



Jim Riemer, Sr.  
Executive Director

# **CDB BOARD BOOK**

**July 13, 2010, 10:30 a.m.**

**Video-Conference**

**between**

**James R. Thompson Center**

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

**Chicago, Illinois 60601**

**and**

**Robert Oxtoby Board Room**

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

**401 S. Spring Street**

**Springfield, Illinois 62706**

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

**CAPITAL DEVELOPMENT BOARD**

July 13, 2010, 10:30 a.m.

Video-Conference

between

James R. Thompson Center  
100 West Randolph Street, Suite 14-600  
Chicago, Illinois 60601

and

Robert Oxtoby Board Room  
3<sup>rd</sup> Floor Stratton Office Building  
401 S. Spring Street  
Springfield, Illinois 62706

1. **CALL TO ORDER**

**PRELIMINARY ITEMS**

- 2. Adoption of Agenda
- 3. Approval of June 8, 2010 Minutes..... 1-7
- 4. Introduction of Guests

**BOARD ACTION**

- 5. Modification
  - SOS – James R. Thompson Center – Emergency ..... 8-25
- 6. Change Orders
  - Dept. of Corrections – Logan Correctional Center ..... 26-32
  - Truman City College – Student Services Center/Parking Facility..... 33-38
- 7. Staff Recommendations for Architect/Engineer Selections..... 39-51
- 8. Federal Military Recommendations for Architect/Engineer Selections ..... 52-53
- 9. Higher Education Recommendations for Architect/Engineer Selections..... 54-58
- 10. Design Excellence Resolution..... 59

**INFORMATIONAL ITEMS**

- 11. Architect/Engineers approved by Executive Director ..... 60-65

**EXECUTIVE SESSION**

staff contact: Candy Bearden  
217.782.8722

SUBJECT: Meeting Minutes for June 8, 2010 Board Meeting

The June 8, 2010 meeting of the Capital Development Board was held by video-conference at the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois and the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, IL 62706.

The following Board Members were present:

**Chicago**

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

**Springfield**

Glyn Ramage

Others present:

**Chicago**

Jim Riemer, CDB  
Jim Underwood, CDB  
Ron Wright, CDB  
Fred Hahn, CDB  
Jane Gucker, CDB  
Gwen Diehl, IDVA  
Terence Russell, STV Inc.  
Tom Stone, CDB  
Eddie Frazier, CDB  
Charlie Park, CDI  
Richard Runner, ISU  
Brie Yaksic, dbHMS  
Pat VanDuyne, Joliet Jr. Coll.  
Bhanoji Yodavalli, USPS  
Leonard McGee, CDB  
Jesse Martinez, CDB  
Karen Fredrickson, CDB  
Ngozi Okorafor, CDB  
Diane Minor, CCC  
Heather Hammerle, Bailey Edward

**Springfield**

Don Broughton, CDB  
Candy Bearden, CDB  
Meredith Jamison, CDB  
Greg Florian, Richland Com. Coll.  
Brad Nell, CDB  
David Kennedy, ACEC-IL  
Daryl Vermillion, SOS  
Joseph Vitosky, U of I  
Marcy Joerger, CDB  
Mary Nelson, U of I  
Karen Quinlan, U of I  
Don Broughton, CDB  
Lisa Mattingly, CDB  
Mike Waldinger, AIA  
Ambra Knox, CMT  
Harl Ray, SOS

Chairman Licata called the meeting to order at 10:35 a.m.

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

Mr. Munoz moved and Mr. Chin seconded a motion for adoption of the agenda without inclusion of Item #10, Design Excellence Board Resolution. Chairman Licata called for a vote, which was approved unanimously.

Mr. Ramage moved and Mr. Ladd seconded a motion to approve the minutes of the May 11, 2010 meeting. Chairman Licata called for a vote, which was approved unanimously.

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

**Department of Central Management Services**

Emergency Repairs to Exterior Façade  
Granite Recladding  
James R. Thompson Center  
Chicago, Cook County, Illinois  
CDB Project No. 250-025-024  
A/E: Thornton Tomasetti, Inc.

Modification No. 2 ..... \$349,500.00

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

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

**Office of the Secretary of State**

Upgrade High Voltage Monitoring System  
Capitol Complex  
Springfield, Sangamon County, Illinois  
CDB Project No. 750-000-002  
A/E: Industrial Tech Group

Change Order E-5 ..... \$115,189.00

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

Mr. Wright gave presentation on the following change order for approval. Mr. Wright noted that the proceed order for this change order was approved by the Board at the September 15, 2009 Board Meeting.

**Illinois Board of Higher Education – BP #3**

Student Services / Parking Facility  
 Truman City College  
 Chicago, Cook County, Illinois  
 CDB Project No. 810-010-005  
 A/E: STV, Inc.

Change Order G-10 . . . . . \$165,288.13

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

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

**Illinois Board of Higher Education – BP #4**

Student Services / Parking Facility  
 Truman City College  
 Chicago, Cook County, Illinois  
 CDB Project No. 810-010-005  
 A/E: STV, Inc.

Change Order G-10 . . . . . \$212,409.05  
 Change Order E-12 . . . . . \$ 12,644.83  
 TOTAL CHANGE ORDERS . . . . . \$225,053.88

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

Mr. Wright gave presentation on the following change order for approval. Mr. Charlie Park with Clark-Dietz, Inc. assisted with this presentation by giving a brief project history to the Board.

**Illinois Board of Higher Education**

Life Safety Improvements  
 Turner – Stevenson Halls  
 Illinois State University  
 Normal, McLean County, Illinois  
 CDB Project No. 821-010-095  
 A/E: Clark-Dietz, Inc.

Change Order G-034 . . . . . \$ 85,225.92  
 Change Order E-24 . . . . . \$ 20,859.82  
 Change Order H-21 . . . . . \$ 5,566.00

Change Order V-14 .....	\$ 2,614.00
Change Order TC-7.....	\$ 1,084.99
TOTAL CHANGE ORDERS.....	\$115,350.73

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

Mr. Wright gave presentation on the following **revised** proceed order for approval. The original proceed order for the deduct amount of (\$5,000) was approved at the October, 2009 board meeting.

**Illinois Board of Higher Education**  
 Life Safety Improvements  
 Turner – Stevenson Halls  
 Illinois State University  
 Normal, McLean County, Illinois  
 CDB Project No. 821-010-095  
 A/E: Clark-Dietz, Inc.

Revised Proceed Order E-021 .....	\$24,000.00
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Mr. Ramage moved and Mr. Chin seconded a motion to approve the change order. Chairman Licata called for a vote, which was approved unanimously.

Per Board Member Mark Ladd, the Board discussed the modification for Project No. 250-025-024 again that was previously approved at this board meeting. The approval was conditional based upon a confirmation of the project amount. For the record, the Board agreed that the approved modification was with the professional services fee based on the \$4.5M not the original estimated amount of \$7M.

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

1.	040-050-021	Department of Veterans Affairs Replace Galvanized Cold Water Piping LaSalle Veterans' Home LaSalle County 1. Larson & Darby, Inc. 2. DLZ Illinois, Inc. 3. Sigma Eng. Inc.	Appropriation: \$210,000 Project Cost: \$210,000
2.	040-060-013	Department of Veterans Affairs Plan and Begin the Construction of a 40-50 Bed Addition Anna Veterans' Home Union County, IL 1. Image Architects, Inc 2. Ferry & Associates Arch., LLC 3. Farnsworth Group, Inc.	Appropriation: \$700,000 Project Cost: \$12,200,000

Mr. Toth moved and Mr. Ramage seconded a motion to approve the recommendations 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.	102-083-004	Department of Natural Resources Improve Infrastructure World Shooting & Recreational Complex Sparta, Illinois 1. Kaskaskia Engineering Group, LLC 2. Baysinger Design Group, Inc. 3. Oates Associates, Inc.	Appropriation: \$450,000 Project Cost: \$450,000
4.	102-730-028	Department of Natural Resources Replace Sewage Treatment System Giant City State Park & Lodge Jackson County, IL 1. Thouvenot Wade & Moerchen, Inc. 2. Horner & Shifrin, Inc. 3. Geotech Engineering & Testing, Inc.	Appropriation: \$491,040 Project Cost: \$491,040

Mr. Ramage moved and Mr. Chin seconded a motion to approve the recommendations 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.	125-110-002	Department of Juvenile Justice Replace HVAC in Residential Cottages Illinois Youth Center – St. Charles 1. DLZ Illinois Inc. 2. Stanley Consultants, Inc. 3. O & N Engineering Dev., PC	Appropriation: \$606,000 Project Cost: \$951,000
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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:

6.	321-015-090	Department of Human Services Life Safety Upgrades Facility Wide Choate Mental Health and Developmental Center – Anna, Illinois 1. Architechniques, Ltd. 2. Woolpert Architecture, LLC 3. Design Architects, Inc.	Appropriation: \$7,296,000 Project Cost: \$7,296,000
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Mr. Ramage 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:

7.	321-125-050	Department of Human Services Upgrade Fire Alarm System Facility Wide McFarland Mental Health Center Springfield, Sangamon County, Illinois 1. T R C Worldwide Eng., Inc. 2. H O H Architects, Inc. 3. Woolpert, Inc.	Appropriation: \$2,800,000 Project Cost: \$2,800,000
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Mr. Munoz 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:

8.	546-006-001	Department of Military Affairs Plan and Begin Construction of an Armory Aviation Support Facility/Armory Kankakee Aviation Support Facility 1. Bailey Edward Design, Inc. 2. Burns & McDonnell d/b/a Burns & McDonnell Engineering 3. Cordogan Clark & Assoc., Inc.	Appropriation: \$6,252,000 Project Cost: \$48,252,000
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Mr. Toth moved and Mr. Munoz seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

Mr. Broughton introduced Greg Florian with Richland Community College to the Board. Mr. Florian explained to the Board the A/E selection process utilized by the College for the following A/E selection recommendation:

9.	810-026-012	Illinois Community College Board Renovate/Expand Student Success Center - Richland Community College Macon County, IL 1. BLDD Architects, Inc.	Project Cost: \$4,698,700
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Mr. Ramage 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 introduced Pat VanDuyne with Joliet Junior College to the Board. Pat VanDuyne explained to the Board the A/E selection process utilized by the College for the following A/E selection recommendation:

10.	810-048-020	Illinois Community College Board Upgrade Utilities Joliet Junior College – Will County 1. KJWW Engineering	Project Cost: \$4,522,900
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Mr. Munoz 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.

Chairman Licata presented a Resolution to Fredrick W. Hahn from the Board. Mr. Ladd moved and the rest of the board members seconded a motion to accept the resolution. Chairman Licata called for a vote, which was approved unanimously.

Chairman Licata noted the following informational items:

1. Architect/Engineers approved by Executive Director.

For the record, Chairman Licata appointed Board Member Stephen Toth to the Audit Committee chaired by Board Member Michael Chin.

Mr. Ladd moved and Mr. Munoz seconded a motion to approve the Semi-Annual review of Closed-Session Minutes in accordance with Ms. Okorafor's memorandum dated June 8, 2010. Chairman Licata called for a vote, which was approved unanimously.

Mr. Munoz moved and Mr. Ladd seconded a motion to adjourn. Chairman Licata called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 11:43 a.m.

## Executive Summary for Board Level Modification

**CDB Project No.:** 250-025-024  
**Project Description:** Emergency Repairs to Exterior Façade  
- Granite Recladding  
**Project Location:** James R. Thompson Center  
Chicago, Cook County, Illinois

### Project History:

On Thursday, August 27, 2009, at approximately 11:30 a.m., a granite panel located at the two-story accent band along the east elevation of the above-referenced building dislodged and fell onto Clark Street.

The scope of this phase of the project is to provide the architectural and engineering services for Restoration/Granite Recladding. The scope of the original PSA was for the removal of the granite cladding after the incident of a granite panel dislodging at the exterior façade. Work completed to date includes installation of pedestrian canopy, removal and disposing of the existing stone cladding at the east west and south elevations, including free-standing columns at the plaza, and installation of the painted plywood enclosures at the base of each column to enclose structural steel framing for the pedestrians' safety.

### Requested Action:

We are requesting approval of Modification No. 2 in the amount of \$351,700.00, which is a full design & construction services contract with Thornton Tomasetti (TT). The modification includes complete design, bidding, construction supervision and closeout documentation, for removing existing steel framing (1<sup>st</sup> bid package) and installing new structural steel framing and granite cladding for building façade and the free-standing columns (2<sup>nd</sup> bid package). In addition to recladding, TT will develop details to perform repairs to the third floor roof, arcade ceiling, and the round metal enclosures.

At the June 2010 Board Meeting, the Board members raised some questions. The staff offers the following responses for your consideration:

1. Modification Number 2 is for design services for Phases 3 and 4 of the project, and includes the projected construction costs which total \$4.5 million.
2. In addition, the costs for the design and construction services for Phases 1 and 2 (which have already been completed), total \$1.2 million.
3. Thus, the current design and construction costs for Phases 1 through 4, total a projected \$5.7 million.

**State of Illinois  
Capital Development Board**

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

**Project Number:** 250-025-024

**Contract No.:** 10-0214-10

**Modification No.:** 2

**Total Project Budget:** \$ 5.7 Mil

**Unobligated Funds:** \$ 2.3 Mil

**Project Manager:** Mohammed Haq

**Regional Manager:** Karen Fredrickson

**Using Agency:**

Central Management Services

**Project Description:** Emergency Repairs to Exterior Façade –  
Granite Reclading JRTC

**Project Status:** Design

**PURPOSE OF THIS AGREEMENT:**

To provide compensation for the architectural / engineering services for design and construction of Phase 3 and Phase 4. Phase 3 involves removing the structural steel framing along Clark, Randolph and LaSalle Streets in the summer of 2010. Phase 4 will begin later in 2010, and involves erecting new structural steel frame and installing new granite cladding at all three elevations. This phase will conclude in late summer/fall of 2011.

**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	\$ 106,000.00	\$ 106,000.00	\$ 340,000.00	\$ 446,000.00
2. Additional Services	\$ 77,500.00	\$ 86,920.00	\$	\$ 86,920.00
3. CAF	\$ 5,500.00	\$ 5,800.00	\$ 10,200.00	\$ 16,000.00
4. Print Bid Documents	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 3,000.00
5. Reimbursable	\$	\$	\$	\$
6.	\$	\$	\$	\$
7.	\$	\$	\$	\$
8.	\$	\$	\$	\$
9.	\$	\$	\$	\$
10.	\$	\$	\$	\$
11.	\$	\$	\$	\$
12.	\$	\$	\$	\$
<b>TOTALS</b>	\$ 190,500.00	\$ 200,220.00	\$ 351,700.00	\$ 551,920.00

# MODIFICATION

State of Illinois



## Professional Services Agreement

Modification Number: 2  
Project Number: 250-025-024  
Date: June 28, 2010

**Firm Name, Address**  
Thornton Tomasetti, Inc.  
330 N Wabash #1500  
Chicago, IL 60611

**Project Information**  
Restoration  
James R. Thompson Center - Chicago  
Chicago, Cook County, Illinois

This Modification Changes the Scope of the Contract

Agreement Date: 12/18/2009 Contract: 10021410

Scope/Purpose of this agreement modification: Compensate a/e for architectural/engineering services for design and construction of Phase 3 and Phase 4. Phase 3 involves removing the structural steel framing along Clark, Randolph and LaSalle Streets in the summer of 2010. Phase 4 will begin later in 2010 and will involve erecting a new structural steel frame and installing new granite cladding at all three elevations. This phase will conclude in late summer/fall of 2011.

Subject agreement amended as follows: Add Phase 3 and Phase 4. Establish a project budget. Add Thornton Tomasetti Proposal of March 5th, 2010, as revised June 16th 2010 as 'Exhibit A'

**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	\$106,000.00	\$0.00	\$106,000.00	\$340,000.00	\$446,000.00
Additional Services	\$77,500.00	\$9,420.00	\$86,920.00	\$0.00	\$86,920.00
Const. Administration Fee, CAF	\$5,500.00	\$300.00	\$5,800.00	\$10,200.00	\$16,000.00
Print Bid Documents in excess	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$3,000.00
<b>TOTALS</b>	<b>\$190,500.00</b>	<b>\$9,720.00</b>	<b>\$200,220.00</b>	<b>\$351,700.00</b>	<b>\$551,920.00</b>

Prepared by: M. H. H. 6/28/10  
Mohammed H. H. Date

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

AE Firm name: Thornton Tomasetti, Inc.

By: Lance Parker 6/28/10  
AE's Authorizing Representative Date

Reviewed: \_\_\_\_\_  
Contract Executive Date

Print AE name, Title: LANCE PARKER, VICE-PRESIDENT

Approved by: Ramona Clark 6-29-10  
Regional Manager Date

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

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

Final CDB authorization \_\_\_\_\_  
Print name/Title Date

## APPENDIX A - M 2 PHASE 3 AND 4

A/E NAME: Thornton Tomasetti Inc

CDB PROJECT NO: 250-025-024

CONSTRUCTION BUDGET: \$4,146,800.00

CONTRACT NO: 10021410

DESIGN BUDGET: \$3,732,300.00

A	Basic Services Fee	\$340,000.00	
B	Additional Services	\$ .00	
C	Const. Administration Fee, CAF	\$10,200.00	
	Total Items A, B, C		\$350,500.00
D	Overhead & Profit Multiplier (Items B & E)	2.6	
E	On-Site Representative Reimbursement Allowance		\$ .00
F	Reimbursable Expenses		

	Total Item F: Printing in excess of 15 sets		\$1,500.00
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### PROJECT SCHEDULE

Schematic Design	
Program Analysis	
Design Development Phase	09/03/2009
50 % Design	
75 % Design	
100 % Design	06/18/2010
Bid Document Release	07/05/2010
Prime Bid	07/26/2010
A/E Substantial Completion	08/27/2011
A/E Final Acceptance	10/15/2011
A/E Contract Completion Date	07/05/2012

### BASIC SERVICES FEE PAYMENT SCHEDULE

Program Analysis	11%	
Schematic Design	9%	
Design Development	13%	
Bid Documents	34%	
Bid Phase	4%	
Construction Phase	22%	
Construction Close-out	7%	

**FOR CDB USE ONLY:**

Total Contract Obligation (A + B + C + E + F) \$ **\$351,700.00**

Rev. July 2009

EXHIBIT A

# Thornton Tomasetti

March 5, 2010  
Revised May 4, 2010  
Revised June 16, 2010

Mr. Ken Mesle  
CAPITAL DEVELOPMENT BOARD  
401 S. Spring  
3<sup>rd</sup> Floor  
Springfield, IL 62706

**RE: PROPOSAL FOR ARCHITECTURAL/ENGINEERING SERVICES  
GRANITE CLADDING REPLACEMENT – PHASES 3 AND 4  
JAMES R. THOMPSON CENTER; CHICAGO, IL**

Dear Mr. Mesle:

Thornton Tomasetti, Inc. (TT) is pleased to submit this proposal to the Capital Development Board (CDB) to provide architectural/engineering services in connection with the above referenced building.

## **I. DESCRIPTION OF THE PROJECT**

On August 27, 2009, a granite wall panel dislodged from the east side of the Thompson Center and fell to Clark Street. Fortunately, no one was hurt and there was no property damage. Shortly thereafter, TT was engaged to investigate the issues and provide recommendations regarding the granite cladding. At the conclusion of TT's investigation, TT recommended that the granite cladding be removed. During the preparation of a bid package for the granite removal work, it was determined that it would be more cost effective to dispose of the existing granite and install new material. It has also been determined that due to extensive corrosion, it will be more cost effective to remove and replace the structural steel framing utilized for the granite cladding, rather than repair the existing.

The removal of the existing granite cladding has been completed. The CDB is anticipating that the re-cladding work will be performed in two phases (Phases 3 and 4). Phase 3 will involve removing the existing structural steel framing along Clark, Randolph, and LaSalle Streets, during the summer of 2010. Phase 4 will begin later in 2010 and will involve erecting a new structural steel frame and installing new granite at all three elevations. Phase 4 will conclude late summer/fall of 2011. Drawings and specifications need to be prepared for this work, so that Contractors can competitively bid and perform the project.

Based on the information available at this time, TT has recommended a budget of \$4,500,000 for Phases 3 and 4.

# Thornton Tomasetti

Mr. Ken Mesle

RE: PROPOSAL FOR ARCHITECTURAL/ENGINEERING SERVICES  
GRANITE CLADDING REPLACEMENT – PHASE 3 AND 4  
JAMES R. THOMPSON CENTER, CHICAGO, IL  
March 5, 2010  
Revised May 4, 2010  
Revised June 16, 2010

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## II. SCOPE OF SERVICES

### Phase 3

The following scope of services is for the preparation of a set of bidding documents that is for the removal of the structural steel framing. Due to the limited nature of this work, Schematic Design and Design Development phases are not necessary.

#### A. Bidding Documents

1. TT will prepare Bidding Documents consisting of the following:
  - Cover Sheet
  - Key Plan
  - Demolition Drawings
  - Demolition Details
  - Specifications (In CSI Format)
2. The bidding documents will be submitted to the CDB for review once they are 100% complete. Upon the CBD's approval of the Bidding Documents, TT will finalize the documents for bidding.

#### B. Bidding

1. TT will assist with preparing the Advertisement for Bids.
2. TT will distribute the construction documents, which will include distributing the documents to Dodge Plan Rooms and CDB offices.
3. TT will attend the pre-bid meeting.
4. TT will address any bidder questions that may arise, and prepare and distribute written addenda if necessary.
5. TT will attend the bid opening, and provide assistance with the Bid Analysis.

# Thornton Tomasetti

Mr. Ken Mestle

RE: PROPOSAL FOR ARCHITECTURAL/ENGINEERING SERVICES  
GRANITE CLADDING REPLACEMENT – PHASE 3 AND 4  
JAMES R. THOMPSON CENTER; CHICAGO, IL  
March 5, 2010  
Revised May 4, 2010  
Revised June 16, 2010

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## C. Construction Phase

1. Once a Contractor is selected, TT will facilitate a pre-construction meeting, at which we will discuss construction-related issues, access to the building, emergency contacts, construction schedules, etc.
2. TT will assist the Contractor in obtaining the permit by signing and sealing our drawings and a permit application. TT will also attend up to two meetings with the City to clarify portions of the project (commonly referred to as "open plan reviews").
3. TT will periodically perform site visits to observe the work once construction has begun, and determine its conformance with the construction documents. Field reports will be issued after each site visit.
4. TT will review shop drawings, product submittals, samples, mockups, testing reports, etc., when required by the construction documents.
5. TT will prepare supplemental documents as necessary to clarify construction issues or unanticipated field conditions, and answer Requests for Information (RFIs).
6. TT will facilitate weekly progress meetings to discuss construction issues, technical information, logistics, etc. Meeting minutes will be issued to the appropriate personnel within one week of each meeting.
7. TT will review the Contractor's Schedule of Values and Schedule, and monitor the preparation of the Contractor's Record Drawings.

## D. Project Closeout Phase

1. When notified by the Contractor that the demolition work is substantially complete, TT will conduct a preliminary inspection of the work and prepare a preliminary punch list.
2. TT shall obtain all guarantees, warranties, and bonds.
3. Upon Contractor notification, TT shall perform a final inspection.
4. TT shall process and certify the final payment.

# Thornton Tomasetti

Mr. Ken Mesle

RE: PROPOSAL FOR ARCHITECTURAL/ENGINEERING SERVICES  
GRANITE CLADDING REPLACEMENT – PHASE 3 AND 4  
JAMES R. THOMPSON CENTER; CHICAGO, IL  
March 5, 2010  
*Revised May 4, 2010*  
*Revised June 16, 2010*

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5. TT shall submit two sets of revised contract documents labeled "Record Construction Drawings."

## Phase 4

The following scope of services is for the preparation of one set of bidding documents that reflects a multi-year construction project awarded to one contractor.

### A. Schematic Design

TT will prepare Schematic Design documents, consisting of the following:

- Cover Sheet
- Key Plan
- Preliminary Elevation Drawings
- Preliminary Structural Framing Plans
- Representative granite cladding installation details
- Representative structural steel details
- An Opinion of Probable Cost

### B. Design Development

1. After the CDB's review and comment on the Schematic Design documents, TT will prepare Design Development documents, consisting of the following:

- Cover Sheet
- Key Plan
- Elevation Drawings
- Structural Framing Plans
- Typical granite cladding installation details
- Typical structural steel details
- Outline specifications
- An Opinion of Probable Cost

2. In addition to the recladding, details will also be developed to address areas that are in need of ongoing maintenance or minor repair. TT feels that it is in the best interest of the CDB to address these areas as part of the recladding project (it will be more cost effective to perform these maintenance type repairs in conjunction with a larger scale project). These details may involve repairs to the 3<sup>rd</sup> floor roof, arcade ceiling, round metal column enclosures, etc.

# Thornton Tomasetti

Mr. Ken Mesle

RE: PROPOSAL FOR ARCHITECTURAL/ENGINEERING SERVICES  
GRANITE CLADDING REPLACEMENT – PHASE 3 AND 4  
JAMES R. THOMPSON CENTER; CHICAGO, IL  
March 5, 2010  
Revised May 4, 2010  
Revised June 16, 2010

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## C. Bidding Documents

1. After the CDB's review and comment on the Design Development documents, TT will prepare Bidding Documents consisting of the following:
  - Cover Sheet
  - Key Plan
  - Elevation Drawings
  - Structural Framing Plans
  - Granite cladding installation details
  - Structural steel details
  - Specifications (In CSI Format)
  - An Opinion of Probable Cost
2. The bidding documents will be submitted to the CDB for review once they are 50%, 75%, and 100% complete. Upon the CDB's approval of the Bidding Documents, TT will finalize the documents for bidding.

## D. Bidding

1. TT will assist with preparing the Advertisement for Bids.
2. TT will distribute the construction documents, which will include distributing the documents to Dodge Plan Rooms and CDB offices.
3. TT will attend the pre-bid meeting.
4. TT will address any bidder questions that may arise, and prepare and distribute written addenda if necessary.
5. TT will attend the bid opening, and provide assistance with the Bid Analysis.

## E. Construction Phase

1. Once a Contractor is selected, TT will facilitate a pre-construction meeting, at which we will discuss construction-related issues, access to the building, emergency contacts, construction schedules, etc.

# Thornton Tomasetti

Mr. Ken Mesle

RE: PROPOSAL FOR ARCHITECTURAL/ENGINEERING SERVICES  
GRANITE CLADDING REPLACEMENT – PHASE 3 AND 4  
JAMES R. THOMPSON CENTER; CHICAGO, IL  
March 5, 2010  
Revised May 4, 2010  
Revised June 16, 2010

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2. TT will assist the Contractor in obtaining the permit by signing and sealing our drawings and a permit application. TT will also attend up to two meetings with the City to clarify portions of the project (commonly referred to as "open plan reviews").
3. TT will periodically perform site visits to observe the work once construction has begun, and determine its conformance with the construction documents. Field reports will be issued after each site visit.
4. TT will review shop drawings, product submittals, samples, mockups, testing reports, etc., when required by the construction documents.
5. TT will prepare supplemental documents as necessary to clarify construction issues or unanticipated field conditions, and answer Requests for Information (RFIs).
6. TT will facilitate weekly progress meetings to discuss construction issues, technical information, logistics, etc. Meeting minutes will be issued to the appropriate personnel within one week of each meeting.
7. TT will review the Contractor's Schedule of Values and Schedule, and monitor the preparation of the Contractor's Record Drawings.

## F. Project Closeout Phase

1. When notified by the Contractor that the reclad work is substantially complete, TT will conduct a preliminary inspection of the work and prepare a preliminary punch list.
2. TT shall obtain all guarantees, warranties, and bonds.
3. Upon Contractor notification, TT shall perform a final inspection.
4. TT shall process and certify the final payment.
5. TT shall submit two sets of revised contract documents labeled "Record Construction Drawings."
6. TT shall perform a nine month inspection and submit a written report within 7 days.

# Thornton Tomasetti

Mr. Ken Mesle

RE: PROPOSAL FOR ARCHITECTURAL/ENGINEERING SERVICES  
GRANITE CLADDING REPLACEMENT – PHASE 3 AND 4  
JAMES R. THOMPSON CENTER, CHICAGO, IL  
March 5, 2010 Page 7 of 8  
Revised May 4, 2010  
Revised June 16, 2010

### III. SCHEDULE

TT will begin working on the project immediately after receiving a Notice to Proceed.

We are anticipating the following schedule for Phase 3:

- Bidding Documents Early June 2010
- Bidding Mid June
- Construction Phase July through August
- Project Closeout Phase September

We are anticipating the following schedule for Phase 4:

- Schematic Design Late May/Early June 2010
- Design Development Late June/Early July
- Bidding Documents Early August
- Bidding Mid August
- Construction Phase October 2010 through September 2011
- Project Closeout Phase October 2011

### IV. STAFFING

The project team will be led by William D. Bast, P.E., S.E., SECB, principal-in-charge for this project. Lance Parker, R.A. will serve as project manager for TT. He has extensive experience with building evaluation and repair, and will be assisted by additional TT staff.

### V. FEES

- A. We propose to provide the indicated scope of services for a lump sum fee of \$340,000. This fee is allocated as follows:

# Thornton Tomasetti

Mr. Ken Mesle

RE: PROPOSAL FOR ARCHITECTURAL/ENGINEERING SERVICES  
GRANITE CLADDING REPLACEMENT - PHASE 3 AND 4  
JAMES R. THOMPSON CENTER; CHICAGO, IL  
March 5, 2010  
Revised May 4, 2010  
Revised June 16, 2010

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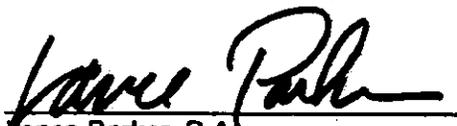
Task	Phase 3	Phase 4
Schematic Design	n/a	\$ 25,000
Design Development	n/a	\$ 45,000
Bidding Documents	\$20,000	\$ 75,000
Bidding	\$ 5,000	\$ 10,000
Construction Phase	\$25,000	\$120,000
Project Closeout Phase	\$ 5,000	\$ 10,000
<b>Totals =</b>	<b>\$55,000</b>	<b>\$285,000</b>

**Grand Total = \$340,000**

- B. All typical out-of-pocket expenses, such as cab fares, printing (up to 15 bid sets), photographic services, messenger service, and overnight mail, are included in our fee.

We look forward to the opportunity to be of service, and to your favorable response to our proposal. If you should have any questions regarding the above, please feel free to call.

Sincerely,  
THORNTON TOMASETTI, INC.



Lance Parker, R.A.  
Vice President

# Thornton Tomasetti

March 5, 2010

Mr. Ken Mesle  
CAPITAL DEVELOPMENT BOARD  
401 S. Spring  
3<sup>rd</sup> Floor  
Springfield, IL 62706

**RE: PROPOSAL FOR ARCHITECTURAL/ENGINEERING SERVICES  
GRANITE CLADDING REPLACEMENT – PHASES 3 AND 4  
JAMES R. THOMPSON CENTER; CHICAGO, IL**

Dear Mr. Mesle:

Thornton Tomasetti, Inc. (TT) is pleased to submit this proposal to the Capital Development Board (CDB) to provide architectural/engineering services in connection with the above referenced building.

## **I. DESCRIPTION OF THE PROJECT**

On August 27, 2009, a granite wall panel dislodged from the east side of the Thompson Center and fell to Clark Street. Fortunately, no one was hurt and there was no property damage. Shortly thereafter, TT was engaged to investigate the issues and provide recommendations regarding the granite cladding. At the conclusion of TT's investigation, TT recommended that the granite cladding be removed. During the preparation of a bid package for the granite removal work, it was determined that it would be more cost effective to dispose of the existing granite and install new material. It has also been determined that due to extensive corrosion, it will be more cost effective to remove and replace the structural steel framing utilized for the granite cladding, rather than repair the existing.

The removal of the existing granite cladding has basically been completed. The CDB is anticipating that the actual recladding work will be performed in two phases (Phases 3 and 4). Phase 3 will involve removing and replacing the existing structural steel framing along Clark, Randolph, and LaSalle Streets, and installing new granite cladding along Clark Street. Phase 4 would involve the installation of new granite cladding along Randolph and LaSalle Streets.

Currently, the CDB has allocated \$2,500,000 for Phase 3 to be performed in 2010, and is requesting \$4,500,000 for Phase 4, to be performed in 2011. Drawings and specifications need to be prepared for this work, so that Contractors can competitively bid and perform the project.

# Thornton Tomasetti

Mr. Ken Mesle

RE: PROPOSAL FOR ARCHITECTURAL/ENGINEERING SERVICES  
GRANITE CLADDING REPLACEMENT – PHASE 3 AND 4  
JAMES R. THOMPSON CENTER; CHICAGO, IL  
March 5, 2010

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## II. SCOPE OF SERVICES

The following scope of services is for the preparation of one set of bidding documents that reflects a two year construction project awarded to one contractor.

### A. Schematic Design

TT will prepare Schematic Design documents, consisting of the following:

- Cover Sheet
- Preliminary Demolition Drawings (for removal of the existing structural steel)
- Preliminary Elevation Drawings
- Preliminary Structural Framing Plans
- Representative granite cladding installation details
- Representative structural steel details
- An Opinion of Probable Cost

### B. Design Development

1. After the CDB's review and comment on the Schematic Design documents, TT will prepare Design Development documents, consisting of the following:

- Cover Sheet
- Demolition Drawings
- Representative Demolition Details
- Elevation Drawings
- Structural Framing Plans
- Typical granite cladding installation details
- Typical structural steel details
- Outline specifications
- An Opinion of Probable Cost

2. In addition to the recladding, details will also be developed to address areas that are in need of ongoing maintenance or minor repair. TT feels that it is in the best interest of the CDB to address these areas as part of the recladding project (it will be more cost effective to perform these maintenance type repairs in conjunction with a larger scale project). These details may involve repairs to the 3<sup>rd</sup> floor roof, arcade ceiling, round metal column enclosures, etc.

# Thornton Tomasetti

Mr. Ken Mesle

RE: PROPOSAL FOR ARCHITECTURAL/ENGINEERING SERVICES  
GRANITE CLADDING REPLACEMENT – PHASE 3 AND 4  
JAMES R. THOMPSON CENTER; CHICAGO, IL  
March 5, 2010

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## C. Bidding Documents

1. After the CDB's review and comment on the Design Development documents, TT will prepare Bidding Documents consisting of the following:
  - Cover Sheet
  - Demolition Drawings
  - Demolition Details
  - Elevation Drawings
  - Structural Framing Plans
  - Granite cladding installation details
  - Structural steel details
  - Specifications (In CSI Format)
  - An Opinion of Probable Cost
2. The bidding documents will be submitted to the CDB for review once they are 50%, 75%, and 100% complete. Upon the CDB's approval of the Bidding Documents, TT will finalize the documents for bidding.

## D. Bidding

1. TT will assist with preparing the Advertisement for Bids.
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## E. Construction Phase

1. Once a Contractor is selected, TT will facilitate a pre-construction meeting, at which we will discuss construction-related issues, access to the building, emergency contacts, construction schedules, etc.
2. TT will assist the Contractor in obtaining the permit by signing and sealing our drawings and a permit application. TT will also attend up to two meetings with the

# Thornfen Tomasetti

Mr. Ken Mesle

RE: PROPOSAL FOR ARCHITECTURAL/ENGINEERING SERVICES  
GRANITE CLADDING REPLACEMENT – PHASE 3 AND 4  
JAMES R. THOMPSON CENTER, CHICAGO, IL  
March 5, 2010

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City to clarify portions of the project (commonly referred to as “open plan reviews”).

3. TT will periodically perform site visits to observe the work once construction has begun, and determine its conformance with the construction documents. Field reports will be issued after each site visit.\*
4. TT will review shop drawings, product submittals, samples, mockups, testing reports, etc., when required by the construction documents.\*
5. TT will prepare supplemental documents as necessary to clarify construction issues or unanticipated field conditions, and answer Requests for Information (RFIs).\*
6. TT will facilitate weekly progress meetings to discuss construction issues, technical information, logistics, etc. Meeting minutes will be issued to the appropriate personnel within one week of each meeting.\*
7. TT will review the Contractor's Schedule of Values and Schedule, and monitor the preparation of the Contractor's Record Drawings.\*

\*These services will be performed in 2010 and 2011.

## **F. Project Closeout Phase (to be performed twice; once in 2010, once in 2011)**

1. When notified by the Contractor that the reclad work is substantially complete, TT will conduct a preliminary inspection of the work and prepare a preliminary punch list.
2. TT shall obtain all guarantees, warranties, and bonds.
3. Upon Contractor notification, TT shall perform a final inspection.
4. TT shall process and certify the final payment.
5. TT shall submit two sets of revised contract documents labeled “Record Construction Drawings.”
6. TT shall perform a nine month inspection and submit a written report within 7 days.

# Thornton Tomasetti

Mr. Ken Mesle

RE: PROPOSAL FOR ARCHITECTURAL/ENGINEERING SERVICES  
GRANITE CLADDING REPLACEMENT - PHASE 3 AND 4  
JAMES R. THOMPSON CENTER; CHICAGO, IL  
March 5, 2010

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### III. SCHEDULE

TT will begin working on the project immediately after receiving a Notice to Proceed.

We are anticipating the following schedule for Phase 3:

- Schematic Design                      Late March/Early April 2010
- Design Development                Late April/Early May
- Bidding Documents                Early June
- Bidding                                Mid June
- Construction Phase                July through December
- Project Closeout Phase            January 2011

We are anticipating the following schedule for Phase 4:

- Construction Phase                April through September 2011
- Project Closeout Phase            October 2011

### IV. STAFFING

The project team will be led by William D. Bast, P.E., S.E., SECB, principal-in-charge for this project. Lance Parker, R.A. will serve as project manager for TT. He has extensive experience with building evaluation and repair, and will be assisted by additional TT staff.

### V. FEES

- A. We propose to provide the indicated scope of services as an additional service to our existing CDB contract at the hourly rates indicated in the Thornton Tomasetti, Inc. Chicago Office 2009 Hourly Billing Rates (Attachment A2 - Billing Rates of our current CDB contract), with a not to exceed fee of \$340,000. This fee is allocated as follows:

# Thornton Tomasetti

Mr. Ken Mesle

RE: PROPOSAL FOR ARCHITECTURAL/ENGINEERING SERVICES  
GRANITE CLADDING REPLACEMENT - PHASE 3 AND 4  
JAMES R. THOMPSON CENTER; CHICAGO, IL  
March 5, 2010

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Task	Phase 3	Phase 4
Schematic Design	\$35,000	n/a
Design Development	\$45,000	n/a
Bidding Documents	\$75,000	n/a
Bidding	\$10,000	n/a
Construction Phase	\$90,000	\$65,000
Project Closeout Phase	\$10,000	\$10,000
<b>Totals =</b>	<b>\$265,000</b>	<b>\$75,000</b>

**Grand Total = \$340,000**

- B. All typical out-of-pocket expenses, such as cab fares, printing (up to 15 bid sets), photographic services, messenger service, and overnight mail, are included in our fee.

We look forward to the opportunity to be of service, and to your favorable response to our proposal. If you should have any questions regarding the above, please feel free to call.

Sincerely,  
THORNTON TOMASETTI, INC.



Lance Parker, R.A.  
Vice President

## Executive Summary for Board Level Change Order

**CDB Project No.** 120-135-051  
**Project Description:** Upgrade Power Plant  
**Project Location:** Logan Correctional Center  
Lincoln, Logan County, Illinois

### Project History:

This project is to repair and refurbish the 3 boilers (last serviced in 1990) at the Logan Correctional Center Power Plant. The boilers are coal fired. Boiler #1 has been the primary boiler for the heating season for the last 10 years since boiler #2 has been inoperable. Boiler #3 is the summer use boiler for domestic hot water. The boilers are fed coal by 4 bunkers located above the boilers. The bunkers consist of a steel shell lined with gunite.

All 3 boilers have been rebuilt & refurbished in accord with the contract documents. The service life for these boilers is now expected to be 20 years.

Coal bunker #3 steel was repaired in accord with Proceed Order No. H-7, and the resulting Change Order No. H-19 is requested for approval.

### Requested Action:

We are requesting approval of the following:

Change Order H-19 in the amount of \$157,323.55 for coal bunker #3 repairs (*previously submitted as a proceed order and approved by the Board on 9/15/09 for \$217,228.40*).

<b>Project Number:</b>	120-135-051	<b>Using Agency:</b>	Department of Corrections
<b>Description:</b>	Upgrade Power Plant Logan Correctional Center Lincoln, Logan County	<b>Architect/Engineer:</b>	Environmental Systems Design, Inc 175 W Jackson #1400 Chicago, IL 60604
<b>Total Project Budget:</b>	\$ 8,755,294.00	<b>Project Manager:</b>	Jane Gucker
<b>Unobligated Funds:</b>	\$ 257,644.10		
<b>Percent Completion:</b>	100%		

**Reason for Change:** The existing coal bunker #3 feeds coal into the boiler. After the gunite lining was removed in accord with the scope of work, it was discovered that the structural steel was structurally deficient and needed to be repaired in order to reline it with gunite. A proceed order H-7 was approved at the September 19, 2009 board meeting to do the work.

**Description of Change:** Reline existing coal bunker with new steel to facilitate the work as bid.

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
Doyle Plumbing & Heating	Heating	\$ 157,323.55	\$ 6,525,777.00	2.41%
		\$	\$	%
		\$	\$	%
		\$	\$	%
		\$	\$	%
		\$	\$	%
<b>Total All Change Orders</b>		<b>\$ 157,323.55</b>	<b>\$ 6,525,777.00</b>	<b>2.41%</b>

**Completion Effect:** Completed

# REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 10-9-09

RFP Number: H-19

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

1. (Contractor's Name, Address, Telephone, Fax & Attention)

DOYLE PLUMBING & HEATING CO.  
225 NORTH WEST STREET  
PO BOX 842  
JACKSONVILLE, IL 62651

CDB Project #: 120-135-051  
CDB Project Name: PLAN AND BEGIN POWER PLANT UPGRADE  
& Location: LOGAN CORRECTIONAL CENTER  
LINCOLN, LOGAN COUNTY, IL

CDB Contract #: 59-0430-83  
Contract Work: HEATING

(217)243-1013 Fax (217)243-9400  
Attr: ED DOYLE e-mail: eddoyleph.com

2. REQUEST for change by: Architect/Engineer

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:

Upon removal of the gunnite liner under base bid work, it has been demonstrated that coal bunker serving Boiler No. 3 is severely corroded, beyond that which could be observed during the course of design. This is an undiscovered condition.

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

Provide new steel liner as per the attached letter and email from Ferndrich Engineering, letter dated 6/10/2009 and email dated 7/13/2009.

Provide structural work as per the attached letter and detail sheets S2 and S3 from Ferndrich Engineering dated February 12, 2010.

Provide Blome membrane over all prepared steel surfaces as per Bunker 01.

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.  
None

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

6. CONSIDERATION:

Work to be accomplished in \_\_\_\_\_ Calendar Days from Approval of RFPCO.

The Contract Sum is increased by the total sum of \$ 157,323.55

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 BRIC PARTNERSHIP, LLC

BY Thomas C. Beecher signature

APPROVE as to form and content:

USING AGENCY name

BY Tom Scott signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER

BY \_\_\_\_\_ signature

CDB/PM APPROVE

BY Jane H. Gucker signature

CONTRACTOR

DATE 5/13/10

BY Edward J. Doyle print name

[Signature] signature

Vice President title

CDB APPROVE change order

DATE

BY James A. Reimer print name

\_\_\_\_\_ signature

\_\_\_\_\_ title

FOR CDB USE ONLY	Type of Change	% Assess	Package No.	CO Date	CO No.	CO AMOUNT add (deduct)
	<u>205</u>					\$ <u>157,323.55</u>

**PROCEED ORDER NO. H-7**

CDB PROJECT NO.: 120-135-051

CONTRACT NO.: 59-0430-83

DATE: 8/13/09

**CONTRACTOR (Name, Address)**  
Doyle Plumbing and Heating Company  
225 North West Street; P.O. Box 842  
Jacksonville, IL 62651

**PROJECT (Name, City, County)**  
Power Plant Upgrade  
Logan Correctional Center  
Lincoln, Logan County, Illinois

Contract Work: **Heating**

Using Agency: **Department of Corrections**

**DESCRIPTION OF CHANGE IN WORK: Repair coal bunker #3 for relining with gunite and work in base contract.**

Justification for the proceed order: **Facilitate execution of the work in a timely manner.**

**TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$ 217,228.40**

Contractor Representative's Signature *[Signature]*

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

Authorization to Proceed by:

This Proceed Order **DOES/DOES NOT** exceed the Board Level approval limit.  
*[Initials]*  
PM initial

(Up to \$9,999)

*[Signature]* 8/27/09  
Project Manager Date

(Up to \$24, 999)

*[Signature]* 8/28/09  
Regional Manager Date

(Up to \$49, 999)

*[Signature]* 8/28/09  
Construction Administrator Date

(Up to \$74,999)

*[Signature]* 9/14/09  
Deputy Director - Construction Date

(Up to \$100,000)

*[Signature]* 09/16/09  
Executive Director Date

If Board Level insert Agenda Item No. 6

and Board Meeting Date 9-15-09

# DOYLE

## PLUMBING and HEATING CO.

225 NORTH WEST STREET  
P. O. BOX 842  
JACKSONVILLE, ILLINOIS 62651

TELEPHONE (217) 243-1013  
FAX (217) 243-9400

August 21, 2009

Capital Development Board  
c/o Jane Gucker  
Wm. G. Stratton Building  
401 South Spring Street, 3<sup>rd</sup> Floor  
Springfield, IL 62706

RE: Logan Correctional Center  
CDB Project No.: 120-135-051  
CDB Contract No.: 59-0430-83  
Coal Bunker #3 Rehabilitation

Jane,

In response to your request, I am providing information regarding the rehabilitation of coal bunker #3. As you know, the removal and replacement of the bunker cementuous lining is in my original contract so there would be no change involving M. D. Magary.

The bunkers, being of the same physical dimension, would require the same volume of lining materials along with the identical amount of seam welds and puddle welds. There would be a difference however in how the adjacent bunkers would be supported versus the support required during the rehabilitation on bunker #1. In essence with the work associated with bunker #1 there will be a period of time where structural support is required on the adjacent bunker #2. This is required because the two bunkers are joined together and while installing the north section of bunker #1 the south edge of bunker #2 would have to be structurally supported. With bunker #3 the same structural support requirements exist however additional support would be required on both sides of the bunker not just one, for that reason you will see in my cost break down I have included the dollars for that additional support.

With the work on bunker #1, we have already included welding in a ¾" x 6 ½" x 20' bar to provide additional support on one structural beam supporting the bunker, this is required because of the deterioration of the beam over the years. I can only assume bunker #3 would have the same issue; however it may require additional beam rehabilitation beyond the scope of that provided for bunker #1. This situation is yet to be determined and in fact may not be required, however I am suggesting a contingency value should be added to the project to cover this potential structural issue.

You will also note on the break out the cost for a potential steel increase, again this may not occur and may not be used but I believe should be added to the budget for contingency purposes.

Change order H-14 for bunker #1 was submitted with a value of \$177,228.40, my recommended additions for contingency costs to this number for bunker #3 are as follows.

- Accommodate a potential steel increase and additional time for scaffold erectors \$10,000.00
- Accommodate labor cost increase should this work not be completed by May 1, 2010 and to allow for contingencies of additional structural steel plating on the support beams \$25,000.00
- Additional dollars to cover unforeseen miscellaneous expenses, mark-ups, etc. \$ 5,000.00

This presents an estimated total cost for bunker #3 rehabilitation of \$217,228.40 with contingencies added

Should you have any questions please do not hesitate to call.

Sincerely,

Doyle Plumbing & Heating Co.

  
Edward J. Doyle

EJD:mn

August 21, 2009

Ms. Jane Gucker  
Capital Development Board  
William G. Stratton Building, Third Floor  
401 S. Spring Street  
Springfield, IL 62706

Re: Power Plant Upgrade, Logan Correctional Center  
CDB Project No. 120-135-051  
Coal Bunker No. 3 Structural Repairs

Dear Jane:

This letter is being written to address the anticipated need for a Request for Proposal & Change Order on the above referenced project, to cover the extensive structural repairs to Coal Bunker No. 3 at the Logan Powerhouse. As you are aware, recent demolition to the interior gunite lining of Coal Bunker No. 1 revealed severe deterioration of that bunker's structural steel skin. The repairs for Bunker No. 1 are being addressed in RFP&CO No. H-14, to the project.

As a result of the evaluation of the degradation of the structural steel skin on Bunker No. 1, after lining demolition, it is our belief that a similar degradation will be encountered of the structural steel skin for Coal Bunker No. 3 and that structural repairs of a similar nature will be required on this bunker, to allow scheduled bunker lining work to occur. The full extent of the needed repairs cannot be determined until the demolition of the existing gunite lining of Bunker No. 3 has occurred, as on No. 1. This cannot occur until No. 3 can be taken out of service, when No. 1 work is completed.

We would expect the magnitude of the steel repair work for No. 3 to be very similar to that of No. 1, which has been previously priced by the Heating Contractor, Doyle P&H, in RFP&CO No. H-14. The work on Bunker No. 3 may be somewhat higher due to the following considerations.

- 1). Temporary support structure work for the adjacent bunkers would increase. No. 2 & No. 4 bunkers would need temporary support, where as on the No. 1 work, only No. 2 needed temporary support.
- 2). Temporary support structure work would for Bunker No. 3 would require provisions to allow the coal feeding system to the Boilers to remain operational as the work occurs. This was not the case on No. 1 since it was at the end of the line.
- 3). Since the work on Bunker No. 3 would occur after No. 1, there would be a possibility of a labor rate increase depending of labor contracts that are in place.

Thus, the cost for the Bunker No. 3 repairs is estimated to possibly be 25% higher than the previously quoted prices for Bunker No. 1. Ed Doyle of Doyle Plumbing & Heating is also reviewing the potential cost associated with the Bunker No. 3 repairs and will be providing you with a "not to exceed" figure, so that a Proceed Order can be prepared in anticipation of the RFP&CO, which would be RFP&CO No. H-19.

Should any questions arise in this regard or additional information be required, please contact Tom Buchheit or myself.

Sincerely,

Kenneth P. Stark  
BRIC Partnership, LLC

## Executive Summary for Board Level Change Order G-23

**CDB Project Number:** 810-010-005 Ph. 3  
**Project Description:** Student Services Center/ Parking Facility  
**Project Location:** Truman City College  
Chicago, Cook County, Illinois

### Project History:

This Project is to construct a new building consisting of approximately 75,000 square feet. Student Services Center on the first floor, and a seven-level enclosed parking garage for 1,138 parking spaces directly above.

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

- Work under BP # 1, Demolition and Site Utilities, is complete, and all three (3) Prime Contractors reached Substantial Completion. All three (3) Prime Contractors on BP #1 have been closed out.
- Work under BP # 2, Caisson Foundations, is complete, and the Contractor is working to resolve outstanding Lien issues before their Contract can be closed out also.
- Work under BP # 3, Building Superstructure/ Exterior Envelope is ongoing, and Walsh, the General Contractor (G.C.) has completed the building concrete frame structure and all levels of the parking decks. The Precast Concrete panels are 100% complete, and Window Wall and Exterior Louvers about 90% completed. Punch List work has started for BP # 3.
- Bid Package # 4 is the Student Services Interior Build-Out & Site Work was bid and awarded in March 2009. Wall framing and masonry work is well along in all areas of the first floor. Mechanical and Electrical Work is progressing in all areas with major equipment delivered and installed. Work is proceeding for Substantial Completion of the Student Services build-out to be in September 2010.

### Requested Action:

We are requesting approval of Change Order G-23 (BP # 3) in the amount of \$112,744.77, to Walsh Construction for construction of a temporary access roadway around the Building perimeter to allow use of heavy erection equipment for Precast Panel delivery and placement, lifting of the Cooling Chiller on seventh floor, and framing and installation of the wall Louvers.

The temporary roadway stone was tested by CCA for contamination, and about 60% tested positive. This increased the cost of disposing the contaminated gravel stone and made G-23 into a Board Level Change Order since the Proceed Order was based on non-contaminated material.

*Note: A Proceed Order (P.O.) G-23 was approved by CDB on 2/11/2010 at \$ 98,231.00 and the work performed in the winter season per the approved P.O.*

**Project Number:** 810-010-005 ph. 3  
**Description :** Student Services/ Parking Facility  
 Truman City College  
**Total Project Budget:** \$ 55,000,000.00  
**Unobligated Funds:** \$ 8,616,526.97  
**Percent Completion:** 65 %

**Using Agency:** Illinois Community College Board  
**Architect/Engineer:** STV, Inc.  
 200 W. Monroe, Suite 1650  
 Chicago, Illinois 60606  
**Project Manager:** John Nalis

**Reason for Change:** Need to stabilize perimeter access around the Building in order to support heavy Equipment ( Cranes ) and Material Delivery Vehicles ( Trucks ) for Construction.

**Description of Change:** Provide Labor and Materials for Temporary Access Roadway around Building perimeter consisting of CA-7 stone aggregate and other granular compacted fill material over Geo-Textile fabric to stabilize worksite at Building and facilitate Construction. G-23 also includes removal of Temporary Access Road materials to return site to original conditions after the roadway is no longer needed.

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
Walsh Construction	General	\$ 112,744.77	\$ 4,890,000.00	.023%
<b>Total All Change Orders</b>		<b>\$ 112,744.77</b>	<b>\$ 4,890,000.00</b>	<b>.023%</b>
<b>Completion Effect:</b> N/A		<b>days</b>		

State of Illinois  
CAPITAL DEVELOPMENT BOARD

# REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 06-17-10

RFP Number: G-23

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

<p>1. (Contractor's Name, Address, Telephone, Fax &amp; Attention)</p> <p>Walsh Construction 929 West Adams Street Chicago, Illinois 60607 (312)563-5400 Fax (312)563-5466 Attn: Craig Kane e-mail: <a href="mailto:ckane@walshgroup.com">ckane@walshgroup.com</a></p>	<p>CDB Project #: 810-010-005 BP-3 CDB Project Name: Truman City College Student Services/Parking Facility &amp; Location: 4455 N. Racine Ave. Chicago, IL  CDB Contract #: 59050081 Contract Work: General</p>
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2. REQUEST for change by: CONTRACTOR

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:

To install, remove and dispose of the temporary access road around the perimeter of the building used for general construction activities.

4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued. The contractor will place, compact and remove clean (and contaminated) CA7 stone aggregate and other granular fill over geotextile fabric. This is required to stabilize the worksite for heavy equipment used for the transport and installation of building components. After the this work was completed it was determined by testing that 3/5ths of the CA7 that was used for the access road had become contaminated. Samples were taken from 5 separate areas throughout the roadway. Please refer the attached letter from Carnow Conibear dated June 5<sup>th</sup> 2010 for additional information regarding the contamination.

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

N/A

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

The Contract Sum is INCREASED by the total sum of.....\$ 112,744.77

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 STV Incorporated  
BY T. Bussler signature

APPROVE as to form and content:  
USING AGENCY name  
BY [Signature] 6/25/10. signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER  
BY AECOM [Signature] signature

CDB/PM APPROVE [Signature] 6/25/2010 signature

CONTRACTOR  
BY J. Perna print name  
[Signature] signature  
MANAGER title

CDB APPROVE change order  
BY \_\_\_\_\_ print name  
signature  
title

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

**PROCEED ORDER NO. G-23**

CDB PROJECT NO.: 810-010-005 Ph. 3

CONTRACT NO.: 59-0500-B1

DATE: 2/5/2010

**CONTRACTOR (Name, Address)**  
Walsh Construction Company  
929 West Adams Street  
Chicago, Illinois 60607

**PROJECT (Name, City, County)**  
Student Services / Parking Facility  
Truman City College  
Chicago, Cook County

Contract Work: General

Using Agency: I.C.C.B.

**DESCRIPTION OF CHANGE IN WORK:**

Provide L&M to place, compact and remove (as clean & uncontaminated) CA7 stone aggregate, over suitable Geo-textile fabric to stabilize worksite for heavy equipment requirements. Costs and areas of stone placement to be monitored by Construction Manager on ongoing basis. These costs are based on the site conditions as of 2/3/10 and may alter as the current ground conditions fluctuate.

**Justification for the proceed order:**

Work must proceed to permit start-up of Precast Panel erection per schedule.

**TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$ 98,231.00**

Contractor Representative's Signature *Cy M*

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.

(Up to \$9,999)

*[Signature]* 2/8/2010  
Project Manager Date

Authorization to Proceed by:

(Up to \$24,999)

*[Signature]* 2/10/10  
Regional Manager Date

(Up to \$49,999)

*[Signature]* 2/10/10  
Construction Administrator Date

(Up to \$74,999)

*[Signature]* 2/11/10  
Deputy Director - Construction Date

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

*[Signature]* 2/11/10  
Executive Director Date

and Board Meeting Date *[Signature]*

This Proceed Order ~~IS~~ DOES NOT exceed the Board Level approval limit  
*[Signature]*  
PM Initial

**Begue, Sandy**

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**From:** Fredrickson, Karen  
**Sent:** Thursday, July 01, 2010 11:58 AM  
**To:** Wright, Ron  
**Subject:** FW: Truman RFPCO # G-23

FYI

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**From:** Terence R. Russell [mailto:Terence.Russell@stvinc.com]  
**Sent:** Thursday, July 01, 2010 11:51 AM  
**To:** Fredrickson, Karen  
**Cc:** Nalis, John  
**Subject:** Truman RFPCO # G-23

Karen,

Per our discussion this morning, STV does not pose an objection to RFPCO #23.

Terence Russell

Terence R. Russell AIA LEED® AP  
STV Incorporated  
200 West Monroe, Suite 1650  
Chicago, IL 60606  
Email: [terence.russell@stvinc.com](mailto:terence.russell@stvinc.com)  
Tele: (312) 553-8444

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

APPROP. &  
TOTAL  
COST  
AMOUNTS

<u>PROJECT #</u>	<u>ARCHITECT/PROJECT DESCRIPTION</u>	
1 104-145-017	Restore Tomb Interior, Lincoln's Tomb Historic Site, Historic Preservation Agency	\$700,000 \$700,000
	<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>	
	Johnson Lasky Architects Inc	
	Ratio Architects Inc	
	Wiss Janney Elstner Associates Inc	
2 120-275-006	Replace Fire Alarm System, DuQuoin Work Camp, Department of Corrections	\$371,000 \$371,000
	<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>	
	AFRAM Corporation	
	Fire Protection International Consortium Inc The	
	Woolpert Inc	
3 250-025-023	Plan and Begin Electrical System and Life Safety Upgrades, James R. Thompson Center - Chicago, Department of Central Management Services	\$1,000,000 To be Determined
	<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>	
	Cohen Melvin and Associates Inc	
	Primera Engineers Ltd	
	Spectrum Engineering Inc	
4 291-275-002	Renovate Data Center/Computer Room/Install Emergency Generator, Illinois State Police Headquarters - Springfield, Illinois State Police	\$2,100,000 \$2,100,000
	<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>	
	Hanson Professional Services Inc	
	K J W W Engineering Consultants d/b/a KJWW PC	
	Knight Engineers and Architects	

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

APPROP. &  
TOTAL  
COST  
AMOUNTS

<u>PROJECT #</u>	<u>ARCHITECT/PROJECT DESCRIPTION</u>	
5 321-030-151	Install Emergency Generator, Chicago-Read Mental Health Center - Cook County, Department of Human Services	\$1,391,000 \$1,391,000

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

Cohen Melvin and Associates Inc

De Avila Jose and Associates

Spectrum Engineering Inc

6 321-160-021	Install Sprinkler System, Illinois School for the Deaf - Jacksonville, Department of Human Services	\$3,841,000 \$3,841,000
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***FIRMS BEING CONSIDERED FOR SELECTION:***

Design Mechanical Inc

K J W W Engineering Consultants d/b/a KJWW PC

Shive Hattery Inc d/b/a Shive Hattery Group Inc

7 321-190-048	Repair Ceilings in C Buildings, Kiley Developmental Center - Waukegan, Department of Human Services	\$444,000 \$444,000
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***FIRMS BEING CONSIDERED FOR SELECTION:***

O & N Engineering Development PC

Stewart Nosky Architects Ltd

Sullivan Goulette Wilson Ltd

8 546-260-019	Renovate Building #13, Peoria Armory - Peoria County, Department of Military Affairs	\$800,000 \$800,000
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***FIRMS BEING CONSIDERED FOR SELECTION:***

A P A C E Design Architects + Engineers d/b/a APACE inc

Kenyon & Associates Architects Inc

Thomas Steen Associates Ltd.



**A/E SELECTION COMMITTEE RECOMMENDATIONS  
July 13, 2010**

**CDB PROJECT NO:** 104-145-017

**PROJECT DESCRIPTION:** Restore Tomb Interior

**PROJECT LOCATION:** Lincoln's Tomb Historic Site - Sangamon County  
Historic Preservation Agency

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

**ESTIMATED TOTAL PROJECT COST:** \$ 700,000

**PROJECT SCOPE OF WORK:**

The Lincoln's Tomb (A6002) is a 6,600 square foot, one story building constructed in 1894.

The scope of work provides for restoring interior finishes to a historically accurate condition by an art conservator including repairing or refinishing decorative plaster and moldings, stippled painting, gold and palladium leaf ceilings, granite wall panels, brass informational plaques and statue restraining rails. The work also includes minor work to adjust monumental doors and complete removal and replacement of general and exhibit lighting. Formal paint analysis will be required.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
July 13, 2010**

**CDB PROJECT NO:** 120-275-006

**PROJECT DESCRIPTION:** Replace Fire Alarm System

**PROJECT LOCATION:** DuQuoin Work Camp - Perry County  
Department of Corrections

**APPROPRIATION AMOUNT:** \$ 371,000

**ESTIMATED TOTAL PROJECT COST:** \$ 371,000

**PROJECT SCOPE OF WORK:**

The DuQuoin Work Camp is a 43,196 square foot, four-building facility constructed in 1991.

The scope of work provides for replacing fire alarm systems, including new wiring in all buildings.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**July 13, 2010**

**CDB PROJECT NO:** 250-025-023

**PROJECT DESCRIPTION:** Plan and Begin Electrical System and Life Safety Upgrades

**PROJECT LOCATION:** James R. Thompson Center - Chicago  
Department of Central Management Services

**APPROPRIATION AMOUNT:** \$1,000,000

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

**PROJECT SCOPE OF WORK:**

The James R. Thompson Center (J0205) is a 1,200,000 square foot, 19-story building constructed in 1985.

The existing emergency systems and fire alarm systems do not comply with the Chicago Building Code. Due to the lack of space outside the building, remote radiators may have to be installed on the roof to permit the generators to be located inside the building. The scope of work provides for installing emergency generators and associated equipment to comply with the Chicago Building Code and may include structural modifications to the building's roof to support remote radiators. The work also includes installing a new fire alarm system throughout the building.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**July 13, 2010**

**CDB PROJECT NO:** 291-275-002

**PROJECT DESCRIPTION:** Renovate Data Center/Computer Room/Install Emergency Generator

**PROJECT LOCATION:** Illinois State Police Central Headquarters - Springfield  
Department of State Police

**APPROPRIATION AMOUNT:** \$2,100,000

**ESTIMATED TOTAL PROJECT COST:** \$2,100,000

**PROJECT SCOPE OF WORK:**

The Central Headquarters building, formerly the American General Building, is a 375,000 square foot complex.

The scope of work provides for renovating the data center/computer room, including addressing raised-floor issues; upgrading the electrical and HVAC systems, addressing cabling requirements, installing an uninterruptible power supply (UPS) system and a fire suppression system, and providing an emergency generator for the data center with capacity to provide power to the radio dispatch center and main elevator bank. The scope of work also provides for coordinating the migration of the computers and data into this data center/computer room and abating asbestos-containing materials. It is preferred that 100 percent design documents be completed by January 2011.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**July 13, 2010**

**CDB PROJECT NO:** 321-160-021

**PROJECT DESCRIPTION:** Install Sprinkler System

**PROJECT LOCATION:** Illinois School for the Deaf - Jacksonville  
Department of Human Services

**APPROPRIATION AMOUNT:** \$3,841,000

**ESTIMATED TOTAL PROJECT COST:** \$3,841,000

**PROJECT SCOPE OF WORK:**

The Jacksonville Illinois School for the Deaf is a 498,609 square foot, 17-building facility constructed in 1845.

The scope of work provides for installing sprinkler systems in three dorms and in the original part of the elementary unit. The work also includes replacing ceilings and lighting as required in order to accommodate installation of new sprinkler systems.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**July 13, 2010**

**CDB PROJECT NO:** 321-030-151

**PROJECT DESCRIPTION:** Install Emergency Generator

**PROJECT LOCATION:** Chicago-Read Mental Health Center - Cook County  
Department of Human Services

**APPROPRIATION AMOUNT:** \$1,391,000

**ESTIMATED TOTAL PROJECT COST:** \$1,391,000

**PROJECT SCOPE OF WORK:**

The Chicago-Read Mental Health Center is a 314,410 square foot, 13-building facility constructed in 1920.

The scope of work provides for replacing emergency generators with units large enough to provide backup and emergency power for the entire facility.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**July 13, 2010**

**CDB PROJECT NO:** 321-190-048

**PROJECT DESCRIPTION:** Repair Ceilings in C Buildings

**PROJECT LOCATION:** Kiley Developmental Center - Waukegan  
Department of Human Services

**APPROPRIATION AMOUNT:** \$ 444,000

**ESTIMATED TOTAL PROJECT COST:** \$ 444,000

**PROJECT SCOPE OF WORK:**

The Kiley Developmental Center is a 246,452 square foot, 67-building facility constructed in 1974.

The scope of work provides for replacing existing ceiling systems in five neighborhood houses. The existing ceiling systems are comprised of 12 X 12 acoustical tiles adhered to a gypsum board substrate. Some varying in height from 16 - 20 feet above the floor. Each of the five neighborhood houses are identical to the others, with an approximate area of 3,000 square feet each. The work will also include reinstallation or replacement of the lighting fixtures.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**July 13, 2010**

**CDB PROJECT NO:** 546-260-019

**PROJECT DESCRIPTION:** Renovate Building #13

**PROJECT LOCATION:** Peoria Armory - Peoria County  
Department of Military Affairs

**APPROPRIATION AMOUNT:** \$ 800,000 (Federally Funded)

**ESTIMATED TOTAL PROJECT COST:** \$ 800,000 (Federally Funded)

**PROJECT SCOPE OF WORK:**

The Peoria Armory is a 274,052 square foot, 16-building facility constructed in 1948.

The scope of work provides for renovating building #13, including upgrading the HVAC, electrical, and plumbing systems; replacing exterior windows, building insulation; the overhead door; plumbing fixtures, lighting fixtures and associated wiring; installing an emergency generator; radiant heat in work bay; and, caging around the mezzanine.

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

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**July 13, 2010**

**CDB PROJECT NO:** 750-045-026

**PROJECT DESCRIPTION:** Upgrade Fire Alarm Panels

**PROJECT LOCATION:** Capitol Complex - Springfield  
Office of the Secretary of State

**APPROPRIATION AMOUNT:** \$ 771,000

**ESTIMATED TOTAL PROJECT COST:** \$ 771,000

**PROJECT SCOPE OF WORK:**

The Capitol Complex is a 305,357 square foot, 21 building facility constructed in 1867.

The scope of work provides for replacing fire alarm panels and providing communication adapters in various buildings tied into the Capitol Complex fire alarm loop and modifying associated wiring. The locations in the Capitol Complex include the Howlett, Archives, Stratton, Library, Willard Ice, Index, Museum, Waterways, Power Plant and Attorney General buildings and the Motor Vehicle Services building at South Dirksen.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**July 13, 2010**

**CDB PROJECT NO:** 750-045-027

**PROJECT DESCRIPTION:** Plan and Begin Upgrade of High Voltage Distribution System

**PROJECT LOCATION:** Capitol Complex - Springfield  
Office of the Secretary of State

**APPROPRIATION AMOUNT:** \$1,500,000

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

**PROJECT SCOPE OF WORK:**

The Capitol Complex is a 305,357 square foot, 21-building facility constructed in 1867.

The medium voltage distribution system for the Capitol Complex lacks redundancy, equipment is obsolete and cabling is nearing the end of its useful life. The lack of a redundant power source exposes the Complex to extended power outages. Adding a second source of power from the utility company should be evaluated.

The scope of work provides for an engineering study to evaluate the current layout of the medium voltage distribution system and to develop options to increase redundancy, including the addition of a second utility power source. The work also provides for replacing or reconditioning all of the medium voltage equipment throughout the Capitol Complex, the Willard Ice Building and the Motor Vehicle Services Building at Dirksen Parkway, including the replacement of medium voltage cable. The scope also provides for the preparation of design documents to implement the recommended solution. Asbestos abatement may be required. The Historic Preservation Agency should be consulted during every phase of the project due to the historic nature of the buildings involved.

**SUBJECT: *Board Concurrence for Federal Military Selection of Architect/Engineer***

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
546-020-001	Construct Readiness Center Maneuver Enhancement Brigade Facility McLean County Department of Military Affairs	\$11,000,000

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**July 13, 2010**

**CDB PROJECT NO:** 546-020-001

**PROJECT DESCRIPTION:** Construct Readiness Center

**PROJECT LOCATION:** Maneuver Enhancement Brigade Facility - McLean County  
Department of Military Affairs

**APPROPRIATION AMOUNT:** \$11,000,000

**ESTIMATED TOTAL PROJECT COST:** \$15,430,000

**PROJECT SCOPE OF WORK:**

The Readiness Center will be located on the Heartland Community College campus, Normal, Illinois.

The scope of work provides for complete architectural/engineering design and construction services for the construction of a 40,336 square foot, two-story Readiness Center supporting the Illinois Army National Guard. This project consists of a specially designed structure of permanent masonry type construction with standing seam roof, concrete floors and mechanical and electrical equipment with emergency power generator backup. Supporting facilities will include administrative, classroom, latrine, locker-room, supply, kitchen, arms vault, maintenance, issue, turn-in sheds, military vehicle parking and access roads and POV parking, security fencing and motor pool lighting, vehicle wash system and pump house, fuel storage and dispensing systems, loading ramp, flammable materials storage building, controlled waste handling facility and sidewalks. Extension of gas, electric, sewer, water and communications utilities to the building site will be necessary. Actual foundation design will be determined during design. Anti Terrorism/Force Protection standards will be incorporated. Physical security measures will be incorporated into the design, including maximum feasible stand-off distances from roads, parking areas and vehicle unloading areas, beams, heavy landscaping and bollards to prevent access when stand-off distance cannot be maintained. Cost effective energy conserving features will be incorporated into the design and standard HVAC/MEP systems commissioning will be included. The project will be LEED Certified Silver.

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

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
810-024-038	Repave Entrance Drive Danville Area Community College - Vermilion County Illinois Community College Board	\$149,000
818-020-005	Renovate/Construct Riverfront Campus - Phase II Rock Island Educational Center - Rock Island County Western Illinois University	\$42,000,000
825-020-147	Upgrade Electrical System/Theatrical Lighting - Shyrock Auditorium Southern Illinois University Carbondale, Jackson County, Illinois	\$1,125,000
825-030-068	Replace Windows in Four Buildings Southern Illinois University Edwardsville, Madison County, Illinois	\$1,144,600

**CAPITAL DEVELOPMENT BOARD  
RECOMMENDATION FOR BOARD CONCURRENCE  
IN THE SELECTION OF  
HIGHER EDUCATION ARCHITECT/ENGINEER  
July 13, 2010**

**CDB PROJECT NO:** 810-024-038

**PROJECT DESCRIPTION:** Repave Entrance Drive

**PROJECT LOCATION:** Danville Area Community College - Vermilion County  
Illinois Community College Board

**APPROPRIATION AMOUNT:** \$ 149,000

**ESTIMATED TOTAL PROJECT COST:** \$ 149,000

**PROJECT SCOPE OF WORK:**

The Danville Area Community College is a 610,765 square foot, 18-building facility.

The scope of work provides for replacing the asphalt entrance drive from Main Street to the staff parking lot.

**CAPITAL DEVELOPMENT BOARD  
RECOMMENDATION FOR BOARD CONCURRENCE  
IN THE SELECTION OF  
HIGHER EDUCATION ARCHITECT/ENGINEER  
July 13, 2010**

**CDB PROJECT NO:** 818-020-005

**PROJECT DESCRIPTION:** Renovate/Construct Riverfront Campus - Phase II

**PROJECT LOCATION:** Rock Island Educational Center - Rock Island County  
Western Illinois University

**APPROPRIATION AMOUNT:** \$4,000,000

**ESTIMATED TOTAL PROJECT COST:** \$42,000,000

**PROJECT SCOPE OF WORK:**

The Western Illinois University, Riverfront campus is on a 20 acre site along the Mississippi River in Moline, Illinois.

The scope of work provides for constructing/expanding the riverfront campus including constructing classroom and administrative building, site improvements, and utility upgrades.

**CAPITAL DEVELOPMENT BOARD  
RECOMMENDATION FOR BOARD CONCURRENCE  
IN THE SELECTION OF  
HIGHER EDUCATION ARCHITECT/ENGINEER  
July 13, 2010**

**CDB PROJECT NO:** 825-020-147

**PROJECT DESCRIPTION:** Upgrade Electrical System/Theatrical Lighting - Shyrock Auditorium

**PROJECT LOCATION:** Southern Illinois University  
Carbondale, Jackson County, Illinois

**APPROPRIATION AMOUNT:** \$1,125,000

**ESTIMATED TOTAL PROJECT COST:** \$1,125,000

**PROJECT SCOPE OF WORK:**

The Shyrock Auditorium was constructed 1917 and is the Performing Arts Center for Southern Illinois University at Carbondale.

The scope of work provides for the replacement of the computerized lighting systems, electrical wiring, lighting fixtures and other essential elements necessary to enhance the operation of the performing arts center and to comply with current codes.

**CAPITAL DEVELOPMENT BOARD  
RECOMMENDATION FOR BOARD CONCURRENCE  
IN THE SELECTION OF  
HIGHER EDUCATION ARCHITECT/ENGINEER  
July 13, 2010**

**CDB PROJECT NO:** 825-030-068

**PROJECT DESCRIPTION:** Replace Windows in Four Buildings

**PROJECT LOCATION:** Southern Illinois University  
Edwardsville, Madison County, Illinois

**APPROPRIATION AMOUNT:** \$1,144,600

**ESTIMATED TOTAL PROJECT COST:** \$1,144,600

**PROJECT SCOPE OF WORK:**

The Dunham Hall, Rendleman Hall, Founders Hall and Alumni Hall were all constructed at least 45 years ago.

The scope of work provides for replacing the single pane windows with a more energy efficient window system.

# **Resolution**

## **Presented to CDB QBS Staff and Mark Ladd, Member of the Capital Development Board**

**WHEREAS**, the Capital Development Board, its QBS Staff, Board Members and management, have made great strides to improve its internal operations and provide better customer satisfaction; and,

**WHEREAS**, they have undertaken numerous initiatives that have proven to be successful and beneficial to Illinois' design and construction industries; and,

**WHEREAS**, key among these initiatives, but not limited to, are:

**Design Excellence Program**

**Strategies for Selecting the Lead Designer**

**and**

**the Design Excellence A/E Team; and,**

**WHEREAS**, the successful implementation of this new program has come about at a time when CDB needs to provide a process for the selection of A/E firms of CDB projects that are deemed exceptional and worthy of consideration of ultimately becoming respected landmarks; and,

**WHEREAS**, these new initiatives will be utilized to enhance the CDB QBS process with higher levels of lead designers, charette and vision competition selection activities;

**NOW, THEREFORE, LET IT BE RESOLVED THAT:**

The Capital Development Board members do hereby commend and thank the QBS Staff, and Mark Ladd, a Member of the Capital Development Board, for countless hours they have expended to implement this program, and for the many sacrifices they have made to ensure its successes;

That the Capital Development Board members recognizes and are grateful for the leadership and guidance of Executive Director Jim Riemer, Sr., as the driving force behind this initiative;

That they wish CDB QBS Staff continued successful and professional fulfillment as it continues its efforts to further better its operations;

And that they will continue to recognize, support and appreciate CDB's efforts to improve its processes.

**Be it incorporated in the minutes of this meeting on July 13, 2010.**

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

<b><u>PROJECT #</u></b>	<b><u>FIRM/JOB DESCRIPTION</u></b>	<b><u>PROJECT AMOUNT</u></b>
039-060-042	H. Michael Bohnsack d/b/a Harlan M. Bohnsack Emergency Grandstand Roof Replacement DuQuoin State Fairgrounds – Perry County Department of Agriculture	\$450,000
102-519-012	Benton & Associates, Inc. Repair Dock System and Shoreline Structure Eagle Creek State Park - Shelby County Department of Natural Resources	\$100,000
120-070-009	EDM, Inc. d/b/a EDM of Illinois, Inc. Emergency Ceiling Repair Dixon Springs Boot Camp - Pope County Department of Corrections	To be Determined
120-075-053	Shive-Hattery Group, Inc. d/b/a Shive Hattery Emergency Underground Electrical Cable Replacement Dixon Correctional Center - Lee County Department of Corrections	To be Determined
120-255-023	Hurst-Rosche Engineers, Inc. Emergency Repair of Coolers and Freezers Shawnee Correctional Center - Johnson County Department of Corrections	\$230,000

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

**BOARD MEETING DATE:** July 13, 2010

**CDB PROJECT NO:** 039-060-042

**PROJECT DESCRIPTION:** Emergency Grandstand Roof Replacement

**PROJECT LOCATION:** Du Quoin State Fairgrounds - Perry County  
Department of Agriculture

**PROJECT AMOUNT:** \$450,000

**PROJECT SCOPE OF WORK:**

The Grandstand (00041) is a 49,185 square foot, two-story building constructed in 1946.

The scope of work provides for removing and replacing the entire storm damaged roof systems, including removing the water damaged wood decking.

**ARCHITECT/ENGINEER:** Harlan M. Bohnsack d/b/a H. Michael Bohn 22834  
600 W Main St. #2  
Carbondale, IL 62901

**APPROVED BY THE EXECUTIVE DIRECTOR:** June 1, 2010

**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR****BOARD MEETING DATE:** July 13, 2010**CDB PROJECT NO:** 102-519-012**PROJECT DESCRIPTION:** Repair Dock System and Shoreline Structure**PROJECT LOCATION:** Eagle Creek State Park - Shelby County  
Department of Natural Resources**PROJECT AMOUNT:** \$100,000**PROJECT SCOPE OF WORK:**

The Eagle Creek State Park is an eleven-building facility constructed in 1975.

The scope of work provides for repairing and aligning the dock system and providing riprap, filter fabric, gravel and other miscellaneous dock and shoreline repairs.

**ARCHITECT/ENGINEER:** Benton & Associates, Inc. 4274  
1970 W Lafayette Ave  
Jacksonville, IL 62650

The firm was selected because of their familiarity with the site and the repairs needed for the facility.

**APPROVED BY THE EXECUTIVE DIRECTOR:** May 26, 2010

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

**BOARD MEETING DATE:** July 13, 2010

**CDB PROJECT NO:** 120-070-009

**PROJECT DESCRIPTION:** Emergency Ceiling Repair

**PROJECT LOCATION:** Dixon Springs Boot Camp - Pope County  
Department of Corrections

**PROJECT AMOUNT:** To be Determined

**PROJECT SCOPE OF WORK:**

The Gymnasium is a 7,280 square foot, one-story building constructed in 1987.

The scope of work provides for an evaluation and report of the probable cause of the ceiling failure. The work also includes designing the repair/replacement of the ceilings.

**ARCHITECT/ENGINEER:** EDM, Inc. d/b/a EDM of Illinois, Inc. 27800  
850 Vandalia #250  
Collinsville, IL 62234

The firm was selected because of their expertise and availability to provide a third-party investigation of the ceiling failure.

**APPROVED BY THE EXECUTIVE DIRECTOR:** June 10, 2010

**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR****BOARD MEETING DATE:** July 13, 2010**CDB PROJECT NO:** 120-075-053**PROJECT DESCRIPTION:** Emergency Underground Electrical Cable Replacement**PROJECT LOCATION:** Dixon Correctional Center - Lee County  
Department of Corrections**PROJECT AMOUNT:** To be Determined**PROJECT SCOPE OF WORK:**

The Dixon Correctional Center is a 107 building, medium security facility constructed in 1920.

The scope of work provides for the A/E to access the damaged electrical feeder cables and make recommendations for the CDB review. The scope also includes designing and bidding the identified emergency repairs.

**ARCHITECT/ENGINEER:** Shive-Hattery Group, Inc. d/b/a Shive Ha 23019  
1701 River Dr. #500  
Moline, IL 61265

The firm was selected because of their expertise with high voltage electrical feed design and their proximity to the site.

**APPROVED BY THE EXECUTIVE DIRECTOR:** June 7, 2010

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

**BOARD MEETING DATE:** July 13, 2010

**CDB PROJECT NO:** 120-255-023

**PROJECT DESCRIPTION:** Emergency Repair of Coolers and Freezers

**PROJECT LOCATION:** Shawnee Correctional Center - Johnson County  
Department of Corrections

**PROJECT AMOUNT:** \$230,000

**PROJECT SCOPE OF WORK:**

The Shawnee Correctional Center is a medium security facility constructed in 1985.

The scope of work provides for the A/E to access the damage to the coolers and freezers caused by a brown-out and make recommendations for the CDB to review. The scope also includes designing and bidding the identified emergency repairs.

**ARCHITECT/ENGINEER:** Hurst-Rosche Engineers, Inc. 25661  
1805 Ind. Park Dr.  
Marion, IL 62959

The firm was selected because of their expertise in mechanical systems and their proximity to the project facility.

**APPROVED BY THE EXECUTIVE DIRECTOR:** June 2, 2010

<b>FY-11 CDB BOARD MEETING SCHEDULE</b>		
<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 Springfield 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