



Jim Underwood
Executive Director

CDB BOARD BOOK

December 13, 2011, 10:30 a.m.

**Video-Conference
between**

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

and

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

and

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

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

CAPITAL DEVELOPMENT BOARD

**December 13, 2011, 10:30 a.m.
Video-Conference
between
the following three locations:**

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

Robert Oxtoby Board Room
3rd Floor Stratton Building
401 S. Spring Street
Springfield, Illinois

IDOT Office
1102 East Port Plaza
Collinsville, Illinois

1. CALL TO ORDER

PRELIMINARY ITEMS

- 2. Adoption of Agenda
- 3. Approval of November 8, 2011 Minutes 1-4
- 4. Introduction of Guests

BOARD ACTION

- 5. Proceed Order
 Southern Illinois University Carbondale – Transportation Center5-11
- 6. Staff Recommendations for Architect/Engineer Selections
 PSB – 170 12-25
- 7. Higher Education Recommendations for Architect/Engineer Selections26-32

INFORMATIONAL ITEMS

- 8. Architect/Engineers approved by Executive Director33-37
- 9. Modification
 Southern Illinois University Edwardsville – Science Building38-46
- 10. Informational Letter regarding Change Orders for U of I - Lincoln Hall.....47-49

EXECUTIVE SESSION

staff contacts: Amber Evans Candy Bearden
 217.782.8726 217.782.8722

SUBJECT: Meeting Minutes for November 8, 2011 Board Meeting

The November 8, 2011 meeting of the Capital Development Board was held by video-conference at the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois, the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois and the IL Department of Transportation Office, 1102 East Port Plaza, Collinsville, Illinois.

The following Board Members were present:

Springfield

Peter O'Brien, Sr., Chairman
Mark J. Ladd
Stewart A. Munoz

Collinsville

Glyn Ramage

Others present:

Springfield

Jim Underwood, CDB
Josh Weger, CDB
Thomas Klein, CDB
Bill Strahle, CPO
Keith Horton, CDB
Jesse Martinez, CDB
Mike Wilson, CDB
Gilbert Villegas, CDB
Don Broughton, CDB
Ron Wright, CDB
Amber Evans, CDB
Candy Bearden, CDB
Doug Tinch, CDB
Marcy Joerger, CDB
Lorri Rosenfeldt, EEC
Lisa Mattingly, CDB
Laura Kozemczak, CDB
Gus Behnke, CDB
Mike Waldinger, AIA Illinois
Jeanifer Kimbrough, CDB
Victor Morales, CDB

Chicago

Brie Yasik, Safir Rosetti
Karen Fredrickson, CDB
Karla Springer, CDB
Leonard McGee, CDB
Martin Lareau, South Suburban College
Elaine Lockwood Bean, Lend Lease

Chairman O'Brien called the meeting to order at 11:01 a.m.

Amber Evans took roll call. For the record, Chairman O'Brien and members Mark Ladd and Stewart Munoz were present at the Springfield meeting site. Board Member, Glyn Ramage was present via video-conference at the Collinsville site.

Chairman O'Brien introduced CDB's new General Counsel, Mr. Thomas Klein. Mr. Klein thanked Chairman O'Brien and gave a brief summary of his background and experience to the Board.

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

Mr. Ramage moved and Mr. Munoz seconded a motion to approve the minutes of the October 11, 2011 meeting. Chairman O'Brien called for a vote, which was approved unanimously.

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

Mr. Broughton presented the following Design Build selection recommendation:

1.	546-325-057	Construction Combined Support Maintenance Shop Camp Lincoln Springfield, Illinois - Sangamon County 1. CORE Construction 2. Korte Construction 3. Image Architects, Inc.	Appropriation: \$13,850,000 Project Cost: \$13,850,000
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Mr. Ladd requested an explanation of the scoring process for this particular selection.

Mr. Broughton stated that the firm chosen and their consultants have extensive experience with CDB on multiple projects.

Mr. Munoz moved and Mr. Ladd seconded a motion to approve the recommendation for the design build selection. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton presented the following Higher Ed A/E selection recommendation and introduced Mr. Martin Lareau with South Suburban College who explained the local QBS process followed by the college:

1.	810-094-024	ILLINOIS COMMUNITY COLLEGE BOARD Replace Roofing Systems/Exterior Repairs South Suburban College South Holland, Cook County, Illinois 1. DeTella, Planera Architects	Appropriation: \$494,000 Project Cost: \$494,000
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Mr. Ladd inquired further into the local QBS process utilized by the college.

Mr. Broughton explained that the college follows the local QBS act as stated in the Community College Act.

Mr. Ladd questioned if there was any discussion with the college as to the Board's concern for putting this project out for advertisement.

Mr. Broughton stated that by the time CDB receives these selections to present to the Board the college has already made their selection.

Mr. Ladd noted that there is a published list of IBHE projects that have requested funding and questioned why CDB was not letting these institutions know, prior to procurement, that CDB would like to see them procured in a QBS form.

Mr. Broughton stated that CDB has begun that discussion and is working with the Community College Board, CDB Legal and the CPO's office to develop criteria for these kinds of selections.

Mr. Ladd stated that it is unfair for one firm to lock up an institution for 20 years and this project should be open to competitive bidding, especially in this economy, and proposes that CDB notify all community colleges that this will be a recurring problem if they continue to use this procedure.

Chairman O'Brien thanked Mr. Ladd for his comments and stated that his thoughts will be taken seriously.

Director Underwood stated that CDB will convey this message to the colleges on each of these projects.

Mr. Munoz moved and Mr. Ramage seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton noted the following informational item:

1. Architect/Engineers approved by Executive Director.

Ms. Mattingly gave a report on the Administrative Rules to the Illinois Energy Code that will be forthcoming to the Board for adoption.

Mr. Munoz moved and Mr. Ladd seconded a motion to move to Executive Session at 11:27 a.m. Chairman O'Brien called for a vote, which was approved unanimously.

Executive Session was convened. One item of business was discussed.

Mr. Munoz moved and Mr. Ladd seconded a motion to return to open session. Chairman O'Brien called for a vote, which was approved unanimously.

Regular session was reconvened.

Mr. Munoz moved and Mr. Ladd seconded a motion to adjourn. Chairman O'Brien called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 11:55 a.m.

Executive Summary for Board Level Proceed Order

CDB Project No. 825-020-143
Project Description: Construct Transportation Education Center
Project Location: Southern Illinois University @ Carbondale
Southern Illinois Airport
Carbondale, Illinois

Project History:

The project is a single prime project for Southern Illinois University at Carbondale and is at the Southern Illinois Airport location and not the main campus of SIUC. The Transportation Education Center will house the Automotive Technology, Aviation Technology, and Flight departments. It includes an Education Building, 185,910 gross square feet (GSF), housing offices, weather dispatch, library, simulators, classrooms, component labs, demo labs, service labs, test cells, a fabrication shop and a multi-purpose room for large gatherings for the student population and national conferences. It also includes a Test Cell Building, 10,910 GSF, which includes 2 offices, 4 test cells, 2 classrooms and 1 airplane mating prep area. The third major building on site is the Fleet Storage Area, 31,868 GSF; it includes 1 automotive special teams' lab, automotive storage, aviation storage, 1 loading dock, a secured receiving area and allows for donated vehicles to be in a covered parking area.

Total funding for this project is \$62,830,779 from Bond and Build Illinois funds.

The project is currently on schedule with dates for Substantial Completion being July 7, 2012 and Final Completion October 15, 2012.

Requested Action:

The Using Agency has purchased a new 4 wheel drive chassis dynamometer, in lieu of installing the original two wheel chassis dynamometer, and the new dynamometer requires additional architectural, structural, and MEP revisions/coordination which were not part of the original design. All work must conform to SuperFlow's installation requirements and recommendations. The original/existing two wheel chassis dynamometer has already been relocated to another part of the building by a previous RFP/CO. While the construction of the TEC has been ongoing, the floor slab in this room has been left out per a previous RFP/CO for that scope of work and, in effect, the building has been constructed around this area. No work involved with this proceed order has been done and will not be until a Proceed Order or RFP/CO has been fully executed. We are requesting approval of Proceed Order G-70 in the amount of \$400,000.00.

Note 1: A contract modification to modify the design to support building infrastructure changes for this new unit was approved by our CPO on 10/11/2011.

Note 2: The price of the dynamometer was \$138,020.00. This purchase order was executed on June 28, 2011 by SIU's purchasing agent.

Request for Board Approval of Proceed Order

Project Number:	825-020-143	Using Agency:	Southern Illinois University @ Carbondale
Description:	Construct Transportation Education Center SIUC, SIA Carbondale, IL 62901	Architect/Engineer:	FGM Architects/Engineers 475 Regency Park, Suite 200 O'Fallon, IL 62269
Total Project Budget:	\$62,830,779.00	Project Manager:	Marci Boudet
Unobligated Funds:	\$6,261,851.35		
Percent Completion:	65%		

Reason for Change: Using Agency purchased a new chassis dynamometer & the new dynamometer requires additional architectural, structural, and EMP revisions/coordination. All work must conform to SuperFlow's published installation requirements & recommendations.

Description of Change: Add (12) T bars; (4) 4'-0" long & (8) 6'-0"; Add ¼", 1'00" roof crickets for new roof mounted equipment; revise thickened concrete slab & foundation to coordinate w/new chassis dynamometer pit & required ventilation system, additional framing required for duct support & roof penetrations; extend facility services to system equipment, providing pit ventilation requirements & addressing submittal safety warnings; provide electrical supply for system components & building services, circuit conduit & conductor fill, & motor control drives & starters; provide fixed gas detection system equal to the Test Cell Bldg. gas detection system. ToxControl has been selected w/reserve sensor channel capacity to include Engine Cell 0133B; all work must conform to SuperFlow's installation requirements & recommendations.

CONTRACTOR	Trade	Proceed Order Amount	Original Contract	% CHANGE
River City Construction	General	\$ 400,000.00	\$ 43,512,000.00	.09%
		\$	\$	%
		\$	\$	%
		\$	\$	%
		\$	\$	%
		\$	\$	%
Total All Change Orders		\$	\$	%

Completion Effect: (*) days

PROCEED ORDER NO. G-70

CDB PROJECT NO.: 825-020-143

CONTRACT NO.: 10-0496-41

DATE: 11/16/11; REVISED 11/30/11

CONTRACTOR (Name, Address)
River City Construction
1509 North Main Street
Benton, IL 62812
(618) 435-2612 Fax (618-435-2457
Joe Seymour, js Seymour@rccllc.com

PROJECT (Name, City, County)
Construct Transportation Education Ctr.
Carbondale, Jackson County, IL

Contract Work: General - single prime

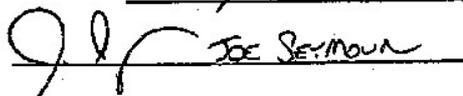
Using Agency: SIUC

DESCRIPTION OF CHANGE IN WORK: This is a Using Agency requested PO/RFP/CO. Using Agency purchased new chassis dynamometer and the new dynamometer requires additional architectural, structural, & MEP revisions/coordination. Add (12) T bars; (4) 4'-0" long & (8) 6'-0" long; Add 1/2", 1'00" roof crickets for new roof mounted equipment; revise thickened concrete slab & foundation to coordinate w/new chassis dynamometer pit & required ventilation system, additional framing required for duct support & roof penetrations; extend facility services to system equipment, providing pit ventilation requirements & addressing submittal safety warnings; provide electrical supply for system components & building services, circuit conduit & conductor fill, & motor control drives & starters; provide fixed gas detection system equal to the Test Bldg. gas detection system, ToxControl has been selected w/reserve sensor channel capacity to include Engine Cell 0133B; all work should conform to SuperFlow's published installation requirements & recommendations.

Justification for the proceed order: In order to keep and meet the schedule, as the affected area has been left open, the Proceed Order is necessary.

TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$ 400,000

Contractor Representative's Signature


JOE SEYMOUR

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:

My review of this change order has determined that: the circumstances which have necessitated this change order were not reasonably foreseeable at the time the contract was signed, or the change is germane to the original contract as signed, or the change order is in the best interest of the State and authorized by law, as described. (Applicable only to a change order or a series of change orders increasing or decreasing the contract amount more than \$10,000.00 or the contract time by more than 30 days.)

(Up to \$9,999)

Maree Boudet 11/30/11
Project Manager Date

(Up to \$24,999)

Sam Kolchen 11-30-2011
Regional Manager Date

(Up to \$49,999)

[Signature] 12/1/11
Construction Administrator Date

(Up to \$74,999)

John W. [Signature] 12-05-11
Deputy Director - Construction Date

(Up to \$100,000)

Executive Director Date

If Board Level insert
Agenda Item No. _____

and Board Meeting Date _____

FGM ARCHITECTS

November 16, 2011

Ms. Marci Boudet, Project Manager
Illinois Capital Development Board
Dunn-Richmond Economic Development Center
Room 258, Box 43
150 Pleasant Hill Road
Carbondale, IL 62901

Re: Construct Transportation Education Building
Southern Illinois University Carbondale
CDB Project No.: 825-020-143 / FGM Project No.: 04-0098.01
RFP Number G-70 - Notice to Proceed Request

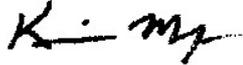
Dear Ms. Boudet:

This letter is in reference to the assessment of the need for the Proceed Order for RFP G-70 for the above mentioned project. RFP G-70 is the result of an Using Agency Request. The Using Agency will purchase a new four wheel drive chassis dynamometer to be installed in the Education Building Chassis Test Cell 0133A in lieu of installing their original two wheel chassis dynamometer. The original two wheel chassis dynamometer has already been relocated to another part of the building by a previous RFP/CO. The work for this Proceed Order Request / Change Order includes revisions to the Architectural, Structural, Plumbing, Electrical, and Ventilation items. The floor slab in this room was left out per a previous RFP/CO for this scope of work.

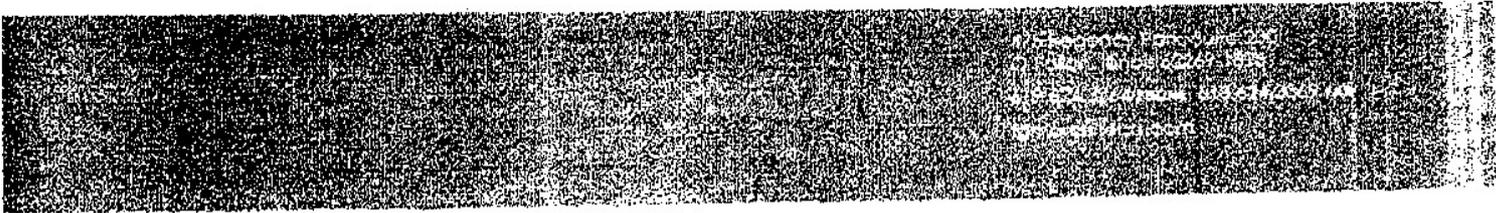
The time frame for this work is critical. The work involved with RFP G-70 is in the critical construction sequence path. The Contractor is currently enclosing the building and rough-ins for all trades are currently being done throughout the building. The issuance of the Proceed Order will allow the Contractor to do the work in the critical path sequence.

If you have any questions or need additional information regarding this item, please let me know.

Sincerely,



Kevin Meyer
Senior Associate, Project Manager





Southern
Illinois University
Carbondale

Physical Plant Engineering Services
www.pso.siu.edu/plant/engineering/engineering.html
www.siu.edu

November 17, 2011

Ms. Marci Boudet, Project Manager
Illinois Capital Development Board
Dunn-Richmond Economic Development Center
Room 258, Box 43
150 Pleasant Hill Road
Carbondale, IL 62901

RE: Construct Transportation Education Center
Southern Illinois University Carbondale
CDB Project No.: 825-020-143
RFP C/O Number: G-70 – Notice to Proceed Request

Marci,

Through this project, the University has purchased a new all-wheel drive chassis dynamometer. This dynamometer will provide the SIUC automotive technology students state-of-the-art technology that will give them an advanced educational opportunity not offered in most university settings. This piece of equipment is used daily by the professionals in the automotive industry. This type of technology is germane to this project which was designed to meet the mission of Southern Illinois University by providing students with high quality laboratories and classrooms to enhance their educational experience.

The Notice to Proceed, RFP C/O Number G-70, will provide the necessary architectural, structural and MEP revisions plus the additional scope of work necessary for the installation of the dynamometer.

If you need additional information, please contact me.

Sincerely,

Scott D. Weber, P.E.
University Engineer

CC: Phil Gatton
Project File



Southern
Illinois University
Carbondale

Automotive Technology Department
College of Applied Sciences and Arts
www.siuautomotive.com
www.siu.edu

DATE: February 26, 2011
TO: Scott Weber
FROM: Michael B. Behrmann, Chair
Automotive Technology
Email: mbehr@siu.edu
RE: Need for Chassis Dynamometer

The Bachelor of Science Degree in Automotive Technology is the only degree of its kind in the State of Illinois and is one of a very few select universities to offer this type of degree. As one of the most widely respected and highly ranked automotive technology programs in the world, the SIU Department of Automotive Technology is facing a critical condition to maintaining the capability of developing the future leaders of the industry.

Because of budgetary issues in the designing and planning of the SIU Transportation Education Center, a vehicle chassis dynamometer was cut from the project. With the rapidly increased use of advanced vehicle technology, the need for this piece of equipment has increased dramatically.

Graduates from the SIU Automotive Technology program are in an extremely high demand by major industry businesses/corporations to keep their competitive advantages. Numerous graduates from the program are employed in Illinois businesses such as Caterpillar, Navistar, Mitsubishi, Chrysler, and Robert Bosch Corporation. A recent meeting of the Department's Industry Advisory Board has again expressed to us the need to be training our students in the use of a full chassis dynamometer to maintain program currency with the industry and the ability to continue producing the graduates the industry is demanding.

A chassis dynamometer is necessary to perform advanced technology vehicle diagnostic testing that we currently do not have the capability of. Our ability to developing a student's analytical and problem solving aptitude on modern vehicles is core to the high industry demand for our graduates. This equipment is vital to the Department to continue fulfilling its mission to the University and the State of Illinois.

Thank You.

Automotive Technology Department - Mail Code 6895 ■ Southern Illinois University Carbondale
Carbondale, IL 62901 ■ 618/453.4024 ■ Fax: 618/453.8483

Shipping Address: 5776 Coal Drive, Carterville, IL 62918

CAPITAL DEVELOPMENT BOARD

Agenda Item #

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

APPROP. &
TOTAL
COST
AMOUNTS

<u>PROJECT #</u>	<u>ARCHITECT/PROJECT DESCRIPTION</u>	
1 250-000-013	Install Generator/Upgrade Electrical, 401 South Clinton, Chicago, Illinois, Department of Central Management Services	\$527,000 \$527,000

FIRMS BEING CONSIDERED FOR SELECTION:

De Avila Jose and Associates

M G N Consulting Engineers Inc

Milhouse Engineering & Construction Inc

2 321-115-066	Renovate Residential Pavilions, Madden Mental Health Center, Hines, Cook County, Department of Human Services	\$560,000 \$560,000
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FIRMS BEING CONSIDERED FOR SELECTION:

Frega Associates Ltd

G F G R Inc d/b/a GFGR Inc Architects Engineers

McDonough Associates Inc

3 546-045-024	Replace Roof/Interior and Exterior Repairs, Midway Armory, Chicago, Department of Military Affairs	\$1,500,000 \$1,500,000
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FIRMS BEING CONSIDERED FOR SELECTION:

Bauer Latoza Studio Ltd

Kurtz Associates Architects

McDonough Associates Inc

CAPITAL DEVELOPMENT BOARD

Agenda Item #

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

APPROP. &
TOTAL
COST
AMOUNTS

PROJECT # ARCHITECT/PROJECT DESCRIPTION

4 546-070-025 Replace Roof/Exterior Repairs, General Jones Armory - Chicago, Department
of Military Affairs \$600,000
\$600,000

FIRMS BEING CONSIDERED FOR SELECTION:

Knight Engineers and Architects

Kurtz Associates Architects

McDonough Associates Inc

5 546-108-003 Replace Roof/Renovate Interior and Exterior, Calumet Armory (Donnelley
Building) Chicago, Department of Military Affairs \$1,500,000
\$1,500,000

FIRMS BEING CONSIDERED FOR SELECTION:

Burns & McDonnell.d/b/a Burns & McDonnell Engineering C

D L Z Illinois Inc

Knight Engineers and Architects

6 546-140-009 Construct Military Vehicle Parking, Galesburg Armory - Knox County,
Department of Military Affairs \$200,000
\$200,000

FIRMS BEING CONSIDERED FOR SELECTION:

Ament Inc

Farnsworth Group Inc

Lewis Yockey & Brown Inc

CAPITAL DEVELOPMENT BOARD

Agenda Item #

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

APPROP. &
TOTAL
COST
AMOUNTS

<u>PROJECT #</u>	<u>ARCHITECT/PROJECT DESCRIPTION</u>	
7 546-205-019	Construct Military Vehicle Parking and Wash Rack, Mattoon Armory - Coles County, Department of Military Affairs	\$800,000 \$800,000

FIRMS BEING CONSIDERED FOR SELECTION:

- ESI Consultants Ltd
- I E Consultants Inc
- Upchurch Group Inc The

8 546-250-017	Construct Military Vehicle Parking, Paris Armory - Edgar County, Department of Military Affairs	\$750,000 \$750,000
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FIRMS BEING CONSIDERED FOR SELECTION:

- ESI Consultants Ltd
- Farnsworth Group Inc
- MSA Professional Services Champaign LLC

9 546-260-022	Upgrade Site Roads and Drainage, Peoria Armory - Peoria County, Department of Military Affairs	\$850,000 \$850,000
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FIRMS BEING CONSIDERED FOR SELECTION:

- Farnsworth Group Inc
- I E Consultants Inc
- Infrastructure Engineering Inc

CAPITAL DEVELOPMENT BOARD

Agenda Item #

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

APPROP. &
TOTAL
COST
AMOUNTS

PROJECT # ARCHITECT/PROJECT DESCRIPTION

10	546-325-069	Replace Roof/Interior and Exterior Repairs - AGO Building, Camp Lincoln (Springfield) Sangamon County, Department of Military Affairs	\$650,000 \$650,000
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FIRMS BEING CONSIDERED FOR SELECTION:

Allied Design Consultants Inc

Graham & Hyde Architects Inc

Shafer John & Associates Inc

A/E SELECTION COMMITTEE RECOMMENDATIONS
December 13, 2011

CDB PROJECT NO: 250-000-013

PROJECT DESCRIPTION: Install Generator/Upgrade Electrical

PROJECT LOCATION: Department of Central Management Services
Statewide Program

APPROPRIATION AMOUNT: \$ 527,000

ESTIMATED TOTAL PROJECT COST: \$ 527,000

PROJECT SCOPE OF WORK:

This building is located at 401 South Clinton, Chicago, Illinois.

The scope of work provides for installing a generator and associated distribution equipment to provide backup power for the communications room. The work also includes installing one additional data center cooler.

A/E SELECTION COMMITTEE RECOMMENDATIONS
December 13, 2011

CDB PROJECT NO: 321-115-066

PROJECT DESCRIPTION: Renovate Residential Pavilions

PROJECT LOCATION: Department of Human Services
Madden Mental Health Center
Hines, Cook County, Illinois

APPROPRIATION AMOUNT: \$ 560,000

ESTIMATED TOTAL PROJECT COST: \$ 560,000

PROJECT SCOPE OF WORK:

The Madden Mental Health Center is a 304,039 square foot, 32-building facility constructed in 1965.

The scope of work provides for the renovation of a residential Pavilion at Madden MHC. The work will include, but is not limited to, the renovation of bathrooms, nurse's station, HVAC system, building foundation/slab-on-grade and the patio/courtyard area with painting, tuckpointing and replacement of doors, ceilings, electrical panels, exhaust fans, drinking fountains, and flooring, as required to bring the pavilion up to code, to meet JCAHO requirements and to meet the current operational needs of the facility.

A/E SELECTION COMMITTEE RECOMMENDATIONS
December 13, 2011

CDB PROJECT NO: 546-045-024

PROJECT DESCRIPTION: Replace Roof/Interior and Exterior Repairs

PROJECT LOCATION: Department of Military Affairs
Midway Armory - Chicago

APPROPRIATION AMOUNT: \$1,500,000

ESTIMATED TOTAL PROJECT COST: \$1,500,000

PROJECT SCOPE OF WORK:

The Midway Armory is a 48,000 square foot, four-story concrete and block building constructed in 1929.

The scope of work provides for replacing approximately 44,000 square feet of built up roofing system, including installing flashing, gutters and roof drains. The scope of work also provides for replacing exterior doors and windows, tuckpointing and interior repairs.

**A/E SELECTION COMMITTEE RECOMMENDATIONS
December 13, 2011**

CDB PROJECT NO: 546-070-025
PROJECT DESCRIPTION: Replace Roof/Exterior Repairs
PROJECT LOCATION: Department of Military Affairs
General Jones Armory - Chicago

APPROPRIATION AMOUNT: \$ 600,000

ESTIMATED TOTAL PROJECT COST: \$ 600,000

PROJECT SCOPE OF WORK:

The General Jones Armory is a 299,772 square foot, five-story stone and block building constructed in 1929.

The scope of work provides for replacing approximately 24,000 square feet of built up roofing system, including installing flashing, gutters and roof drains. The scope of work also provides for replacing exterior doors and windows, tuckpointing and interior repairs.

**A/E SELECTION COMMITTEE RECOMMENDATIONS
December 13, 2011**

CDB PROJECT NO: 546-108-003

PROJECT DESCRIPTION: Replace Roof/Renovate Interior and Exterior

PROJECT LOCATION: Department of Military Affairs
Calumet Armory (Donnelley Building) - Chicago

APPROPRIATION AMOUNT: \$1,500,000

ESTIMATED TOTAL PROJECT COST: \$1,500,000

PROJECT SCOPE OF WORK:

The Calumet Armory is a 144,400 square foot, three-story brick and concrete building constructed in 1948.

The scope of work provides for replacing approximately 34,000 square feet of built up roofing system, including installing flashing and roof drains. The scope of work also provides for replacing exterior doors and windows, tuckpointing, and interior repairs.

A/E SELECTION COMMITTEE RECOMMENDATIONS
December 13, 2011

CDB PROJECT NO: 546-140-009
PROJECT DESCRIPTION: Construct Military Vehicle Parking
PROJECT LOCATION: Department of Military Affairs
Galesburg Armory - Knox County

APPROPRIATION AMOUNT: \$ 200,000

ESTIMATED TOTAL PROJECT COST: \$ 200,000

PROJECT SCOPE OF WORK:

The Galesburg Armory is a 52,500 square foot, three-building facility constructed in 2007.

The scope of work provides for constructing an approximately 3,000 square yards of military vehicle parking, including installing fencing and lighting.

**A/E SELECTION COMMITTEE RECOMMENDATIONS
December 13, 2011**

CDB PROJECT NO: 546-205-019

PROJECT DESCRIPTION: Construct Military Vehicle Parking and Wash Rack

PROJECT LOCATION: Department of Military Affairs
Mattoon Armory - Coles County

APPROPRIATION AMOUNT: \$ 800,000

ESTIMATED TOTAL PROJECT COST: \$ 800,000

PROJECT SCOPE OF WORK:

The Mattoon Armory is a 59,411 square foot, five-building facility constructed in 1949.

The scope of work provides for constructing an approximately 6,000 square yards of military vehicle and personal vehicle parking, including extending the secured fencing, constructing a gate and installing lighting. The scope of work also provides for constructing a wash rack.

A/E SELECTION COMMITTEE RECOMMENDATIONS
December 13, 2011

CDB PROJECT NO: 546-250-017

PROJECT DESCRIPTION: Construct Military Vehicle Parking

PROJECT LOCATION: Department of Military Affairs
Paris Armory - Edgar County

APPROPRIATION AMOUNT: \$ 750,000

ESTIMATED TOTAL PROJECT COST: \$ 750,000

PROJECT SCOPE OF WORK:

The Paris Armory is a 42,046 square foot, four-building facility constructed in 1950.

The scope of work provides for constructing an approximately 7,000 square yards of military vehicle parking, including installing security fencing and lighting and constructing a gate.

A/E SELECTION COMMITTEE RECOMMENDATIONS
December 13, 2011

CDB PROJECT NO: 546-260-022

PROJECT DESCRIPTION: Upgrade Site Roads and Drainage

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

APPROPRIATION AMOUNT: \$ 850,000

ESTIMATED TOTAL PROJECT COST: \$ 850,000

PROJECT SCOPE OF WORK:

The Peoria Armory is a 308,619 square foot, 26-building facility constructed in 1925.

The scope of work provides for upgrading approximately 7,200 linear feet of roadway, including resurfacing and improving site drainage.

A/E SELECTION COMMITTEE RECOMMENDATIONS
December 13, 2011

CDB PROJECT NO: 546-325-069

PROJECT DESCRIPTION: Replace Roof/Interior and Exterior Repairs - AGO Building

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

APPROPRIATION AMOUNT: \$ 650,000

ESTIMATED TOTAL PROJECT COST: \$ 650,000

PROJECT SCOPE OF WORK:

The AGO building is a 87,669 square foot, four-story masonry and steel frame building constructed in 1978.

The scope of work provides for replacing approximately 22,000 square feet of built-up roofing system with a green roofing system, including installing flashing, drains and gutters. The scope of work also provides for interior repairs, tuckpointing and resealing windows.

SUBJECT: Board Concurrence of Higher Education Architect/Engineer

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
810-032-024	OWP/P Cannon Design Construct One Stop Admissions and Campus/Student Center William Rainey Harper College Palatine, Cook County, Illinois	\$50,184,300
810-052-012	BLDD Architects, Inc. Infrastructure Improvements - Vandalia Campus Illinois Community College Board Kaskaskia Community College - Centralia	\$7,466,700
810-068-013	Teng & Associates, Inc. Replace Roof/Exterior Repairs Moraine Valley Community College Blue Island Campus, Cook County, Illinois Illinois Community College Board	\$1,117,000
810-074-019	Engineering Concepts and Solutions Upgrade HVAC Systems Parkland Community College Champaign, Champaign County, Illinois Illinois Community College Board	\$686,200
810-078-024	Eggemeyer Associates Architects Miscellaneous Upgrades/Roof Replacement Rend Lake Community College Ina, Jefferson County, Illinois Illinois Community College Board	\$283,300
810-082-019	Farnsworth Group, Inc. Renovate Science Laboratories Carl Sandburg Community College Galesburg, Knox County, Illinois Illinois Community College Board	\$632,149

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
December 13, 2011**

CDB PROJECT NO: 810-032-024

PROJECT DESCRIPTION: Construct One Stop Admissions and Campus/Student Center

PROJECT LOCATION: Illinois Community College Board
William Rainey Harper College
Palatine, Cook County, Illinois

APPROPRIATION AMOUNT: \$8,000,000

ESTIMATED TOTAL PROJECT COST: \$50,184,300

PROJECT SCOPE OF WORK:

William Rainey Harper College is a 732,671 square-foot, 21 building campus constructed in 1969.

The scope of work provides for constructing an approximately 44,200 square foot, One Stop/Admissions Center, including 4,960 square feet for classroom and laboratory space, 11,656 square feet for offices, and 5,529 square feet for general use and support space. The scope of work also provides for constructing an approximately 64,608 square foot, Campus Student Life Center, including 3,575 square feet for classroom and laboratory space, 17,745 square feet for offices, 1,175 square feet for health care space, and 17,500 square feet for general use and support space.

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
December 13, 2011**

CDB PROJECT NO: 810-052-012

PROJECT DESCRIPTION: Infrastructure Improvements - Vandalia Campus

PROJECT LOCATION: Illinois Community College Board
Kaskaskia Community College - Centralia

APPROPRIATION AMOUNT: \$5,600,000

ESTIMATED TOTAL PROJECT COST: \$7,466,700

PROJECT SCOPE OF WORK:

Kaskaskia Community College is a 241,246 square foot, 16-building campus constructed in 1968.

The scope of work provides for constructing an approximately 28,232 square foot academic/administrative building, including connecting to existing utilities, constructing sidewalks, roadways, and a parking lot and installing a geothermal heat pump system.

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
December 13, 2011**

CDB PROJECT NO: 810-068-013

PROJECT DESCRIPTION: Replace Roof/Exterior Repairs

PROJECT LOCATION: Illinois Community College Board
Moraine Valley Community College
Blue Island Campus, Cook County, Illinois

APPROPRIATION AMOUNT: \$ 830,800

ESTIMATED TOTAL PROJECT COST: \$ 1,117,000

PROJECT SCOPE OF WORK:

Moraine Valley Community College is a 671,112 square foot, 23-building campus constructed in 1971.

The scope of work provides for exterior repairs to the Blue Island Campus building, including replacing the roofing system and masonry restoration and sealing of the facade.

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
December 13, 2011**

CDB PROJECT NO: 810-074-019

PROJECT DESCRIPTION: Upgrade HVAC Systems

PROJECT LOCATION: Illinois Community College Board
Parkland Community College
Champaign, Champaign County, Illinois

APPROPRIATION AMOUNT: \$ 686,200

ESTIMATED TOTAL PROJECT COST: \$ 686,200

PROJECT SCOPE OF WORK:

Parkland Community College is a 444,470 square foot, 13-building campus constructed in 1970.

The scope of work provides for upgrading the HVAC systems, including replacing the control equipment, wiring, thermostats and associated equipment.

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
December 13, 2011**

CDB PROJECT NO: 810-078-024

PROJECT DESCRIPTION: Miscellaneous Upgrades/Roof Replacement

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

APPROPRIATION AMOUNT: \$ 283,300

ESTIMATED TOTAL PROJECT COST: \$ 283,300

PROJECT SCOPE OF WORK:

Rend Lake Community College is a 177,319 square foot, 20-building campus constructed in 1970.

The scope of work provides for renovating the science laboratories, including replacing the sinks, flooring, counter-tops and upgrading the plumbing system. The scope of work also provides for replacing the student center lower roof and renovating the aquatic center, including recoating the locker room and around the pool floors, repair and recoat the plaster and repair wall finishes.

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
December 13, 2011**

CDB PROJECT NO: 810-082-019

PROJECT DESCRIPTION: Renovate Science Laboratories

PROJECT LOCATION: Illinois Community College Board
Carl Sandburg Community College
Galesburg, Knox County, Illinois

APPROPRIATION AMOUNT: \$ 220,200

ESTIMATED TOTAL PROJECT COST: \$ 632,149

PROJECT SCOPE OF WORK:

Carl Sandburg Community College is a 251,361 square foot, 12-building campus constructed in 1976.

The scope of work provides for renovating the science laboratories, including replacing the casework and countertops, upgrading the electrical, mechanical, ventilating and plumbing systems, replacing the flooring and abating asbestos-containing material.

SUBJECT: *Director Selection / Informational Items*

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
120-070-011	D.A.S. Consulting Services, LLC Remediate Mold Dixon Springs Boot Camp - Pope County Department of Corrections	\$10,000
120-175-126	Holcomb Foundation Engineering Co., Inc. Emergency Upper Slope Repairs Menard Correctional Center - Randolph County Department of Corrections	\$1,100,000
546-261-700	Shive-Hattery Group, Inc. Asbestos Abatement/Demolition Peoria Army Aviation Support Facility Department of Military Affairs	\$40,000
630-000-140	Gandhi and Associates, Inc. Various Improvements - St. Charles and Elgin District 1 - Statewide Program Department of Transportation	\$25,000

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: December 13, 2011

CDB PROJECT NO: 120-070-011

PROJECT DESCRIPTION: Remediate Mold

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

PROJECT AMOUNT: \$10,000

PROJECT SCOPE OF WORK:

The Dixon Springs Boot Camp is a 64,829 square foot, nine-building facility constructed in 1969.

The scope of work provides for the remediation of mold in Dormitory 2, including testing and air monitoring to confirm that the area can be reoccupied.

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: December 13, 2011

CDB PROJECT NO: 120-175-126

PROJECT DESCRIPTION: Emergency Upper Slope Repairs

PROJECT LOCATION: Department of Corrections
Menard Correctional Center - Randolph County

PROJECT AMOUNT: \$1,100,000

PROJECT SCOPE OF WORK:

The Menard Correctional Center is a 156-building maximum security facility constructed in 1877.

The scope of work provides for stabilizing the soil slope, including protecting the area from erosion, regrading, slope protection and seeding.

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: December 13, 2011

CDB PROJECT NO: 546-261-700

PROJECT DESCRIPTION: Asbestos Abatement/Demolition

PROJECT LOCATION: Department of Military Affairs
Peoria Army Aviation Support Facility

PROJECT AMOUNT: \$40,000

PROJECT SCOPE OF WORK:

The Peoria Army Aviation Support Facility (AASF) is a 117,293 square foot, 18-building facility constructed in 1947.

The scope of work provides for the asbestos abatement/demolition of building #24.

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: December 13, 2011

CDB PROJECT NO: 630-000-140

PROJECT DESCRIPTION: Various Improvements - St. Charles and Elgin

PROJECT LOCATION: Department of Transportation
District 1 - Statewide Program

PROJECT AMOUNT: \$25,000

PROJECT SCOPE OF WORK:

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

The scope of A/E services includes the remainder of construction administration and close-out services to finalize the project.

The scope of work at the St. Charles Maintenance Yard provides for replacing the 82' diameter salt storage dome roof, including replacing water damaged panels and repairing the entrance overhang. The scope of work also provides for repairing the seam metal roof on the Maintenance Facility and residing the truck storage and main office buildings, including flashing around the overhead doors. The scope of work at the Elgin Sign Shop provides for replacing garage door lintels, including increasing the door widths for 12 existing doors and repairing and repainting 13 lintels, including abating lead paint. The scope of work also provides for replacing operators and controls for 14 sectional doors and replacing miscellaneous accessories for 6 manually operated sectional doors.

Executive Summary for Informational Board Level Modification

CDB Project No. 825-030-067, phase 3
Project Description: Renovate Existing Science Building
Project Location: Southern Illinois University
Edwardsville, Madison County, Illinois

Project History:

This project will renovate the approximate 83,000 gross square feet (GSF) of office, classroom and laboratory space in the existing building. This space will be reconfigured and renovated into modern classroom and office space.

The HVAC systems will be upgraded. The ADA issues will be corrected as well as upgrades to the fire safety, and safe storage and disposal of chemicals.

This building will achieve LEED certification in at least a silver rating.

Requested Action:

This modification (#14) will compensate the design firm for the completion of the full design documents and specifications required to take this renovation phase of the existing science hall project to the bid stage.

Further, there are additional services and compensation for field work including LEED certification requirements, field observation and other reimbursables defined in the modification that are beyond the basic services aspect of the professional services agreement (PSA - contract).

These design services are specific to the renovation of the existing science building on the SIU – Edwardsville campus that is defined as Phase 3.

The earlier contract values reflected on the modification page represent work done on Phase I (site work), and ongoing work on Phase II (building of a brand new science building).

- Please note that the estimated construction budget for the Phase 3 renovation is \$20,000,000 and is not yet released.

State of Illinois
Capital Development Board

MODIFICATION

Professional Services Agreement
Modification No. 14
Project No. 825-030-067 phase #3
Date: 9/06/2011

FIRM NAME, ADDRESS
Hastings + Chivetta Architects, Inc
700 Corporate Park Dr., Suite 400
St. Louis, MO 63105

PROJECT:
New Science Building
Renovate Existing Building
SIU Edwardsville, IL

This Modification

- Establishes a Full Service Agreement
 Increases the Full Service Agreement By 53%
 Decreases the Full Service Agreement By %

AGREEMENT
Date: 10/16/2006
Number: 56-0038-10

PURPOSE OF THIS AGREEMENT MODIFICATION:

The final phase of construction will be the renovation of the existing science building. This modification will compensate the A/E as a Basic Service the balance of a full services agreement from the SD phase. Included as an Additional Service are fees associated with LEED Design, coordination with the Commissioning A/E, establishing a budget for clerk of the works for this phase. Reimbursable budgets for on-site representation, construction testing and General Contractor assistance as required and reproduction of the bidding documents. The schedule for this phase will be outlined on the attached Appendix A M-13.

SUBJECT AGREEMENT AMENDED AS FOLLOWS: See chart below

AGREEMENT SUMMARY	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation Including this Modification
1. Basic Services		2,873,695.00	2,873,695.00	1,199,122.00	4,072,817.00
2. C.A.F.	\$9,400.00	96,100.00	105,500.00	45,600.00	151,100.00
3. Additional Services	\$310,110.00	330,345.00	640,455.00	320,400.00	960,855.00
4. On-Site Rep	\$1,000.00	1,000,362.00	1,001,362.00	923,278.00	1,924,640.00
5.			\$ 0.00		\$ 0.00
6. Reimbursables -			\$ 0.00		\$ 0.00
7. See attached	3,500.00	231,431.00	234,931.00	100,000.00	334,931.00
8.			\$ 0.00		\$ 0.00
9.			\$ 0.00		\$ 0.00
10.			\$ 0.00		\$ 0.00
11.			\$ 0.00		\$ 0.00
12.			\$ 0.00		\$ 0.00
13.			\$ 0.00		\$ 0.00
TOTALS	\$324,010.00	\$4,531,933.00	\$4,855,943.00	\$2,588,400.00	\$7,444,343.00

C.A.F. ADJUSTMENT 45,600.00
C.A.F. TOTAL 151,100.00

CDB FISCAL (FUNDS AVAILABLE)
\$ 470,000.00 10-20-11 CEO

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

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

Prepared by: Charles Boyd 9.6.11
Contract Executive 9/6/2011

Approved by: [Signature] 11/02/11
Legal

CAPITAL DEVELOPMENT BOARD
By: [Signature] 10-27-11
COB 64-1 Rev. 04/04

Richard R. Klein
REGIONAL MANAGER
10, 20, 11

By: [Signature]
Title: Christopher Chivette - President 9.6.2011
FIRM: Hastings & Chivetta Architects, Inc.

[Handwritten signatures and dates]
11-02-11
10/20/11
DATE

APPENDIX AM-14 Summary 9/7/2011

A/E NAME: Haslings & Chivetta CDB PROJECT NO. 825-030-087
 CONSTRUCTION BUDGET: _____ CONTRACT NO. 66-0036-10

DESIGN BUDGET: _____

A.	BASIC SERVICES FEE:	\$4,072,817.00
B.	ADDITIONAL SERVICES:	960,855.00
C.	CONSTRUCTION ADMINISTRATION: (CAF)	151,100.00
	TOTAL ITEMS A, B, C:	\$5,184,772.00
D.	OVERHEAD & PROFIT MULTIPLIER (ITEMS B & E):	2.80
E.	ON-SITE REPRESENTATIVE REIMBURSEMENT ALLOWANCE	\$1,924,640.00
F.	REIMBURSABLE EXPENSES:	
	1. SUB-SOIL INVESTIGATION:	0.00
	2. DESIGN PHASE MATERIAL TESTING	
	3. CONSTRUCTION PHASE MATERIALS	\$.00
	4. PRINTING BID DOCUMENTS IN EXCESS OF _____ SETS	\$.00
	5. See attached for total reimbursable budgets	334,931.00
	6.	0.00
	7.	0.00
	8.	0.00
	TOTAL ITEM F:	\$ 334,931.00

PROJECT SCHEDULE

*SCHEDULE will
be ADDED PRIOR
TO EXECUTION*

Design Development	
50%	
100% Bid Documents	
Bid Documents Released	
Prime Contract Bid	
Construction (Substantial)	
Construction (Close-out)	
A/E Contract Ending Date	<u>8/11/2015</u>

BASIC SERVICES FEE PAYMENT SCHEDULE

Program Analysis	11%	
Schematic Design	5%	
Design Development	13%	
Bid Documents	34%	
Bid Phase	4%	
Construction Phase	22%	
Construction Close-out	7%	

Total Contract Obligation (A + B + C + E + F) \$ 7,444,343.00

09/08/2011 Attachment #1
CDB Project #825-030-067
Contract No. 56-0036-10

Appendix A Clarifications (rev 9/07/2011)

The January 2006 CFN Professional Services and Fees Handbook is used for negotiation purposes for this project.

Reference Appendix A.B. Additional Services:

A. 1. The A/E as an additional Service to this agreement will develop the program for the existing and future buildings for this project. The initial program for this project was developed in 1999 with an update in 2004. The University will require further re-financing of the program. These programming efforts will include meetings with SIU-E and teaching staff. Compensation will be \$130,000.00 for this effort. It is anticipated that this effort can be accomplished in 70 days from the close of the first workshop. An optional monthly payment may be approved by the CDB Project Manager.

2. The A/E as an Additional Service to this agreement will participate in an additional Orientation meeting with CDB, SIU-E and the Commissioning Agent for this project, attend any scheduled Ground Breaking or Ribbon Cutting Ceremonies, participate in a LEEDS presentation to SIU-E. An estimate of 5 separate functions may require attendance. A budget of \$23,500.00 has been established to allow a 5 person team to attend. (\$4,700.00 per meeting.)

The A/E will be required to attend up to 3 Outreach meetings with the CM assigned for the project. A budget of \$14,100.00 is established for Modification #9. Billings for these meetings are the same as outlined in the prior paragraph.

3. The Building Commissioning will be provided for under a separate Agreement. The A/E as an Additional Service will be required to participate in the Commissioning process. At this time it is anticipated the A/E will attribute 20 man hours monthly. As the Commissioning Scope and the Construction Design further develop, this budget will be revisited. This effort is budgeted for 5 persons 4 hrs. monthly using a billable rate of \$125.00.

*Modification #7 will add an additional \$51,195.00 for additional commissioning coordination during the design/construction document phase.

*Modification #14 will add an additional \$90,000.00 for commissioning coordination during the design/construction phase.

4. **The A/E as an Additional Service to this agreement will design, submit any and all information required to achieve a Silver LEEDS Certification. A fee of \$149,610.00 has been negotiated for design services and documentation fees for energy modeling/daylight modeling. The balance of documentation submittals for certification to include construction and project close-out will be included in a future *modification.**
 - *Modification #10 will compensate the A/E \$86,000.00 for construction and project close-out phases.**
 - *Modification #14 will compensate the A/E \$100,608.00 for design/construction and project close-out phases**

5. **A project Clerk will be utilized by the A/E for this project. The duties will be multitasked. At this time the services will be limited to compilation of information used with the LEEDS Certification process and Commissioning. A budget has been established of \$1,000.00 for this effort at this time. Hourly rate of \$18.00 with a 2.6 multiplier.**
 - *Modification #7 will add an additional \$24,336.00 for c.o.w assistance during the design/construction document phase.**
 - Modification #10 will add an additional \$81,400.00 for c.o.w. during the construction phase.**
 - *Modification #14 will add an additional budget of \$129,762.00 for c.o.w. assistance during the construction phase.**

6. **A reimbursable budget of \$3,500.00 has been established for the printing of the Program document for submittal. The A/E will submit 2 price quotes to the CDB Project Manager for review. 10 copies of this document are anticipated at this time.**
 - *Modification #14 will add an additional \$50,000.00 to the printing of the bid documents over the first 10 sets for the building renovation phase.**

7. **As an Additional Service the A/E will provide a Structural Analysis Study of the existing building. Included in the Study will be a report of findings and conceptual seismic designs with cost estimates. A fee of \$39,000.00 has been negotiated for this service**

8. **A Not To Exceed budget of \$30,000.00 to allow the A/E to contract with a Professional Consultant to perform a Wind Study of the proposed new building.**

All meetings associated with Additional Services will require PRIOR notification to the CDB Project Manager. Attendance/Participation without prior notification may be deemed non-compensable. Minutes of all meetings will be in accordance of Article 10 General Services found in the PSA.

(continued)

9. As an additional service the A/E will be compensated \$17,500.00 to create an addenda for the Aircuity System for Phase II. This compensation will include all construction administration and project close-out services.

10. As an additional service the A/E will be compensated \$31,500.00 to prepare all documents necessary for the Photovoltaic system that will be included in the project by change order. This compensation will include all construction administration and project close-out services.

Modification No. 14 (Renovation) Reimbursables

Project Number: 825-030-067

Date: September 6, 2011

<u>Reimbursable Expenses</u>	<u>Total Obligation Per Original Agreement</u>	<u>Total Amount of Previous Modifications</u>	<u>Total Obligation Prior to This Modification</u>	<u>Total Amount of This Modification</u>	<u>Total Agreement Obligation Including This Modification</u>
1. Sub-soil Investigation	\$0.00	\$14,900.00	\$14,900.00	\$0.00	\$14,900.00
2. Design Phase Testing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3. Construction Phase Testing	\$0.00	\$80,000.00	\$80,000.00	\$40,000.00	\$120,000.00
4. Printing Bid Documents	\$0.00	\$105,000.00	\$105,000.00	\$50,000.00	\$155,000.00
5. PA Reproduction	\$3,500.00	\$0.00	\$3,500.00	\$0.00	\$3,500.00
6. Review Copy Repro	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00
7. Post Const. Topo	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00
8. Web-based Document Mgmt	\$0.00	\$12,731.00	\$12,731.00	\$0.00	\$12,731.00
9. Roofing Samples	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00
10. Air Sample Professional	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00
11. PCM Air Samples	\$0.00	\$300.00	\$300.00	\$0.00	\$300.00
12. Gen'l Cont Assist	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00
TOTALS	\$3,500.00	\$231,431.00	\$234,931.00	\$100,000.00	\$334,931.00

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 10, 2010

CDB PROJECT NO: 825-030-067

PROJECT DESCRIPTION: Construct/Renovate Science Laboratory Building
Construction Management Services

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

APPROPRIATION AMOUNT: To Be Determined

ESTIMATED TOTAL PROJECT COST: To Be Determined

PROJECT SCOPE OF WORK:

The Science Laboratory Building is a 166,528 square foot, five-story brick and concrete building constructed in 1966.

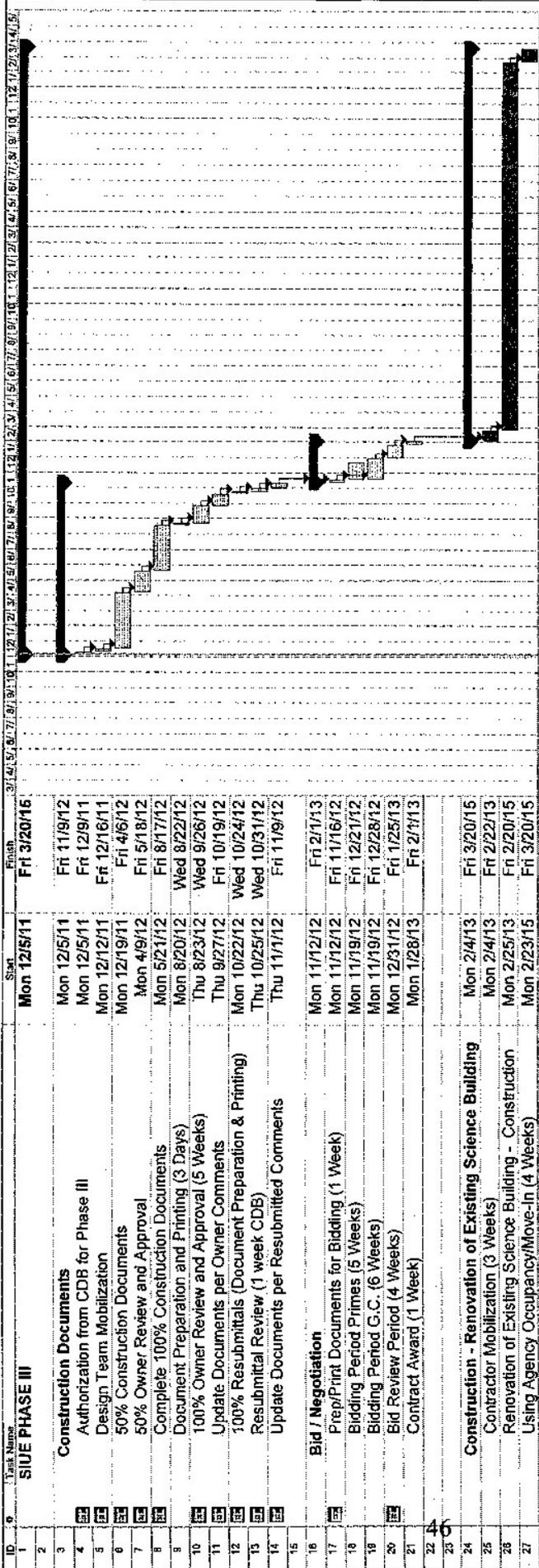
PROJECT SCOPE OF WORK:

This project provides for constructing an approximately 80,000 square foot Science Laboratory building, including research and instructional laboratory space, classrooms, offices and common areas. The scope of work also provides for renovating and reconfiguring approximately 80,000 square feet in the existing Science Laboratory for offices, classrooms and laboratories, including upgrading the HVAC, mechanical plumbing and electrical systems and replacing the windows. This request includes funding for the abatement of asbestos containing materials. The total estimated project cost is \$78,867,300.

CM SCOPE OF SERVICES

The Construction Management Services (CM) will provide supplemental services and assistance during construction, coordinating their activities with those of the project A/E. The CM Select Services will be based on 3 days (24 hours) per week for 18 months of construction. The CM shall contract with the CDB and report to the CDB project manager who is responsible for owner-related decisions during construction. The CDB shall contract directly with all prime construction contractors.

SOUTHERN ILLINOIS UNIVERSITY EDWARDSVILLE
Science Building Complex - Phase 3 - Renovation - Preliminary



Executive Summary for Informational Non-Board Level Change Orders

CDB Project No. 830-010-327
Project Description: Renovate Lincoln Hall
Project Location: University of Illinois at Champaign-Urbana
Urbana, Champaign County, Illinois

Project History:

During the demolition of the existing wood floor and subflooring in the 1910 portion of the building, conditions were encountered which were not anticipated. The subfloor depth was +/- 4 inches, not the +/- 2 inches initially thought. Partial demolition was not possible without additional work and would result in an unstable subfloor condition. The work, in the form of a change order (G-009) in the amount of \$204,299.00 was presented for approval at the February 2011 Board Meeting.

Since that time, we discovered some floor issues and the additional work is being presented for your information, and to keep you abreast of the project's status. There are two smaller related change orders that impact this flooring system and we wanted to bring it to your attention.

We recommend that a quality subfloor and underlayment be provided to ensure compliance with flooring manufacturer and installer warranty requirements and to provide for a long-term durable installation.

Requested Action:

This is an informational review for discussion.

Note: A letter from the A/E follows this Summary page.



December 6, 2011

Mr. Ron Wright
Administrator – Construction Administration Division
Capital Development Board – William G. Stratton Building
401 S. Spring Street – Third Floor
Springfield, IL 62706

Re: CDB Project No. 830-010-327, Lincoln Hall Remodeling

- Chicago
- Indianapolis
- Boston
- Dallas
- Chicago
- Houston
- Los Angeles
- Memphis
- New York
- Phoenix
- St. Louis
- San Francisco
- Shanghai
- Tampa
- Vancouver
- Atlanta
- Washington DC

Dear Mr. Wright,

We are writing you as requested to provide further explanation regarding the additional subflooring work that is now required at the first, second and third floors of the 1910 building portion of Lincoln Hall. This relates to recently issued RFP/CO #102 for the second and third floor work and RFP/CO #103 for the first floor work.

RFP/CO #009 was issued previously for additional preparation work to the 1910 subfloors to address unanticipated discovered conditions at these floors. This work consisted of removal of hardwood flooring, sleepers and cinder/slag fill and installation of lightweight concrete fill at some areas. It also consisted of adding 5/8" thick tongue and groove fire-treated plywood flooring underlayment over the existing hardwood flooring at some other areas. It was difficult to find a plywood underlayment product that was available within a reasonable amount of time that could meet all of these criteria and that would not impact the project schedule adversely. A Change Order was approved for this work with Capital Development Board (CDB) approval and this work has since been accomplished.

Following completion of this Change Order flooring preparation work at the first, second, and third floor areas of the 1910 building portion of Lincoln Hall many months ago, we were recently advised by the General Contractor, Williams Brothers Construction, Inc. (WBCI) that their flooring subcontractor, Precision Floor and Tile, Inc., (PFTI) had reviewed the conditions of the subfloors prior to the start of finish flooring work. PFTI raised concerns about the condition of the plywood underlayment and potential warranty concerns of the finish flooring materials' manufacturers that are specified to be placed on top of the plywood underlayment.

These concerns related to the existence of both raised and recessed knots, gaps at seams, and the absorption rate of the plywood underlayment. The knots and seams can be addressed by skim coating with a cementitious leveling patching compound and installation of a primer product acceptable to the carpet manufacturer. An additional layer of 1/4" birch hardwood underlayment is advisable at the rubber/cork flooring and an additional 5/16" cement board underlayment is necessary at the ceramic/porcelain tile areas to provide optimal substrates to receive these finish flooring materials, maintain flooring manufacturer warranties, and long term durability of the flooring.

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Following the concerns raised by PFTI) about the carpet and resilient flooring underlayment, we re-evaluated the condition and quality of the plywood underlayment and original hardwood flooring at the limited terrazzo flooring areas indicated to be installed at portions of the first floor classrooms. We are now recommending that the plywood underlayment and hardwood flooring at these classroom areas be removed and replaced with concrete topping to provide an optimal substrate for the terrazzo. This option is being priced now by WBCI per RFP #103 along with the addition of a 1/4" layer of birch hardwood plywood underlayment at the rubber/cork flooring areas in these classrooms. The terrazzo flooring subcontractor, Missouri Terrazzo Company, Inc., has recently advised, however, that they believe they may be able to install the terrazzo successfully over the plywood underlayment and original hardwood flooring. This option is being investigated further for viability and is being priced.

WBCI has provided a preliminary price of about \$53,000 for the additional second and third floor flooring preparation work per RFP/CO #102. We are awaiting pricing from them for the additional first floor flooring preparation work per RFP/CO #103.

In hindsight, it would have been better to provide a higher quality plywood underlayment product previously per RFP/CO #109 many months ago that would not have required this additional flooring preparation and underlayment work now. However, it seemed most prudent at that time to proceed with the product that was available to help minimize the impact to the product schedule.

We continue to recommend that a quality subfloor and underlayment be provided to ensure compliance with flooring manufacturer and installer warranty requirements and to provide for a long term durable installation.

Please contact us if you would like to discuss this issue further or if you require any additional information.

Respectfully,



Ronald C. Harrison, AIA, CSI CDT, LEED AP
Associate Vice President

cc: Kirk Fernandes - CDB

FY-12 CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 12, 2011	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
August 9, 2011	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
September 13, 2011	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
October 11, 2011	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
November 8, 2011	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
December 13, 2011	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
January 10, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
February 14, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
March 13, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
April 10, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
May 8, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
June 12, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference