A/E: OWP/P d/b/a/ Cannon Design, Inc.

modification requested: ..... \$176,000

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

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

1.	630-341-003	Illinois Department of Transportation Upgrade Sewage System Pride of the Prairie Rest Area Argenta, Macon County, Illinois 1. Hutchison Engineering 2. MECO Engineering Company 3. MSA Professional Services	Appropriation: \$250,000 Project Cost: \$2,000,000
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Mr. Munoz 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:

2.	630-480-006	Illinois Department of Transportation Upgrade Sewage System Goshen Road Rest Area Mt. Vernon, Jefferson County, Illinois 1. Lamac Engineering Col. 2. URS Corporation 3. IE Consultants, Inc.	Appropriation: \$75,000 Project Cost: \$300,000
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Mr. Munoz moved and Mr. Ramage 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.	630-540-004	Illinois Department of Transportation Relocate Sewage Pipes Silver Lake Rest Area Highland, Illinois 1. Juneau Associates, Inc. 2. URS Corporation 3. Lewis, Yockey & Brown, Inc.	Appropriation: \$25,000 Project Cost: \$100,000
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Mr. Chin 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.

Ms. Mattingly presented the Proposed Rules for Public Act 096-0704 which amends the Capital Development Board Act by requiring all newly constructed commercial buildings in non-building code jurisdictions in the state to be inspected by an Inspector who meets the qualifications established by the Board.

Mr. Chin moved and Mr. Munoz seconded a motion to approve the adoption of the proposed rules under Public Act 096-0704. Chairman Licata called for a vote, which was approved unanimously.

Chairman Licata noted the following informational items:

1. Architect/Engineers approved by Executive Director.
2. Architect/Engineers approved by Higher Education.

Mr. Munoz moved and Mr. Ramage seconded a motion to move to Executive Session. Chairman Licata called for a roll call vote.

Anthony Licata - aye  
Mark Ladd – aye  
Glyn Ramage – aye  
Michael Chin – aye  
Stewart Munoz – aye

The ayes have it. Motion carried.

Chairman Licata requested everyone except board members clear the rooms for executive session.

Executive session convened at 11:28 a.m. One order of business was discussed in executive session.

A motion was made and seconded to return to open session. Chairman Licata called for a roll call vote.

Anthony Licata - aye  
Mark Ladd – aye  
Glyn Ramage – aye  
Michael Chin – aye  
Stewart Munoz – aye

Regular session reconvened at 11:43 a.m.

Chairman Licata read a Resolution to employ Mr. Jim Underwood Executive Director of the Capital Development Board effective March 17, 2011.

Mr. Ramage moved and Mr. Ladd seconded the adoption of the resolution. Chairman Licata called for vote, which was approved unanimously.

Chairman Licata gave an update on the meeting held between the CPO, CDB and Board Members Stewart Munoz and himself discussing the policies and procedures that need to be followed to obtain the CPO's approval.

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 was adjourned at 11:55 a.m.

## Executive Summary for Board Level Modification

**CDB Project No.** 120-250-032  
**Project Description:** Replace Roofing Systems  
**Project Location:** Centralia Correctional Center  
Centralia, Clinton County, Illinois

### **Project History:**

The Centralia Correctional Center is a 341,248 square foot, 48 building facility constructed in 1980.

The scope of work provides for replacing approximately 166,000 square feet of roofing and accessories. The scope also provides for repairing and replacing sloped plywood decking as needed.

This project was advertised to include ARRA Energy Efficiency Conservation Block Grant (EECBG) work, water heater replacements. At the time the A/E contracts were negotiated, the funding for this work was not available. The funding has now become available and a modification has been prepared to include the water heater work.

### **Requested Action:**

CDB is requesting approval of Modification No. 3 in the amount of \$175,000.00 which will compensate the A/E to create an additional bid package to replace hot water heaters, hot water tanks, and all associated pumps, piping, etc., for 16 housing buildings, Dietary, Multipurpose and Medical buildings at the facility. This will be an additional service. Included will be increases to the On-Site Representative and Printing budgets previously established.

**State of Illinois  
Capital Development Board**

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

**Project Number:** 120-260-032  
**Contract Number:** 11002410  
**Modification No.:** 3  
**Total Project Budget:** \$3,333,000.00  
**Unobligated Funds:** \$2,913,016.00  
**Project Manager:** Larry Pettis  
**Regional Manager:** Ron Wright

**Using Agency:** Illinois Department of Corrections  
**Project Description:** Replace Roofing Systems  
 Centralia Correctional Center  
 Centralia, Clinton County, Illinois  
**Project Status:** In Desian

**Architect-Engineer:** Eggemeyer Associates Architects, Inc.

**PURPOSE OF THIS AGREEMENT:**

Funding for ARRA work has been added to this project. This modification will compensate the A/E to create an additional bid package to replace hot water heaters, hot water tanks, and all associated pumps, piping, etc., for 16 housing buildings, Dietary, Multipurpose and Medical buildings at the facility. This will be an additional service. Included will be increases to the On-Site Representative and Printing budgets previously established.

**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	\$ 18,717.00	\$ 205,604.00	\$ 0.00	\$ 205,604.00
2. Additional Services	\$ 0.00	\$ 2,000.00	\$ 143,700.00	\$ 145,700.00
3. CAF	\$ 600.00	\$ 6,300.00	\$ 4,300.00	\$ 10,600.00
4. On-Site Observations	\$ 0.00	\$ 21,000.00	\$ 25,000.00	\$ 46,000.00
5. Print Bid Documents in excess	\$ 0.00	\$ 5,000.00	\$ 2,000.00	\$ 7,000.00
6. ACBM Bulk Samples	\$ 0.00	\$ 5,000.00	\$ 0.00	\$ 5,000.00
7.	\$	\$	\$	\$
8.	\$	\$	\$	\$
9.	\$	\$	\$	\$
10.	\$	\$	\$	\$
11.	\$	\$	\$	\$
12.	\$	\$	\$	\$
<b>TOTALS</b>	<b>\$ 19,317.00</b>	<b>\$ 244,904.00</b>	<b>\$ 175,000.00</b>	<b>\$ 419,904.00</b>

# MODIFICATION

RCVD 3-29-2011

State of Illinois



## Professional Services Agreement

Modification Number: 3  
Project Number: 120-260-032  
Date: March 23, 2011

Firm Name, Address  
Eggemeyer Associates Architects, Inc.  
2015 W Main St.  
Carbondale, IL 62901

Project Information  
Replace Roofing Systems  
Centralia Correctional Center - Clinton County  
Centralia, Clinton County, Illinois

This Modification Changes the Scope of the Contract

Agreement Date: 2010-10-05 Contract: 11002410

Scope/Purpose of this agreement modification: Funding for ARRA work has been added to this project. This modification will compensate the A/E to create an additional bid package to replace hot water heaters/hot water tanks and all associated pumps/piping ect. for 16 housing buildings, Dietary, Multipurpose and Medical Bldgs. at the facility. This will be an additional service. Included will be increases to the On-Site Representative and Printing budgets previously established. The over-all schedule for this bid package will be outlined on the attached appendix a-m3.

Subject agreement amended as follows: Replace Appendix A - M2 with Appendix A - M3

**AGREEMENT SUMMARY**

Fee Description	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
Basic Services Fee	\$18,717.00	\$186,887.00	\$205,604.00	\$0.00	\$205,604.00
Additional Services	\$0.00	\$2,000.00	\$2,000.00	\$143,700.00	\$145,700.00
Const. Administration Fee, CAF	\$600.00	\$5,700.00	\$6,300.00	\$4,300.00	\$10,600.00
On-Site Representative Reim	\$0.00	\$21,000.00	\$21,000.00	\$25,000.00	\$46,000.00
Print Bid Documents in excess	\$0.00	\$5,000.00	\$5,000.00	\$2,000.00	\$7,000.00
ACBM Bulk Samples	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00
<b>TOTALS</b>	<b>\$19,317.00</b>	<b>\$225,587.00</b>	<b>\$244,904.00</b>	<b>\$175,000.00</b>	<b>\$419,904.00</b>

Prepared by: Charles Boyd 3/29/2011  
Charles Boyd Date

By: \_\_\_\_\_  
Using Agency approval Date

AE Firm name: Eggemeyer Associates Architects, Inc.

By: [Signature] 3/20/11  
AE's Authorizing Representative Date

Reviewed: Charles Boyd 3/29/2011  
Contract Executive Date

Print AE name, Title: Mark B. Dillon PRESIDENT

Approved by: [Signature] 3/30/11  
Regional Manager Date

By: \_\_\_\_\_  
Fiscal Date

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

Final CDB authorization \_\_\_\_\_  
Date

Print name/title \_\_\_\_\_  
Date

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**From:** Pettis, Larry  
**Sent:** Wednesday, February 16, 2011 11:24 AM  
**To:** Boyd, Charlie  
**Subject:** FW: ARRA Projects 120-260-032, 120-125-016 and 120-140-016

I have contacted A/E.

Larry Pettis  
Capital Development Board  
601 James R. Thompson Blvd.  
East St. Louis, IL. 62201  
Phone: 618/874-6588  
Fax: 618/874-6590

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**From:** Mattingly, Lisa  
**Sent:** Tuesday, February 15, 2011 4:34 PM  
**To:** Pettis, Larry; Meyer, Rich; Bogue, John  
**Cc:** Wright, Ron; Joerger, Marcy; MacGibbon, Chris; Broughton, Don; Strahle, William  
**Subject:** ARRA Projects 120-260-032, 120-125-016 and 120-140-016

Each of these projects was advertised to include ARRA Energy Efficiency Conservation Block Grant (EECBG) work, water heater replacements. At the time the A/E's contracts were negotiated, the funding for this work was not available. The funding has now become available and mods will need to be completed to include the water heater work. Both Don Broughton and Bill Strahle have been made aware of the situation and neither thought there would be any issues with moving the mods through. The problem is that the Department of Energy would like these funds expended as quickly as possible. Anything that you can do to move these mods and subsequent designs forward as quickly as possible would be very much appreciated. These scopes of work were developed by DOC so they should be familiar with them. Please contact Chris MacGibbon or me if you have any questions. Thanks for your assistance.

120-260-032	Larry Pettis	Centralia C.C. 9330 Shattuc Rd. Centralia, Illinois	Replace Water Heaters Campus Wide - The scope of work provides for replacing the 350 gallon electric water heaters in 16 housing units, the 3 each 2000 gallon electric water heaters in the Dietary Unit and the 700 gallon water heaters in the Multi-Purpose	\$1,610,000
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120-125-016	Rich Meyer	Jacksonville CC 2268 E. Morton Avenue Jacksonville, Illinois	Replace Water Heaters - The scope of work provides for replacing (5) 400 gallon electric water heaters in Housing Units 1 -5 and (2) 200 gallon electric water heaters in the Medical and Vocational Buildings including recirculation pumps, controls and ass	\$586,000
120-140-016	John Begue	Lincoln C.C. 1098 135th Street Lincoln, Illinois	Replace Water Heaters - The scope of work provides for replacing (1) 120 gallon natural gas water heater in the Multi-Purpose Building and (2) 500 gallon natural gas water heaters the dietary and Housing Unit 2 including recirculation pumps, controls and	\$267,000

Lisa Mattingly, P.E., LEED® AP BD+C  
 Administrator, Professional Services  
 Capital Development Board  
 217-524-6408



Please consider the environment before printing this email.

## Executive Summary for Board Level Change Order

**CDB Project No.** 818-020-004  
**Project Description:** WIU Riverfront Campus  
**Project Location:** 3300 River Drive  
Moline, Rock Island County, Illinois

### **Project History:**

Western Illinois University is a 4,306,639 square foot, fifty-six building campus constructed in 1902.

The original scope of work provides for planning the renovation of approximately 40,000 square feet of the former John Deere Technical Center including reconfiguring space for classrooms, instructional and computer laboratories, offices, faculty and student lounges, and a reception and work area. The scope also includes upgrading the chiller and building exterior, installing an elevator, site work and abating lead paint, PCB's and asbestos-containing materials.

This scope of this project is the construction of a new engineering facility for the Western Illinois University. It was bid in March of 2010 and construction started in late May 2010. The project is to be substantial complete by September 3, 2011. The Using agency has requested that the audio visual systems that were to be provided and installed by the electrical contractor be changed to High Definition Multimedia Interface (HDMI) technology. At the time of design this was not a concern but the recent industry boom to switch to this type of technology may pose a problem in the compatibility of equipment if changes are needed in the future which could lead to costly modifications.

### **Requested Action:**

RFP & CO E-007 in the amount of \$161,389.58 allows the modification of the audio visual systems from analog to HDMI supported systems in 13 rooms.

*Note: Approval of this change order will provide current state-of-the-art digital audio visual equipment and teaching technologies, as well as "future-proofing" the building as digital technologies evolve.*

Request for Board Approval of Change Order

<b>Project Number:</b> 818-020-004	<b>Using Agency:</b> Western Illinois University
<b>Description:</b> WIU Riverfront Campus 3300 River Drive Moline, IL. 61265	<b>Architect/Engineer:</b> PSA-Dewberry 401 SW Water Street, Suite 701 Peoria, IL. 61602-1530
<b>Total Project Budget:</b> \$18,436,620.00	<b>Project Manager:</b> Tim Dietz
<b>Unobligated Funds:</b> \$2,270,953.45	
<b>Percent Completion:</b> 50%	

**Reason for Change:** The Using Agency WIU has requested that the audio visual equipment that was originally specified to be provided be modified to accommodate HDMI video technology. The industry is converting audio visual systems to the HDMI format and the systems that were specified at the time of bidding do not conform to this type of technology. The electrical contractor has not yet ordered the original specified equipment so it would be less cost effective to make this change now rather than in a couple years.

**Description of Change:** This will require the electrical contractor to modify the Audio Visual systems in rooms 103, 104, 110, 111, 115, 120, 205, 213, 218, 220, 226, 230 and 239. This will include adding HDMI scaler and matrix switchers, HDMI transmitters and upgrading all systems to accommodate HDMI inputs and outputs.

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
Lanum Electric, LLC, d/b/a Russell Electric	Electrical	\$ 161,389.58 \$	2,448,070.00	6.61 %
<b>Total All Change Orders</b>		<b>\$ 161,389.58 \$</b>	<b>2,448,070.00</b>	<b>6.61%</b>
<b>Completion Effect: (*) days</b>				

State of Illinois  
CAPITAL DEVELOPMENT BOARD

**REQUEST FOR PROPOSAL  
& CHANGE ORDER**

Date: January 4, 2011 RFP Number: E-007

FOR CDB USE ONLY	
Name:	_____
Project No.:	_____
Contract No.:	_____
C.F. Locale:	<u>Contractor #2</u>

1. Contractor's Name, Address, Telephone, Fax & Attention) CDB Project #: 818-020-004  
 Linum Electric, LLC, d/b/a Russell Electric CDB Project Name: WIU Quad Cities Riverfront Campus  
 1435 Brown Street & Location: 3300 River Drive  
 Bettendorf, IA 52722 Moline, IL 61289  
 (563)-355-0227 Fax: (563)-355-0816 CDB Contract #: 10-0487-88  
 Attn: Troy Roberts e-mail: troy.roberts@rusvill.companies.net Contract Work: Electric

2. REQUEST for change by: User  
 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: User requested change. Modification to AV systems to accommodate HDMI video technologies.

4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued.  
 See attached for Description of changes

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

**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 INCREASE by the total sum of.....\$ ~~163,788.65~~ 416,389.58

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): USA-Deberry  
 BY [Signature] 2/17/11  
 signature

APPROVE as to form and content:  
 USING AGENCY name: Western Illinois University 2-17-11  
 BY [Signature] signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER  
 BY [Signature] signature

CDB/PM APPROVE  
 BY [Signature] 02-18-11  
 signature

CONTRACTOR RUSSELL ELECTRIC DATE 2/18/2011  
 BY [Signature] JEFF LAWRENCE  
 signature  
 title

CDB APPROVE change order DATE \_\_\_\_\_  
 BY \_\_\_\_\_  
 signature

PORTION USE ONLY	Type of Change	% Asses	Package No	CC Date	CC No.	CO AMOUNT (add/deduct)
						8

**Begue, Sandy**

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**From:** Wright, Ron  
**Sent:** Wednesday, March 30, 2011 2:37 PM  
**To:** Begue, Sandy  
**Subject:** FW: Audio/Visual work - WIU Quad Cities project (CDB #818-020-004)

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**From:** Nell, Brad  
**Sent:** Wednesday, March 23, 2011 4:11 PM  
**To:** Wright, Ron  
**Cc:** Joerger, Marcy; Dietz, Timothy  
**Subject:** Audio/Visual work - WIU Quad Cities project (CDB #818-020-004)

Ron-

Following up on our phone conversation, Programming supports the use of contingency funds for upgrading/installing audio/visual equipment in the Quad Cities renovation/expansion project (CDB #818-020-004). It is my understanding that this enhancement will allow WIU to integrate modern teaching methods into the classroom and assist the university in overall operations.

Let me know if you have any other questions. Brad



WESTERN  
ILLINOIS  
UNIVERSITY

QUAD CITIES

January 13, 2011

Capital Development Board  
Dept of Natural Resources Bldg.  
2317 East Lincolnway, Suite A  
Sterling, IL 61081

Attn: Mr. Tim Dietz

Re: Riverfront Campus – Phase I  
Western Illinois University  
Macomb, Illinois  
CDB Project No. 818-020-004

Dear Mr. Dietz:

Western Illinois University requests approval to revise the audio visual technologies specified in this project to comply with current and future industry and WIU technological standards. Existing specified technologies are based on analog signal formats current at the time of design in 2005. Current trends show an industry shift to digital formats via the HDMI format. Accomplishing this change would provide current state of the art audio visual equipment and teaching technologies and better “future-proof” the building as such technologies evolve. Thanks you for your consideration,

*William E. Brewer*  
William E. Brewer, RA, LEED AP  
University Architect & Director Quad Cities Facilities  
309-762-3999, ext 253

January 11, 2011

Mr. Tim Dietz  
 State of Illinois  
 Capital Development Board  
 DNR Region 1 Bldg, Suite A  
 2317 E. Lincoln Way  
 Sterling, IL 61081

Dear Tim:

At the request of the using agency, we have assembled RFP E-007. The intent of this RFP is to modify the AV systems being provided throughout the facility making them compatible with digital AV signal formats. When we began design in 2005, we designed the AV systems in conjunction with the Universities current AV standards.

These standards, like most AV standards at that time, were based on analog AV signal formats. There were very few professional display technologies that generated, accepted, or reproduced digital signal formats. In the last five years, the professional AV industry has been slowly migrating to digital presentation technologies. This has been a slow migration because there is no governing body that dictates or oversees what standard would ultimately become the industry standard. Over the last two years the industry has embraced HDMI presentation technologies. This technology is now available in the majority of all video source materials (i.e. document cameras, DVD players, video conference codecs, etc.) and it was recently announced that by 2014 all laptop manufacturers will abandon VGA outputs in favor of HDMI/digital signal formats.

A major obstacle has been an industry-wide acceptance of a digital signal standard by presentation equipment manufacturers. Unlike a home theater system where a source is located at and plugged directly into the display, there are many additional components that are required for supporting a presentation system. Manufacturers are now designing and producing a wide variety of products needed to support the complexities and operational requirements of professional AV systems. It is necessary to still accommodate legacy analog products in addition to new digital products. This further complicates the requirements of the system. With the various sources available, additional components are required to switch between sources, scale the output to the desired resolution and format, and drive that signal to the remote display. In addition, the display (projector or flat screen) also needs to be able to accommodate higher quality resolutions and formats.

In order to accommodate the newer technologies that the industry is now standardizing on, we have made the following modifications to the 25 systems (individual locations) that are included in the project:

1. Removal of analog only switching technologies
2. Removal of analog signal cabling
3. Removal of analog only video projectors
4. Removal of analog only video conferencing systems
5. Addition of analog/digital scaler switchers
6. Addition of digital switching and routing equipment
7. Addition of digital compatible video projectors
8. Addition of digital signal format video drivers
9. Addition of digital compatible video conference systems
10. Addition of digital signal cabling

Mr. Tim Dietz  
January 11, 2011 / P age 2 of 2

Our initial estimate for these modifications was \$120,000.00 for the 25 locations or approximately \$4,800 per location. Some of the components or work serves multiple locations. We have tried to error on the side of caution with our estimate, however, it is difficult to quantify with certainty, deduct/credit amounts to be received for equipment, cable, and labor associated with the removal of analog based equipment. We have included as many equivalent equals as possible for the various components that are now required.

Sincerely,

PSA-Dewberry Inc.



Paul G. Reardon

PGR:meh

Q:\10025960\CONSTRUCTION\RFP\_COE-Russel Electric\E-007\Letter to Tim Dietz - EMAIL ONLY.doc

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>
1 250-197-013	Upgrad HVAC System, Elgin Regional Office Building, Department of Central Management Services	\$2,461,000 \$2,461,000
	<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>	
	Cohen Melvin and Associates Inc	
	Henneman Engineering Inc	
	Primera Engineers Ltd	
2 250-510-017	Install Emergency Generator and Upgrade Electrical System, Chicago Medical Center Office and Laboratory Building, Department of Central Management Services	\$2,000,000 \$2,000,000
	<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>	
	Berg Engineering Consultants Ltd	
	Cohen Melvin and Associates Inc	
	Farnsworth Group Inc	
3 291-101-011	Upgrade Plumbing System, Joliet Forensic Laboratory, Department of State Police	\$225,000 \$225,000
	<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>	
	A M S C O Engineering Inc	
	O & N Engineering Development PC	
	Sigma Engineering Inc	
4 738-020-038	Replace Light Ballasts, Office of the Attorney General, Springfield, Illinois, Office of the Attorney General	\$959,000 \$959,000
	<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>	
	D L Z Illinois Inc	
	Primera Engineers Ltd	
	Thermal Energy Inc	

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>
5 738-020-039	Repair and Waterproof Rear Terrace, Office of the Attorney General, Springfield, Illinois, Office of the Attorney General	\$190,000 \$190,000
	<b><i>FIRMS BEING CONSIDERED FOR SELECTION:</i></b>	
	Charles Joseph Pell Architects Incorporated	
	I E Consultants Inc	
	Sarti Architectural Group Inc	
6 750-000-005	Renovate HVAC - Drivers South, West and North, Chicago Driver Services Facilities, Office of the Secretary of State	\$2,074,000 \$2,074,000
	<b><i>FIRMS BEING CONSIDERED FOR SELECTION:</i></b>	
	D L Z Illinois Inc	
	O & N Engineering Development PC	
	P E C LLC d/b/a Power Engineers Collaborative LLC	
7 750-010-008	Upgrade North Patio for Public Safety, Michael J. Howlett Building, Springfield, Illinois, Office of the Secretary of State	\$461,000 \$461,000
	<b><i>FIRMS BEING CONSIDERED FOR SELECTION:</i></b>	
	F W A I Architects Inc	
	L Z T Associates Inc	
	Sarti Architectural Group Inc	

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**April 12, 2011**

**CDB PROJECT NO:** 250-197-013

**PROJECT DESCRIPTION:** Upgrade HVAC System

**PROJECT LOCATION:** Elgin Regional Office Building - Kane County  
Department of Central Management Services

**APPROPRIATION AMOUNT:** \$2,461,000

**ESTIMATED TOTAL PROJECT COST:** \$2,461,000

**PROJECT SCOPE OF WORK:**

The Regional Office Building (M0300) is a 47,418 square foot, two story building constructed in 1952.

The scope of work provides for replacing chillers, boilers, domestic water heater system, water softening system, and pneumatic control system. Abatement of asbestos-containing materials may be required.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**April 12, 2011**

**CDB PROJECT NO:** 250-510-017

**PROJECT DESCRIPTION:** Install Emergency Generator and Upgrade Electrical System

**PROJECT LOCATION:** Chicago Medical Center Office and Laboratory Building  
Department of Central Management Services

**APPROPRIATION AMOUNT:** \$2,000,000

**ESTIMATED TOTAL PROJECT COST:** \$2,000,000

**PROJECT SCOPE OF WORK:**

The Chicago Medical Center Office and Lab (J0210) is a 179,118 square foot, six story building constructed in 1971.

The scope of work provides for installing a generator and associated distribution equipment to provide backup power to the entire building.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**April 12, 2011**

**CDB PROJECT NO:** 291-101-011

**PROJECT DESCRIPTION:** Upgrade Plumbing System

**PROJECT LOCATION:** Joliet Forensic Laboratory - Will County  
Department of State Police

**APPROPRIATION AMOUNT:** \$ 225,000

**ESTIMATED TOTAL PROJECT COST:** \$ 225,000

**PROJECT SCOPE OF WORK:**

The Joliet Forensic Laboratory (G0501) is a 21,860 square-foot, two-story brick and masonry building constructed in 1964.

The scope of work provides for upgrading the plumbing system, including replacing the domestic water piping.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**April 12, 2011**

**CDB PROJECT NO:** 738-020-038

**PROJECT DESCRIPTION:** Replace Light Ballasts

**PROJECT LOCATION:** Springfield, Sangamon County  
Office of the Attorney General

**APPROPRIATION AMOUNT:** \$ 959,000

**ESTIMATED TOTAL PROJECT COST:** \$ 959,000

**PROJECT SCOPE OF WORK:**

The Attorney General Building (L0100) is a 60,500 square foot, four story building constructed in 1968.

The scope of work provides for re-ballasting and re-lamping the fluorescent light fixtures throughout the building. Hazardous materials removal will be required.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**April 12, 2011**

**CDB PROJECT NO:** 738-020-039

**PROJECT DESCRIPTION:** Repair and Waterproof Rear Terrace

**PROJECT LOCATION:** Springfield, Sangamon County  
Office of the Attorney General

**APPROPRIATION AMOUNT:** \$ 190,000

**ESTIMATED TOTAL PROJECT COST:** \$ 190,000

**PROJECT SCOPE OF WORK:**

The Attorney General Building (L0100) is a 60,500 square-foot, four-story building constructed in 1968.

The scope of work provides for repairing and waterproofing the terrace plaza deck including replacement of concrete deck slab, repair of concrete structural elements, repair of concrete retaining wall, upgrade of drainage system, and repair of interior finishes.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**April 12, 2011**

**CDB PROJECT NO:** 750-000-005

**PROJECT DESCRIPTION:** Renovate HVAC - Drivers South, West and North

**PROJECT LOCATION:** Chicago Driver Services Facilities  
Office of the Secretary of State

**APPROPRIATION AMOUNT:** \$2,074,000

**ESTIMATED TOTAL PROJECT COST:** \$2,074,000

**PROJECT SCOPE OF WORK:**

The Motor Vehicle Facilities (M0200, M0201 and M0203) are each 27,672 square foot, two-story buildings constructed in 1959.

The scope of work provides for removing existing equipment and installing new energy efficient HVAC equipment for all three facilities.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**April 12, 2011**

**CDB PROJECT NO:** 750-010-008

**PROJECT DESCRIPTION:** Upgrade North Patio for Public Safety

**PROJECT LOCATION:** Michael J. Howlett Building - Springfield  
Office of the Secretary of State

**APPROPRIATION AMOUNT:** \$ 461,000

**ESTIMATED TOTAL PROJECT COST:** \$ 461,000

**PROJECT SCOPE OF WORK:**

The Michael J. Howlett Building (M0102) is a 450,000 square foot, eight-story building constructed in 1929.

The scope of work provides for renovating the north plaza by removing and replacing the existing paving including waterproofing the underlying tunnel, increasing the ability of the plaza to remove storm water, and repairing the stone faces of the retaining wall below. The Illinois Historic Preservation Agency should be consulted during every phase of the project.

**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>
810-048-021	Upgrade HVAC System - City Center Joliet Junior College - Will County Illinois Community College Board	\$272,800
830-010-337	Interior & Exterior Renovations to the Education Building University of Illinois - Urbana-Champaign	\$1,275,000

**CAPITAL DEVELOPMENT BOARD  
RECOMMENDATION FOR BOARD CONCURRENCE  
IN THE SELECTION OF  
HIGHER EDUCATION ARCHITECT/ENGINEER  
April 12, 2011**

**CDB PROJECT NO:** 810-048-021

**PROJECT DESCRIPTION:** Upgrade HVAC System - City Center

**PROJECT LOCATION:** Joliet Junior College - Will County  
Illinois Community College Board

**APPROPRIATION AMOUNT:** \$ 272,800

**ESTIMATED TOTAL PROJECT COST:** \$ 272,800

**PROJECT SCOPE OF WORK:**

Joliet Junior College is a 396,674 square foot, 17-building campus constructed in 1972.

The scope of work provides for upgrading the HVAC system at the Joliet Junior College City Center, including replacing nine roof top HVAC units and ductwork and upgrading controls.

**CAPITAL DEVELOPMENT BOARD  
RECOMMENDATION FOR BOARD CONCURRENCE  
IN THE SELECTION OF  
HIGHER EDUCATION ARCHITECT/ENGINEER  
April 12, 2011**

**CDB PROJECT NO:** 830-010-337

**PROJECT DESCRIPTION:** Interior and Exterior Renovations to the Education Building

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

**APPROPRIATION AMOUNT:** \$1,200,400

**ESTIMATED TOTAL PROJECT COST:** \$1,275,000

**PROJECT SCOPE OF WORK:**

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

The scope of work provides for replacing the plaza deck membrane on the east side of the building, remove and replace gutters and downspouts and damaged soffit on the east side, reconstruct planting beds on the east side, renovate exterior masonry screen walls, replace west accessible building entrance doors, install new ceilings and energy efficient light fixtures in selected areas of the ground floor, paint walls, replace flooring in the ground floor classrooms, install interior digital signage system for the building and enhance the building's fire alarm system.

**SUBJECT: *Director Selection / Informational Items***

<b><u>PROJECT #</u></b>	<b><u>FIRM/JOB DESCRIPTION</u></b>	<b><u>PROJECT AMOUNT</u></b>
125-003-002	Emergency - Repair/Replace Boiler Room Equipment Illinois Youth Center - Harrisburg Department of Juvenile Justice	\$115,000

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

**BOARD MEETING DATE:** April 12, 2011

**CDB PROJECT NO:** 125-003-002

**PROJECT DESCRIPTION:** Emergency - Repair/Replace Boiler Room Equipment

**PROJECT LOCATION:** Illinois Youth Center - Harrisburg  
Department of Juvenile Justice

**PROJECT AMOUNT:** \$115,000

**PROJECT SCOPE OF WORK:**

The Illinois Youth Center at Harrisburg is an 11-building, medium security juvenile facility constructed in 1964 as a mental health facility and acquired by the Department of Juvenile Justice in 1982.

The scope of work provides for evaluating and replacing the minimum necessary condensate tank and equipment, two heat exchangers and the laundry hot water storage tank. The services will include the preparation of bidding documents and abbreviated specifications for the identified and approved work items and the design of any necessary asbestos abatement associated with the project.

**SUBJECT: *Concurrence of IBHE Selection @ Director Level/Informational Item***

<b><u>PROJECT #</u></b>	<b><u>FIRM/JOB DESCRIPTION</u></b>	<b><u>PROJECT AMOUNT</u></b>
825-040-029	Miscellaneous Campus Upgrades Southern Illinois University School of Medicine – Springfield, Illinois Southern Illinois University	\$226,000

**Illinois Board of Higher Education A/E Recommendation  
A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**

**BOARD MEETING DATE:** April 12, 2011

**CDB PROJECT NO:** 825-040-029

**PROJECT DESCRIPTION:** Miscellaneous Campus Upgrades

**PROJECT LOCATION:** Southern Illinois University School of Medicine - Springfield  
Southern Illinois University

**PROJECT AMOUNT:** \$226,000

**PROJECT SCOPE OF WORK:**

Southern Illinois University School of Medicine is a 288,626 square foot, five-building campus.

The scope of work provides for various exterior infrastructure upgrades, including replacing the roofing systems on building 913, repairing curbs and driveway aprons and sidewalks campus-wide, exterior concrete repairs and repainting building 913, tuckpointing the retaining wall and replace handrails.

### FY-11 CDB BOARD MEETING SCHEDULE

<b>DATE</b>	<b>TIME</b>	<b>LOCATION</b>
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.	Cancelled
December 14, 2010	10:30 a.m.	Chicago and Springfield video-conference
January 11, 2011	10:30 a.m.	Cancelled
February 8, 2011	10:30 a.m.	Chicago, Springfield and Collinsville video-conference
March 17, 2011	10:30 a.m.	Chicago, Springfield and Collinsville video-conference
April 12, 2011	10:30 a.m.	Chicago, Springfield and Collinsville video-conference
May 10, 2011	10:30 a.m.	Chicago, Springfield and Collinsville video-conference
June 14, 2011	10:30 a.m.	Chicago, Springfield and Collinsville video-conference