



Jim Underwood  
Executive Director

# CDB BOARD BOOK

March 13, 2012, 10:30 a.m.

Video-Conference

between

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

and

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

and

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

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

# CAPITAL DEVELOPMENT BOARD

March 13, 2012, 10:30 a.m.  
Video-Conference  
between  
the following three locations:

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

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

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

1. **CALL TO ORDER**

**PRELIMINARY ITEMS**

2. Adoption of Agenda  
3. Approval of February 14, 2012 Minutes..... 1-6  
4. Introduction of Guests

**BOARD ACTION**

5. Modification  
    Camp Lincoln.....7-11  
6. Change Order  
    SIUC Airport.....12-17  
7. Proceed Order  
    Illinois State Fairgrounds .....18-21  
8. Staff Recommendations for Architect/Engineer Selections  
    PSB – 173 .....22-25  
9. Higher Education Recommendations for Architect/Engineer Selections .....26-29  
10. Proposed Rule Changes to the Illinois Administrative Code  
    Selection of Architects/Engineers .....30-32  
    Illinois Energy Conservation Code.....33-57

**INFORMATIONAL ITEM**

11. Internal Audit Presentation

**EXECUTIVE SESSION**

staff contact: Amber Evans  
217.782.8726

SUBJECT: Meeting Minutes for February 14, 2012 Board Meeting

The February 14, 2012 meeting of the Capital Development Board was held by video-conference at the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois, the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois and IL Department of Transportation Office, 1102 East Port Plaza, Collinsville, Illinois.

The following Board Members were present:

**Chicago**

Peter O'Brien, Sr., Chairman  
Stewart Munoz  
Michael Chin  
Miles Beatty, III

**Collinsville**

Glyn Ramage

Others present:

**Chicago**

Jim Underwood, CDB  
Keith Horton, CDB  
Karla Springer, CDB  
Mike Wilson, CDB  
Gilbert Villegas, CDB  
Tom Klein, CDB  
Jesse Martinez, CDB  
Don Broughton, CDB  
Leonard McGee, CDB  
Karen Fredrickson, CDB  
Mary Ann O'Hara, FGM Architects  
Joseph Vitowsky, U of I  
Jeff Sronkoski, Legat Architects  
Tom Glaser, College of DuPage  
John Wandocowski, College of DuPage  
Angela Knoble, College of DuPage

**Springfield**

Amber Evans, CDB  
Doug Tinch, CDB  
Josh Weger, CDB  
Brad Nell, CDB  
Gus Behnke, CDB  
Brett Stoller, Spoon River College  
Marcy Joerger, CDB  
Lisa Mattingly, CDB  
James Cockrell, CDB  
Patty Broers, EEC  
Lorri Rosenfeldt, EEC  
Terry Bruce, Olney Central College  
Ray Rieck, Lake Land Comm. College  
Ron Wright, CDB

Chairman O'Brien called the meeting to order at 10:35 a.m.

Amber Evans took roll call. For the record, Chairman O'Brien and members Stewart Munoz, Michael Chin and Miles Beatty were present at the Chicago meeting site. Member Glyn Ramage was present at the Collinsville meeting site.

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

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

Mr. Chin moved and Mr. Munoz seconded a motion to approve the minutes of the January 10, 2012 meeting. Chairman O'Brien called for a vote, which was approved unanimously.

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

1.	102-266-003	<b>DEPT. OF NATURAL RESOURCES</b> Improve Boat Access Powerton Lake Fish and Wildlife Area Tazewell County, Illinois 1. Kaskaskia Engineering Group, LLC 2. Russell W. Martin Engineering P.C. 3. Engineering Resource Assoc., Inc.	Appropriation: \$620,000 Project Cost: \$620,000
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Mr. Beatty moved and Mr. Munoz 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 presented the following A/E selection recommendation:

2.	102-457-003	<b>DEPT. OF NATURAL RESOURCES</b> Rehabilitate South Pool Boat Access Coffeen Lake Fish and Wildlife Area Montgomery County, Illinois 1. Engineering Resource Assoc., Inc. 2. Russell W. Martin Engineering P.C. 3. Juneau Associates, Inc.	Appropriation: \$370,000 Project Cost: \$370,000
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Mr. Ramage moved and Mr. Beatty seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

The following four A/E selection recommendations were approved under one motion:

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

3.	630-000-167	<b>DEPARTMENT OF TRANSPORTATION</b> Upgrading Restrooms Salt Kettle (Danville I-74) and Illinois Prairie (Pesotum I-57) Rest Areas 1. Charles Joseph Pell Architects, Inc. 2. Taylor Made Design, Inc. 3. MoDE Architects, PC	Appropriation: \$108,700 Project Cost: \$108,700
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Mr. Broughton presented the following A/E selection recommendation:

4.	102-266-003	<b>DEPARTMENT OF TRANSPORTATION</b> Renovate Rest Areas Gateway (Mascoutah I-64) and Silver Lake (Highland I-70) Rest Areas 1. Oates Associates, Inc. 2. David A. Loyet & Associates, Inc. 3. Quadrant Design, Inc.	Appropriation: \$1,050,000 Project Cost: \$1,050,000
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Mr. Broughton presented the following A/E selection recommendation:

5.	630-028-005	<b>DEPARTMENT OF TRANSPORTATION</b> Upgrade HVAC Systems Prairie View Rest Areas (Monee I-57) 1. O&N Engineering-Development, PC 2. DLZ Illinois, Inc. 3. Globetrotters Engineering Corp.	Appropriation: \$182,000 Project Cost: \$182,000
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Mr. Broughton presented the following A/E selection recommendation:

6.	630-341-004	<b>DEPARTMENT OF TRANSPORTATION</b> Replace Roofing Systems Pride of the Prairie Rest Area(Argenta I-72) 1. Graham and Hyde Architects, Inc. 2. Middleton Associates, Inc. 3. Allied Design Consultants, Inc.	Appropriation: \$250,000 Project Cost: \$250,000
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Mr. Munoz moved and Mr. Beatty seconded a motion to approve the previous four recommendations for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

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

7.	120-070-012	<b>DEPARTMENT OF CORRECTIONS</b> Repair Dorm Building Dixon Springs Boot Camp Pope County, Illinois 1. White & Borgognoni Architects, P.C. 2. Raibley & Wright Design Group, Ltd. 3. Image Architects., Inc.	Appropriation: \$350,000 Project Cost: \$350,000
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Mr. Beatty moved and Mr. Munoz 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 presented the following Higher Ed A/E selection recommendation and introduced Mr. Tom Glaser and Ms. Angela Knoble with the College of DuPage who further explained the project and answered questions from Board Members:

1.	810-028-024	<b>ILLINOIS COMMUNITY COLLEGE BOARD</b> Demolish Temporary Buildings – M, K, OCC and L College of DuPage Glen Ellyn, DuPage County, Illinois 1. Legat Architects 2. Loeb Schlossman & Hackl (LSH)	Appropriation: \$5,000,000 Project Cost: \$5,000,000
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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. Terry Bruce with Olney Central College who further explained the project and answered questions from Board Members:

2.	810-039-002	<b>ILLINOIS COMMUNITY COLLEGE BOARD</b> Construct Collision Repair Tech Center Illinois Eastern Community Colleges Olney Central College, Richland Co., Illinois 1. Image Architects	Appropriation: \$1,512,000 Project Cost: \$1,512,000
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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. Ray Rieck with Lake Land Community College who further explained the project and answered questions from Board Members:

3.	810-058-025	<b>ILLINOIS COMMUNITY COLLEGE BOARD</b> Exterior Repairs Lake Land Community College Mattoon, Coles County, Illinois 1. Bill Utz	Appropriation: \$269,200 Project Cost: \$269,200
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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. Brett Stoller with Spoon River College who further explained the project and answered questions from Board Members:

4.	810-090-016	<b>ILLINOIS COMMUNITY COLLEGE BOARD</b> Construct Multi-Purpose Building Spoon River College Canton, Fulton County, Illinois 1. BLDD Architects 2. Farnsworth Group 3. PSA/Dewberry	Appropriation: \$5,369,400 Project Cost: \$5,369,400
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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. Joseph Vitowsky with the University of Illinois who further explained the project:

5.	830-080-016	<b>UNIVERSITY OF ILLINOIS</b> ADA/Life Safety Upgrades – Various Campus Buildings Springfield, Sangamon County, Illinois 1. Graham and Hyde Architects 2. EWR Associates, Inc. 3. Design Architects, Inc.	Appropriation: \$687,400 Project Cost: \$687,400
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Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Munoz moved and Mr. Chin seconded a motion to move to Executive Session for the purpose of the Semi-Annual review of Closed-Session minutes. 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. Beatty seconded a motion to return to open session. Chairman O'Brien called for a vote, which was approved unanimously.

Regular session was reconvened at 11:25 a.m.

Mr. Klein recommended that the following actions be taken in regards to the Semi-Annual review of Closed-Session Minutes:

- 06/19/08 – Minutes opened, Audio destroyed
- 02/18/09 – Minutes opened, Audio destroyed
- 12/08/09 – Audio to be destroyed (previously opened)
- 05/11/10 – Minutes and Audio to remain closed
- 08/10/10 – Minutes and Audio to remain closed
- 02/08/11 – Minutes and Audio to be opened to the public
- 03/08/11 – Minutes and Audio to be opened to the public
- 05/10/11 – Minutes and Audio to remain closed
- 06/14/11 – Minutes and Audio to remain closed
- 08/09/11 – Minutes and Audio to be opened to the public
- 11/08/11 – Minutes and Audio to remain closed

Mr. Munoz moved and Mr. Beatty seconded a motion to accept the Semi-Annual review of Closed-Session Minutes in accordance with Mr. Klein's memorandum dated February 14, 2012. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Munoz moved and Mr. Chin seconded a motion to adjourn. Chairman O'Brien called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 11:29 a.m.

## Executive Summary for Board Level Modification

**CDB Project No.** 546-325-057  
**Project Description:** Construct Combined Support Maintenance Shop  
**Project Location:** Camp Lincoln  
Springfield, Sangamon County, Illinois

### Project History:

This is the third design build project under our CDB pilot program with a total budget of \$15,000,000 that received full funding in CY 11 with Federal Funds per the Department of Military Affairs.

The Illinois Army National Guard (ILARNG) Combined Support Maintenance Shop (CSMS) is a 30,700 square foot surface vehicle maintenance center for military equipment. The revised project scope for this project is a combination of adding new space and remodeling of the existing CSMS to equal a new 82,732 gross square-foot facility located at Camp Lincoln in Springfield.

The project includes administrative space, men's and women's locker rooms, restrooms, showers, supply rooms, tool rooms, all allied trade specialty areas, vehicle maintenance bays, classrooms, break rooms, military and public parking area and other spaces identified on the requested scope from the Department of Military Affairs.

Our project is under active construction with the Design Build contract awarded to Core Construction.

This bridging contract is requested to provide support services and is requested to be modified to conduct construction inspection/observation and limited field management services, enhanced building commissioning; and LEED documentation and certification including fees associated with same. All of these additional services are requested by the Federal requirements of the National Guard Bureau.

### Requested Action:

This modification # 3 will compensate the bridging A/E for those services noted above at a total of \$382,433.00.

**State of Illinois  
Capital Development Board**

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

**Project Number:** 546-325-057  
**Contract Number:** SS44022710  
**Modification No.:** 3  
**Total Project Budget:** \$15,147,550.00  
**Unobligated Funds:** \$766,600.00  
**Project Manager:** Gary Kitchen  
**Regional Manager:** Bill Mabie

**Using Agency:** Department of Military Affairs  
**Project Description:** Construct Combined Support  
 Maintenance Shop  
 Camp Lincoln  
 Springfield, Sangamon County, IL  
**Project Status:** Design

**Architect-Engineer:** Hanson Professional Services, inc.

**PURPOSE OF THIS AGREEMENT:**

This modification will compensate the A/E as a basic service for peer review for LEED, construction document review, construction administration duties on behalf of DMA and enhanced commissioning services.

**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	\$ 172,000.00	\$ 432,000.00	\$ 192,677.00	\$ 624,677.00
2. Additional Services	\$	\$	\$	\$
3. CAF	\$ 5,200.00	\$ 16,900.00	\$ 1,900.00	\$ 18,800.00
4. On-Site Observations	\$	\$	\$ 89,856.00	\$ 89,856.00
5. Subsoil Investigation	\$ 8,000.00	\$ 16,000.00	\$	\$ 16,000.00
6. Design Testing	\$	\$	\$	\$
7. Construction Testing	\$	\$	\$	\$
8. Reproduction	\$	\$	\$	\$
9. Topo Survey	\$	\$	\$	\$
10. Cx LEED	\$ 70,750.00	\$ 40,000.00	\$ (30,000.00)	\$ 10,000.00
11. Environmental Inv.	\$ 27,050.00	\$ 27,050.00	\$	\$ 27,050.00
12. Enhanced Cx	\$	\$	\$ 128,000.00	\$ 128,000.00
<b>TOTALS</b>	<b>\$ 283,000.00</b>	<b>\$ 531,950.00</b>	<b>\$ 382,433.00</b>	<b>\$ 914,383.00</b>

# MODIFICATION

State of Illinois  
Capital Development Board

Professional Services Agreement  
Modification No. 3  
Project No. 546-325-057  
Date: 3/6/2012

**FIRM NAME, ADDRESS**  
Hanson Professional Services, Inc  
1525 S Sixth St.  
Springfield, IL 62703

**PROJECT:**  
Construct Combined Support Maintenance Shop  
Dept. of Military Affairs Camp Lincoln  
Springfield, Sangamon County, IL

**This Modification**

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

**AGREEMENT**

Date: 2/5/2008 02/15/2012  
Number: 58-0227-10 revised to No. SS55022710

**PURPOSE OF THIS AGREEMENT MODIFICATION:**

This modification will compensate the A/E as a basic service for peer review for LEED, design document and energy model review, and construction administrative duties as required by DMA/NGB. Included are budgets for On-Site Representation and enhanced commissioning services. Due to an oversight on Modification #2, the PSA end date was not extended with the bridging document submittal dates. The anticipated construction final completion date is 1/31/2013. This PSA will need to be extended to complete post construction commissioning activities. The revised PSA end date will now be 12/30/2014.

**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	\$172,000.00	\$260,000.00	\$432,000.00	\$192,677.00	\$624,677.00
2. C.A.F.	\$5,200.00	\$11,700.00	\$16,900.00	\$1,900.00	\$18,800.00
3. Additional Services			\$ 0.00		\$ 0.00
4. On-Site Rep			\$ 0.00	\$89,856.00	\$89,856.00
5. Subsoil Investigation	\$8,000.00	\$8,000.00	\$16,000.00		\$16,000.00
6. Design Testing			\$ 0.00		\$ 0.00
7. Construction Testing			\$ 0.00		\$ 0.00
8. Reproduction			\$ 0.00		\$ 0.00
9. Topo Survey			\$ 0.00		\$ 0.00
10. Cx LEED	\$70,750.00	(\$30,750.00)	\$40,000.00	(\$30,000.00)	\$10,000.00
11. Environmental Inv.	\$27,050.00		\$27,050.00		\$27,050.00
12. Enhanced Cx			\$ 0.00	\$128,000.00	\$128,000.00
13.			\$ 0.00		\$ 0.00
<b>TOTALS</b>	<b>\$283,000.00</b>	<b>\$248,950.00</b>	<b>\$531,950.00</b>	<b>\$382,433.00</b>	<b>\$914,383.00</b>

C.A.F. ADJUSTMENT \$1,900.00  
C.A.F. TOTAL \$18,800.00

CDB FISCAL (FUNDS AVAILABLE)  
\$ \_\_\_\_\_

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

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

or extending the contract time 30 days or more.)

*[Signature]*  
**REGIONAL MANAGER**

Prepared by: *[Signature]* Contract Executive  
03/06/2012

Approved by: \_\_\_\_\_  
Legal  
CAPITAL DEVELOPMENT BOARD

By: \_\_\_\_\_

CDB 64-4-1 Rev. 04/01

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

FIRM: \_\_\_\_\_  
By: *[Signature]*  
Title: CFO, Sr. VP.

Printed by the authority of the State of Illinois



Engineering | Architecture | Planning | Allied Services

Hanson Professional Services Inc.  
1525 S. Sixth St.  
Springfield, IL 62703  
ph (217) 788-2450  
fax (217) 788-2503  
www.hanson-inc.com

March 6, 2012

Gary Kitchen  
Illinois Capital Development Board  
Stratton Office Bldg.  
401 South Spring Street  
Springfield, IL 62706

Dear Mr. Kitchen:

In accordance with your request, we have listed below the services outlined in Modification 3, Project No. 546-325-057 – Construct of Combined Support Maintenance Shop, Department of Military Affairs, Camp Lincoln in Springfield, Illinois.

By line number the services include:

1. Basic Services: \$192,677.00 to include general shop reviews, response to RFIs, response to ASIs/RFPs/Cos, and up to two site visits per month per discipline.
2. CAF of \$1,900 to bring the total CAF to \$18,800.
3. None
4. On-Site Representative: \$89,856 which includes three days on-site per week for the remainder of the project.
5. Sub-soil investigation: No changes this Mod.
6. Design Testing: none.
7. Construction Testing: none.
8. Reproduction: none
9. Topo Survey: none
10. Cx LEED: A deduct of \$30,000 for LEED services not completed in the previous agreement.
11. Environmental Inv: none
12. Enhanced Commissioning: \$128,000 as required for LEED certification.

The TOTAL for Modification Three is \$382,433.

The scope as defined meets the needs of the Department of Military Affairs and the National Guard Bureau to the best of our understanding. Should you have any further questions, please contact Craig Holan at 217-747-9296 or Michael Flatt at 271-747-9230

Sincerely,

HANSON PROFESSIONAL SERVICES INC.

Jo Ellen Keim, C.P.A.  
Senior Vice President



STATE OF ILLINOIS  
Pat Quinn, Governor

DEPARTMENT OF MILITARY AFFAIRS

1301 North MacArthur Boulevard  
Springfield, Illinois 62702-2317

March 6, 2012

Construction and Facilities  
Management Office

SUBJECT: Using Agency Request for Camp Lincoln CSMS, CDB Project Number  
546-325-057

Capital Development Board  
Attn: Mr. Gary Kitchen  
Third Floor, William G. Stratton Building  
401 South Spring Street  
Springfield, Illinois 62706

Dear Mr. Kitchen:

This Using Agency Request is for the Hanson A/E modification to cover enhanced commissioning, response to RFIs, general shop reviews and provide a site representative on our behalf. Since this is our first Design/Build project and we are currently undermanned due to personnel changes, we feel it is best to have a third party to assist us in responding to RFIs, general shop reviews and an on-site representative to make sure we are consistent with the bridging document for this project. National Guard Bureau requires enhanced commissioning on all projects and they have approved and funded this request.

Should you have any questions, Mr. Chuck Evans can be contacted at (217) 761-3624 or (217) 891-0383 (cell).

Sincerely,

Randall J. Scott  
Colonel, National Guard  
Construction and Facilities Management Officer

Copy furnished:  
DMAIL Project Manager,  
Mr. Chuck Evans

## Executive Summary for Board Level Change Order

**CDB Project No.** 825-020-143  
**Project Description:** Construct Transportation Education Center  
**Project Location:** Southern Illinois University @ Carbondale  
Southern Illinois Airport  
Carbondale, Jackson County, 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 Capital Development and Build Illinois Bond Funds.

The project is currently on schedule with dates for Substantial Completion being July 17, 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.

The work associated with Proceed Order G-70 in the amount "not to exceed" \$400,000.00 was approved by the CDB Board on 12/13/2011, and approved by the CPO on 12/19/2011.

We are requesting Board approval of the actual RFP/CO G-70 in the amount of \$290,657.19.

Request for Board Approval of Change Order

**Project Number:** 825-020-143  
**Description:** Construct Transportation Education Center  
 SIUC, SIA  
 Carbondale, IL 62901  
**Total Project Budget:** \$62,830,779.00  
**Unobligated Funds:** \$5,948,971.45  
**Percent Completion:** 80%

**Using Agency:** Southern Illinois University @ Carbondale  
**Architect/Engineer:** FGM Architects/Engineers  
 475 Regency Park, Suite 200  
 O'Fallon, IL 62269  
**Project Manager:** Marci Boudet

**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 1/4", 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	Change Order Amount	Original Contract	% CHANGE
River City Construction	General	\$ 290,657.19	\$ 43,512,000.00	01%
		\$	\$	%
		\$	\$	%
		\$	\$	%
		\$	\$	%
		\$	\$	%
Total All Change Orders		\$	\$	%
<b>Completion Effect: (*) days</b>				

State of Illinois  
CAPITAL DEVELOPMENT BOARD

**REQUEST FOR PROPOSAL  
& CHANGE ORDER**

Date: 12/07/11

RFP Number: G-70

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

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

River City Construction  
1808 North Main Street  
Benton, Illinois 62812  
(618)435-2612 Fax (618)435-2467  
Attn: Joe Seymour e-mail: js Seymour@rcdb.com

CDB Project #: 625-020-143  
CDB Project Name: Construct Transportation Education Center  
& Location: Carbondale, Illinois  
  
CDB Contract #: 10-0498-41  
Contract Work: General - Single Prime

2. REQUEST for change by: Using Agency **203**

ODB 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 ODB's format and the General Conditions.

3. REASON for change:

Using Agency purchased a new chassis dynamometer (Superflow AutoDym SF-886) to be installed in Education Building Chassis Test Cell 0133A. The addition of the new dynamometer requires additional architectural, structural, and MEP revisions and coordination. The chassis dynamometer purchase includes all labor, materials, tools and equipment to receive, unload, set, install, hook-up, start and commission including training of the using agency staff.

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

1. Add (12) T bars: (4) 4'-0" long and (8) 8'-0" long. Reference sheet EB-RA6.31.2 for T bar layout.
2. Add 14" x 14" roof crickets for new roof mounted equipment. Reference MEP drawings.
3. Revise thickened concrete slab and foundation to coordinate with new chassis dynamometer pit and required ventilation system. Additional framing required for duct support and roof penetrations. Reference sheets S3.06 and S3.08.
4. Provide chassis pit ventilation system, including dyno pit temperature control. Reference sheets EB V3.11, EB V3.12 and EB V3.13.
5. Provide electrical supply for systems components and building services, circuit conduit, conductor fill, motor control devices, VFDs and grounding. Reference sheets EB RE2.83.3 and EB E2.93.
6. Provide fixed gas detection system equal to the Test Building gas detection system provided. System shall serve Chassis Cell 0133A and Engine Cell 0133B. Reference sheet EB RE2.83.3.
7. Provide fire protection sprinklers in the chassis dyno pit. Coordinate positioning with dyno components after equipment installation.
8. All work performed should conform to SuperFlow's published installation requirements and recommendations.

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 **90** Calendar Days from Approval of RFPCO.

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

The Contract Sum is ~~INCREASED~~ DECREASED by the total sum of **291,642.30**

**290,657.19**

*Joe*  
55

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: FGM Architects  
 BY [Signature] signature

COORDINATING CONTRACTOR: River City Construction  
 BY [Signature] signature

CONTRACTOR  
 BY JOE SEYMOUR DATE 1/11/12 print name  
[Signature] signature  
PROJECT MANAGER title

APPROVE as to form and content:  
 USING AGENCY name: Southern Illinois University - Carbondale  
 BY [Signature] 1.12.12 signature

CDB/FM APPROVE  
[Signature] 1/17/12 signature

CDB APPROVE change order  
 BY JIM UNDERWOOD DATE \_\_\_\_\_ print name  
[Signature] signature  
EXECUTIVE DIRECTOR title  
BY BOARD ACTION

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

**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, jseymour@rccllc.com

**PROJECT (Name, City, County)**

Construct Transportation Education Ctr.  
Carbondale, Jackson County, IL

Contract Work: General - single prime

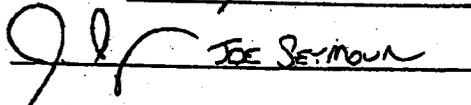
Using Agency: SIUC

**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:

CPO/SPO APPROVAL

Friedrich A. Hahn

DATE: 19 December 2011

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)

Marie Boudet 11/30/11  
Project Manager Date

(Up to \$24,999)

Barry Kolcher 11-30-2011  
Regional Manager Date

(Up to \$49,999)

R. [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)

[Signature] 12 14 11  
Executive Director Date

If Board Level insert  
Agenda Item No. 5

and Board Meeting Date 12/13/11

## **Executive Summary for Board Level Proceed Order**

**CDB Project No.** 039-150-164 Phase 3  
**Project Description:** Street Lighting Replacement  
**Project Location:** Illinois State Fairgrounds  
Springfield, Sangamon County, Illinois

### **Project History:**

The scope of work for the existing project consists of replacing street lighting on the campus of the Illinois State Fairgrounds with LED fixtures, with the exception of the main racetrack and secondary warm-up track.

### **Requested Action:**

We are requesting approval of Proceed Order Number E1 in the amount of \$190,000.00 for the requested work, which consists of replacing an additional 166 lighting fixtures and associated electrical work.

*NOTE: The funding for this project was made available after other ARRA projects' bids came in under estimate. CDB is working to use all of the Federal funds that are scheduled to expire on July 14, 2012.*

Request for Board Approval of Proceed Order

**Project Number:** 039-150-164 Phase 3  
**Description:** Street Lighting Replacement  
Illinois State Fairgrounds  
Springfield, IL 62701

**Using Agency:** Illinois Department of Agriculture

**Total Project Budget:** \$3,931,625.14  
**Unobligated Funds:** \$2,889,829.00

**Architect/Engineer:** Farnsworth Group, Inc.  
200 West College Avenue Ste. 301  
Normal, IL 61761

**Percent Completion:** 10%

**Project Manager:** Monte Law

**Reason for Change:** An additional \$190,000.00 of ARRA funding became available. This project is setup with unit pricing in place, so the scope limits can be increased to utilize the additional funding.

**Description of Change:** The Electrical Contractor (EC) shall adjust the light fixture counts to accommodate the \$190,000.00 addition of ARRA funds and shall adhere to contractor bid unit pricing. The adjustments shall be defined as follows:

- 10 less Type "A" Fixtures
- 186 more Type "B" Fixtures
- 10 less Type "C" Fixtures
- 10 more Type "D" Fixtures
- 10 less Type "F" Fixtures

CONTRACTOR	Trade	Proceed Order Amount	Original Contract	% CHANGE
B&B Electric	Electrical	\$ 190,000.00	\$ 544,750.00	34.9%
		\$	\$	%
		\$	\$	%
		\$	\$	%
		\$	\$	%
		\$	\$	%
<b>Total All Change Orders</b>		\$ 190,000.00	\$ 544,750.00	34.9%
<b>Completion Effect: 120 days</b>				

**PROCEED ORDER NO. 1**

**CDB PROJECT NO.:** 039-150-164 -Phase 3

**CONTRACT NO.:** 12-0457-85

**DATE:** 3/5/12

**CONTRACTOR**  
B&B Electric  
3000 Reilly Drive  
Springfield, IL 62703

**PROJECT** Replace Street Lighting  
Illinois State Fairgrounds  
Springfield, Illinois 62701

**Contract Work:** **ELECTRIC**

**Using Agency:** **AGRICULTURE**

**DESCRIPTION OF CHANGE IN WORK:** This change is required for the reconciliation of lighting fixture counts to be incorporated into this project due to additional funding made available through the ARRA program and the expansion of scope definition as it relates to the base bid

**Justification for the proceed order:** Additional ARRA funding available.

**TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED:** \$ 190,000.00

**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:**

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)

Monte R Lu 3/6/2012  
Project Manager Date

(Up to \$24, 999)

Dary Kitchen 3/6-2012  
Regional Manager Date

(Up to \$49, 999)

[Signature] 3/6/12  
Construction Administrator Date

(Up to \$74,999)

\_\_\_\_\_  
Deputy Director - Construction Date

(Up to \$100,000)

\_\_\_\_\_  
Executive Director Date

If Board Level insert  
Agenda Item No. \_\_\_\_\_

and Board Meeting Date \_\_\_\_\_



20 Allen Avenue, Suite 200  
St. Louis, Missouri 63119  
p 314.962.7900 f 314.962.1253

[www.f-w.com](http://www.f-w.com) | [www.greennavigation.com](http://www.greennavigation.com)

March 6, 2012

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

RE: CDB #039-150-164  
Replace Street Lighting.  
IDOA – Springfield, Illinois  
FGI Project No. 0100283.00

Attn: Monte Law

Dear Monte:

It is our understanding that additional funds are now available in ARRA funding. In accordance with the contract documents, the remaining street light fixtures can now be included into this contract. The additional fixture counts shall include the following:

10 less Type "A" Fixtures  
186 more Type "B" Fixtures  
10 less Type "C" Fixtures  
10 more Type "D" Fixtures  
10 less Type "F" Fixtures.

The total amount associated with the additional fixtures is \$172,050.00. It has been requested that \$190,000.00 be made available with the additional \$17,950.00 be held as a contingency to the project.

If you should have any additional questions or concerns please feel free to contact me.

Sincerely,

Farnsworth Group, Inc.

Richard Halteman, P.E., C.E.M.  
Senior Project Engineer

RWH

**CAPITAL DEVELOPMENT BOARD**

**Agenda Item #**

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

<u>PROJECT #</u>	<u>ARCHITECT/PROJECT DESCRIPTION</u>	<u>APPROP. &amp; TOTAL COST AMOUNTS</u>
1 102-340-017	Renovate and Replace yellow-Head marsh Dam Culverts, Moraine Hills State Park - McHenry County, Department of Natural Resources	\$400,000 \$400,000
<i>FIRMS BEING CONSIDERED FOR SELECTION:</i>		
2IM Group LLC		
Chastain Homer L & Associates LLP		
Missman Inc		
2 102-520-009	Rehabilitate Boat Access, Wolf Creek State Park - Shelby County, Department of Natural Resources	\$510,000 \$510,000
<i>FIRMS BEING CONSIDERED FOR SELECTION:</i>		
Hurst Rosche Engineers Inc		
Hutchison Engineering Inc		
Lamac Engineering Company Inc		
3 630-000-169	Install Oil Separator/Construct Maintenance Building, Lynn and Geneseo, Illinois, Department of Transportation	\$475,000 \$475,000
<i>FIRMS BEING CONSIDERED FOR SELECTION:</i>		
A P A C E Design Architects + Engineers d/b/a ASPACE Inc		
Metzger Johnson Architects Inc d/b/a Klingner Associat		
R Johnson Architects Inc		

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**March 13, 2012**

**CDB PROJECT NO:** 102-340-017

**PROJECT DESCRIPTION:** Renovate and Replace Yellow-Head Marsh Dam Culverts

**PROJECT LOCATION:** Department of Natural Resources  
Moraine Hills State Park - McHenry County

**APPROPRIATION AMOUNT:** \$ 400,000

**ESTIMATED TOTAL PROJECT COST:** \$ 400,000

**PROJECT SCOPE OF WORK:**

Moraine Hills State Park is a 2,200-acre natural area located in McHenry County, acquired in 1939.

The scope of work provides for replacing six water control structures with a three-sided enclosed structure and a series of water control structures with a lockable metal grate on top and restoring any damages to the drainage ditches structures and the surface of the bike trail. The work will also include inspecting and providing recommendations on the replacement or repair of approximately 30 feet of each of the six corrugated metal pipes on the DNR property. The design will require review and approval by the DNR's Office of Water Resources.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**March 13, 2012**

**CDB PROJECT NO:** 102-520-009

**PROJECT DESCRIPTION:** Rehabilitate Boat Access

**PROJECT LOCATION:** Department of Natural Resources  
Wolf Creek State Park, Shelby County, Illinois

**APPROPRIATION AMOUNT:** \$ 510,000

**ESTIMATED TOTAL PROJECT COST:** \$ 510,000

**PROJECT SCOPE OF WORK:**

The Wolf Creek State Park is a 69 building facility constructed in 1975.

The scope of work provides for constructing new docks and boat slips, rehabilitating and/or replacing gangways and dock frames and resurfacing the boat ramp parking lot, including striping, signage and accessible parking space identification. The scope also includes shoreline stabilization and replacing the fish cleaning station's mechanical equipment.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**March 13, 2012**

**CDB PROJECT NO:** 630-000-169

**PROJECT DESCRIPTION:** Install Oil Separator/Construct Maintenance Building

**PROJECT LOCATION:** Department of Transportation  
Lynn and Geneseo, Illinois

**APPROPRIATION AMOUNT:** \$ 475,000

**ESTIMATED TOTAL PROJECT COST:** \$ 475,000

**PROJECT SCOPE OF WORK:**

The Lynn Center Equipment Storage Building is a 4,800 square foot, one-story building constructed in 1968. The Geneseo Maintenance Yard is an 18,797 square foot, five-building maintenance facility constructed in 1956.

The scope of work at the Lynn Center Equipment Storage Building provides for installing an oil water separator and a 10,000 gallon holding tank to the building's trench drain system with access and pumps for reusing some of the waste water in the holding tank. The scope of work also provides for disconnecting and plugging the existing drainage system.

The scope of work at the Geneseo Maintenance Yard provides for constructing an approximately 4,000 square foot storage building, including demolishing the existing building and installing overhead doors, HVAC, plumbing and electrical systems.

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

<b><u>PROJECT #</u></b>	<b><u>FIRM/JOB DESCRIPTION</u></b>	<b><u>PROJECT AMOUNT</u></b>
810-004-007	Expand Campus Parking Black Hawk Community College Moline, Rock Island County, Illinois Illinois Community College Board  Firms being considered for selection in alpha order:  BLDD Architects, Inc.	\$347,494
810-026-013	Renovate South Wing Richland Community College Decatur, Macon County, Illinois Illinois Community College Board  Firms being considered for selection in alpha order:  BLDD Architects, Inc.	\$302,600
810-038-012	Various Improvements - District Wide Illinois Eastern Community Colleges Olney, Robinson, Fairfield, Mt. Carmel Illinois Community College Board  Firms being considered for selection in alpha order:  Image Architects, Inc.	\$397,900

**CAPITAL DEVELOPMENT BOARD  
RECOMMENDATION FOR BOARD CONCURRENCE  
IN THE SELECTION OF  
HIGHER EDUCATION ARCHITECT/ENGINEER  
March 13, 2012**

**CDB PROJECT NO:** 810-004-007  
**PROJECT DESCRIPTION:** Expand Campus Parking  
**PROJECT LOCATION:** Illinois Community College Board  
Black Hawk Community College  
Moline, Rock Island County, Illinois  
**APPROPRIATION AMOUNT:** \$ 347,494  
**ESTIMATED TOTAL PROJECT COST:** \$ 347,494

**PROJECT SCOPE OF WORK:**

The Black Hawk Community College is a 168,090 square foot, 12-building campus constructed in 1978. The scope of work provides for expanding campus parking, including constructing approximately 76 spaces, installing site drainage and site lighting.

**CAPITAL DEVELOPMENT BOARD  
RECOMMENDATION FOR BOARD CONCURRENCE  
IN THE SELECTION OF  
HIGHER EDUCATION ARCHITECT/ENGINEER  
March 13, 2012**

**CDB PROJECT NO:** 810-026-013

**PROJECT DESCRIPTION:** Renovate South Wing

**PROJECT LOCATION:** Illinois Community College Board  
Richland Community College  
Decatur, Macon County, Illinois

**APPROPRIATION AMOUNT:** \$ 302,600

**ESTIMATED TOTAL PROJECT COST:** \$ 302,600

**PROJECT SCOPE OF WORK:**

Richland Community College is a 162,000 square foot campus constructed in 1988.

The scope of work provides for renovating the approximately 17,300 square foot south wing of the campus building, including painting; replacing flooring; ceilings; corner guards and chair rails; and, installing smart boards.

**CAPITAL DEVELOPMENT BOARD  
RECOMMENDATION FOR BOARD CONCURRENCE  
IN THE SELECTION OF  
HIGHER EDUCATION ARCHITECT/ENGINEER  
March 13, 2012**

**CDB PROJECT NO:** 810-038-012

**PROJECT DESCRIPTION:** Various Improvements - District Wide

**PROJECT LOCATION:** Illinois Community College Board  
Illinois Eastern Community Colleges  
Olney, Robinson, Fairfield, Mt. Carmel

**APPROPRIATION AMOUNT:** \$ 397,900

**ESTIMATED TOTAL PROJECT COST:** \$ 397,900

**PROJECT SCOPE OF WORK:**

Illinois Eastern Community Colleges is a four campus educational institution with locations in Olney, Robinson, Fairfield and Mt. Carmel.

The scope of work provides for various improvements district wide, including upgrading the HVAC system at the Lincoln Trail College Zwermann Arts Center; replacing the solarium at the Olney Central College campus, including replacing floor tile, doors and other associated fixtures; and, upgrading the chemistry laboratories at the Wabash Valley College Science Building, including upgrading the electrical and plumbing systems, replacing laboratory tables, fume hoods and asbestos floor tiles.

State of Illinois

PAT QUINN, GOVERNOR

CAPITAL DEVELOPMENT BOARD



Jim Underwood, Executive Director

MEMORANDUM

**TO:** Capital Development Board

**FROM:** Thomas Klein, General Counsel *THK*

**DATE:** March 13, 2012

**RE:** Proposed Rule Change  
44 IAC 1000 (Selection of Architects/Engineers (A/E))  
IAC Title 44, Part 1000

---

Capital Development Board (CDB) staff has prepared a proposed Rule which would state that CDB will consider minority or female ownership as part of the QBS process. The proposed Rule would also allow CDB to set minority participation goals for projects with an estimated basic services fee of \$75,000 or more. Statutory authorization for such a rule is provided in Section 80 of the Architectural, Engineering, and Land Surveying Qualifications Based Selection Act (30 ILCS 535/80), which states that "Nothing in this Act shall be deemed to prohibit or restrict agencies from establishing or maintaining affirmative action contracting goals for minorities or women. . . now or hereafter established by law, rules, and regulations, or executive order." The Chief Procurement Officer for CDB has reviewed this proposed rule and has expressed his support for it.

Upon your approval, the rules will be filed with the Secretary of State and submitted to JCAR (Joint Committee on Administrative Rules).

TITLE 44: GOVERNMENT CONTRACTS, PROCUREMENT  
AND PROPERTY MANAGEMENT  
SUBTITLE B: SUPPLEMENTAL PROCUREMENT RULES  
CHAPTER XII: CAPITAL DEVELOPMENT BOARD

## PART 1000

## SELECTION OF ARCHITECTS/ENGINEERS (A/E)

Section	
1000.100	Definitions
1000.110	Purpose
1000.120	Selection Procedures
1000.130	Selection Committee
1000.140	Evaluation Procedures
1000.150	Preliminary Evaluations
1000.160	Interviews
1000.170	Delegation of Evaluations
1000.180	Public Notice
1000.190	Submittal Requirements
1000.200	Small Projects
1000.210	Emergency Projects

**AUTHORITY:** Implementing the Capital Development Board Act [20 ILCS 3105] and authorized by Sections 9.06 and 16 of that Act, Article 30 and Section 1-15.25 of the Illinois Procurement Code [30 ILCS 500/Art. 30 and 1-15.25] and Section 20 of the Architectural, Engineering, and Land Surveying Qualifications Based Selection Act [30 ILCS 535/20].

**SOURCE:** Adopted at 2 Ill. Reg. 30, p. 140, effective July 27, 1978; amended at 4 Ill. Reg. 9, p. 233, effective February 14, 1980; amended at 5 Ill. Reg. 1890, effective February 17, 1981; amended and codified at 8 Ill. Reg. 20332, effective October 1, 1984; amended at 9 Ill. Reg. 17338, effective October 29, 1985; amended at 12 Ill. Reg. 17815, effective October 25, 1988; Part repealed and new Part adopted at 22 Ill. Reg. 1176, effective January 1, 1998; amended at 24 Ill. Reg. 11618, effective July 24, 2000; amended at 25 Ill. Reg. 11774, effective August 10, 2001; amended at 26 Ill. Reg. 2610, effective February 8, 2002; amended at Ill. Reg. \_\_\_\_\_, effective \_\_\_\_\_.

**Section 1000.140 Evaluation Procedures**

- a) In making its recommendations, the selection committee may consider, among others:
  - 1) The A/E's qualifications.

## SUBTITLE B

- 2) The ability of professional personnel submitted by the A/E.
  - 3) The A/E's past record and experience.
  - 4) The prior performance of the A/E on CDB professional services agreements.
  - 5) The willingness of the firm to meet time requirements.
  - 6) The location of the project relative to the firm's place of business.
  - 7) The results of preliminary evaluations performed by CDB staff.
  - 8) The current work load of the A/Es and their prior selections by CDB.
  - 9) References.
  - 10) Interviews conducted with the A/Es.
  - 11) Minority and/or female ownership of the A/E and the consultants.
- b) For projects with an estimated basic services fee of \$75,000 or more, the CDB Fair Employment Practices department may set goals for minority and female owned business enterprises, which will be described in the CDB Professional Services Bulletin.
- b<sub>c</sub>) In no case shall the committee, prior to selecting an A/E for negotiation, seek formal or informal submission of verbal or written estimates of costs or proposals in terms of dollars, hours required, percentage of construction cost, or any other measure of compensation.

(Source: Amended at Ill. Reg. \_\_\_\_\_, effective \_\_\_\_\_)

State of Illinois

PAT QUINN, GOVERNOR

CAPITAL DEVELOPMENT BOARD



Jim Underwood, Executive Director

MEMORANDUM

**TO:** Capital Development Board

**FROM:** Lisa Mattingly, Administrator Professional Services

**DATE:** March 13, 2012

**RE:** Proposed Rule Change  
Illinois Energy Conservation Code  
IAC Title 71, Part 600

---

Attached for your approval is a proposed amendment to the Illinois Energy Conservation Code Rules (71 IAC 600).

New verbiage is underlined and deleted verbiage is ~~lined-out~~.

This modification creates an Appendix A, establishing the Scope and General Requirements to the Illinois Energy Conservation Code.

This modification also updates the State building section of the rules to reference ANSI/ASHRA/IESNA Standard 90.1, Energy Standard for Building Except Low-Rise Residential Buildings (2010) instead of the 2007 version.

Upon your approval, the rules will be filed with the Secretary of State and submitted to JCAR (Joint Committee on Administrative Rules).

TITLE 71: PUBLIC BUILDINGS, FACILITIES, AND REAL PROPERTY  
CHAPTER I: CAPITAL DEVELOPMENT BOARD  
SUBCHAPTER d: ENERGY CODES

PART 600  
ILLINOIS ENERGY CONSERVATION CODE

SUBPART A: GENERAL

Section	
600.100	Definitions
600.110	Adoption and Modification of the Code
600.120	Illinois Energy Conservation Advisory Council
600.130	Revisions to the Code

SUBPART B: STATE FUNDED FACILITIES

Section	
600.200	Standards for State Funded Facilities
600.210	Request for Variance
600.220	Compliance

SUBPART C: PRIVATELY FUNDED COMMERCIAL FACILITIES

Section	
600.300	Standards for Privately Funded Commercial Facilities
600.310	Exemptions
600.320	Local Jurisdiction
600.330	Compliance
600.340	Application to Home Rule Units

SUBPART D: RESIDENTIAL BUILDINGS

Section	
600.400	Standards for Residential Buildings
600.410	Exemptions
600.420	Local Jurisdiction
600.430	Compliance
600.440	Application to Home Rule Units

600.Appendix A

AUTHORITY: Implementing and authorized by the Capital Development Board Act [20 ILCS 3105] and the Energy Efficient Building Act [20 ILCS 3125].

SOURCE: Adopted by emergency rulemaking at 28 Ill. Reg. 11355, effective July 26, 2004, for a maximum of 150 days; emergency rules expired December 22, 2004; adopted at 29 Ill. Reg. 777, effective January 1, 2005; new Part adopted by emergency rulemaking at 29 Ill. Reg. 5736, effective April 8, 2005, for a maximum of 150 days; emergency expired September 4, 2005; emergency rulemaking repealed at 29 Ill. Reg. 6093, effective April 18, 2005, for a maximum of 150 days; emergency expired September 14, 2005; old Part repealed at 29 Ill. Reg. 16414 and new Part adopted at 29 Ill. Reg. 14790, effective April 8, 2006; amended at 31 Ill. Reg. 14422, effective October 9, 2007; emergency amendment at 33 Ill. Reg. 12407, effective August 18, 2009, for a maximum of 150 days; amended at 33 Ill. Reg. 16702, effective November 23, 2009; emergency rulemaking at 34 Ill. Reg. 2582, effective January 29, 2010, for a maximum of 150 days; emergency expired June 27, 2010; amended at 34 Ill. Reg. 11398, effective July 26, 2010.

## SUBPART A: GENERAL

### Section 600.100 Definitions

Definitions of terms in the International Energy Conservation Code, incorporated by reference in Subpart C of this Part, apply, as do the following definitions:

"Act" means the Capital Development Board Act [20 ILCS 3105].

"Authority Having Jurisdiction" or "AHJ" means the organization, office or individual responsible for approving equipment, materials, an installation or procedure.

"CDB" means the Illinois Capital Development Board.

*"Commercial Facility" means any building except a building that is classified as a residential building. [20 ILCS 3125/10]*

"Council" means the Illinois Energy Conservation Advisory Council appointed under Subpart B of this Part.

"EEB Act" means the Energy Efficient Building Act [20 ILCS 3125].

"IECC" means the International Energy Conservation Code.

"Illinois Energy Conservation Code" or "Code" means:

With respect to the State facilities covered by Subpart B:

This Part, all additional requirements incorporated within Subpart B (including ASHRAE 90.1 Standards), and any statutorily authorized adaptations to the incorporated standards adopted by CDB;

With respect to the privately funded commercial facilities covered by Subpart C:

This Part, all additional requirements incorporated within Subpart C (including the 2009-2012 International Energy Conservation Code, including all published errata but excluding published supplements, which encompasses ASHRAE 90.1), and any statutorily authorized adaptations to the incorporated standards adopted by CDB; and

With respect to the residential buildings covered by Subpart D:

This Part, all additional requirements incorporated within Subpart D (including the 2009-2012 International Energy Conservation Code, including all published errata but excluding published supplements) and any statutorily authorized adaptations to the incorporated standards adopted by CDB.

*"Municipality" means any city, village or incorporated town. [20 ILCS 3125/10]*

*"Professional Services Agreement" means the contract for services entered into by CDB and design professionals.*

*"Residential Building" means a detached one-family or 2-family dwelling or any building that is 3 stories or less in height above grade that contains multiple dwelling units, in which the occupants reside on a primarily permanent basis, such as a townhouse, a row house, an apartment house, a convent, a monastery, a rectory, a fraternity or sorority house, a dormitory, and a rooming house; provided, however, that when applied to a building located within the boundaries of a municipality having a population of 1,000,000 or more, the term "residential building" means a building containing one or more dwelling units, not exceeding 4 stories above grade, where occupants are primarily permanent. [20 ILCS 3125/10]*

*"State Funded Building" means and includes buildings under the jurisdiction of each officer, department, board, commission, institution and body politic and corporate of the State, including the Illinois Building Authority, school districts, and any other person expending or encumbering State or federal funds by virtue of an appropriation or other authorization by the General Assembly or federal authorization or grant. This includes State funded housing, hospitals, penitentiaries, laboratories, educational facilities, administrative facilities, recreational facilities, environmental equipment and parking facilities [20 ILCS 3105/4.01].*

*"Using Agency" means the State agency using facilities described in Section 4.01 of the Act.*

(Source: Amended at 34 Ill. Reg. 11398, effective July 26, 2010)

### Section 600.110 Adoption and Modification of the Code

- a) The purpose of the Illinois Energy Conservation Code is to implement Section 10.09-5 of the Capital Development Board Act [20 ILCS 3105/10.09-5], which requires CDB to adopt rules implementing a statewide Energy Code. Additionally, Section 15 of the Energy Efficient Commercial Building Act [20 ILCS 3125/15] requires CDB to officially adopt, as a minimum requirement, the ~~2009-2012~~ International Energy Conservation Code, including all published errata but excluding any published supplements, to apply that Code to all commercial structures in Illinois, and to assist local code officials with enforcing the requirements of the Code.
- b) This Code as described in Subpart B (State facilities) is effective July 26, 2004. This Code as described in Subpart C (privately-funded commercial facilities) is effective April 8, 2007. The Code as described in Subpart D (residential buildings) is effective January 29, 2010.
- c) Application of the Code
  - 1) State Facilities. The Code as described in Subpart B of this Part applies to all State facilities for which money has been appropriated or authorized by the General Assembly.
  - 2) Privately Funded Commercial Facilities and Residential Buildings. The Code as described in Subparts C and D of this Part applies to *any new building or structure in this State for which a building permit application is received by a municipality or county.* [20 ILCS 3125/20]
    - A) *Additions, alterations, renovations or repairs to an existing building, building system or portion thereof shall conform to the provisions of the Code as they relate to new construction without requiring the unaltered portion of the existing building or building system to comply with the Code.* [20 ILCS 3125/20(c)]
    - B) All exceptions listed in the Code related to additions, alterations, renovations or repairs to an existing building are acceptable provided the energy use of the building is not increased.
- d) This Code, together with the standards incorporated by reference in this Part, has the force of a building code and is administrative law applicable in the State of Illinois.

(Source: Amended at 34 Ill. Reg. 11398, effective July 26, 2010)

### **Section 600.120 Illinois Energy Conservation Advisory Council**

- a) The Executive Director of the Capital Development Board shall appoint an Advisory Council. The Council shall be composed of the Executive Director or his or her authorized representative, who shall serve as Chairman ex-officio, and 10 additional members appointed by the Executive Director. The appointed members shall consist of 1 person representing the Department of Commerce and Economic Opportunity; 1 person representing the residential construction contracting industry; 2 licensed architects; 1 licensed mechanical engineer; 1 licensed electrical engineer; 2 persons representing local code officials; and 2 persons representing the construction contracting industry. Members of the Council shall be appointed for 4 year terms. The members appointed by the Executive Director shall serve for the term of their appointments and may be reappointed upon expiration of the term. Any member appointed to fill a vacancy occurring prior to the expiration of the term for which his or her predecessor was appointed shall be appointed for the remainder of the term.
- b) The Council shall meet as frequently as the Chairman deems necessary, but at least once each year. Additional meetings may be called by the Chairman or by 3 members of the Council upon delivery of 10 days' written notice to the mailing address of each member of the Council. Six members of the Council shall constitute a quorum.
- c) The purpose of the Council shall be to recommend modifications to the Illinois Energy Conservation Code.

(Source: Amended at 33 Ill. Reg. 16702, effective November 23, 2009)

### **Section 600.130 Revisions to the Code**

This Code may be revised by the Capital Development Board on its own volition or pursuant to recommendations of the Illinois Energy Conservation Advisory Council and in accordance with the Illinois Administrative Procedure Act [5 ILCS 100].

### **SUBPART B: STATE FUNDED FACILITIES**

### **Section 600.200 Standards for State Funded Facilities**

- a) ANSI/ASHRAE/IESNA Standard 90.1, Energy Standard for Buildings Except Low-Rise Residential Buildings (2010~~2007~~), available from ASHRAE at 1791 Tullie Circle, N.E., Atlanta GA 30329, is hereby incorporated into the Illinois Energy Conservation Code, as described in this Subpart as applicable to State funded facilities, with the modifications outlined in subsection (c).

b) All incorporations by reference in this Section are of the cited standards as they existed on the date specified. These incorporations include no later editions or amendments.

c) Modifications to ASHRAE 90.1  
ASHRAE 90.1 is incorporated by this Section, but with the following modifications:

1) ASHRAE 90.1 Section 3.2

The terms "adopting authority" and "authority having jurisdiction" shall both be read to mean the Capital Development Board.

2) Replace Exception to 9.4.1.2c with the following:

Exceptions to 9.4.1.2c:

A) Remote location shall be permitted for reasons of safety or security when the remote control device has an indicator pilot light as part of or next to the control device and ~~it shall be~~ the light is clearly labeled to identify the controlled lighting.

B) Spaces not subject to partial occupancy, such as gymnasiums, cafeterias, lecture halls, etc., shall not be required to have more than one control device.

(Source: Amended at 33 Ill. Reg. 16702, effective November 23, 2009)

### Section 600.210 Request for Variance

a) Who May File a Request for Variance

1) Any architect or engineer under contract with CDB to provide professional services for the proposed project.

2) The using agency's chief executive officer or his or her designated representative.

3) The Chairman of the Illinois Energy Conservation Advisory Council.

b) Consideration of Request for Variance

A variance from any requirement of the Code as described in this Subpart will be granted by CDB for one or more of the following reasons only:

1) Compliance would not be technically feasible.

- 2) Compliance would compromise the health, welfare or safety of building occupants.
  - 3) Compliance would prevent the building from serving its intended purpose.
  - 4) Compliance would violate another State or federal law or code.
  - 5) Compliance would increase the energy consumption of the building.
  - 6) Compliance would require the use of inferior products or materials.
- c) Submitting the Request for Variance
- 1) The request shall be submitted to the CDB Project Manager.
  - 2) Requests should be submitted as early in the project as there is cause, but no later than 75 days prior to the anticipated bid date. Approval or denial of a variance shall be no cause for delay in the project unless the request for variance was filed by CDB or the using agency for which the project is being constructed.
  - 3) The following shall be submitted when requesting a variance:
    - A) A letter from the petitioner stating the specific provisions of the Code from which the variance is requested and a detailed explanation of how compliance with the Code would result in one or more of the conditions described in subsection (b).
    - B) The request shall include supporting data, calculations, analysis, etc.
- d) CDB Action
- 1) Upon receipt of the Request for Variance, the CDB Project Manager will review the request and make a recommendation to CDB's Professional Services Unit within 7 calendar days.
  - 2) Professional Services Unit will evaluate the Request for Variance within 30 days after CDB's receipt of the Request and make a determination.
  - 3) If it is determined that the Request for Variance would cause one of the conditions stated in subsection (b), the variance shall be approved by CDB.
  - 4) If it is determined that the Request for Variance would not cause one of the conditions stated in subsection (b), the Agency may:

- A) Deny the Request for Variance.
  - B) Approve the Request for Variance subject to specific conditions determined by CDB.
- e) **Modifications and Revisions**  
The petitioner may, in writing, request that the original Request for Variance be modified and resubmit the Request for Variance.
- f) **Revocation**  
CDB may revoke any variance if:
- 1) it is determined that the variance was obtained through fraud or deceit;
  - 2) the petitioner has violated the specific conditions on which the variance was approved; or
  - 3) the variance was issued in error.
- g) **Appeals**
- 1) Any person whose Request for Variance is denied or approved with conditions may appeal CDB's initial determination. The appeal shall be submitted in writing and must be received within 10 days after the initial CDB action is received by the requestor. The request shall be submitted to the Chairman of the Advisory Council.
  - 2) The Chairman of the Advisory Council will review the request with the Advisory Council, as deemed necessary by the Chairman, within 14 days after receipt and take one of the following actions:
    - A) Uphold CDB's initial determination.
    - B) Reverse CDB's initial determination and issue the variance.
    - C) Change the conditions applied to the variance granted by CDB.

(Source: Amended at 34 Ill. Reg. 11398, effective July 26, 2010)

**Section 600.220 Compliance**

- a) Compliance with the Illinois Energy Conservation Code for State facilities as described by this Subpart B shall mean meeting the requirements of ASHRAE 90.1. Compliance shall be demonstrated by submission of:

- 1) the compliance forms published in the ASHRAE 90.1 User's Manual; or
  - 2) Compliance Certificates generated by the U.S. Department of Energy's COMCheck code compliance tool (~~version 3.4.2~~); or
  - 3) the seal of the Architect/Engineer as required by Section 14 of the Illinois Architecture Practice Act [225 ILCS 305], Section 12 of the Structural Engineering Licensing Act [225 ILCS 340] and Section 14 of the Illinois Professional Engineering Practice Act [225 ILCS 325].
- b) For CDB projects, final compliance forms shall be submitted to CDB with the 100% design review package required by the Professional Services Agreement. An in-progress set of compliance forms shall be submitted at the 50% submittal required by the Professional Services Agreement.

(Source: Amended at 31 Ill. Reg. 14422, effective October 9, 2007)

#### SUBPART C: PRIVATELY FUNDED COMMERCIAL FACILITIES

##### Section 600.300 Standards for Privately Funded Commercial Facilities

- a) The ~~2009-2012~~ International Energy Conservation Code (IECC), including published errata but excluding published supplements, available from the International Code Council at 500 New Jersey Avenue NW, 6<sup>th</sup> Floor, Washington DC 20001, phone: 1-888-ICC-SAFE (422-7233), is hereby incorporated into the Illinois Energy Conservation Code, as described in this Subpart as applicable to privately funded commercial facilities, with the modifications outlined in subsection (c).
- b) All incorporations by reference in this Section are of the cited standards as they existed on the date specified. These incorporations include no later editions or amendments.
- c) **Modifications to IECC**  
Under Section 15 of the EEB Act, when applying the Code to privately funded commercial facilities, CDB may modify the incorporated standards to respond to the unique economy, population distribution, geography and climate of Illinois, as long as the objectives of the Act are maintained pursuant to that statutory authority.
  - 1) Modifications, additions or omissions to IECC are specified in Appendix A and are rules of the CDB and are not requirements of the IECC.

(Source: Amended at 34 Ill. Reg. 11398, effective July 26, 2010)

### Section 600.310 Exemptions

- a) The following buildings are exempt from the Code:
- 1) *Buildings otherwise exempt from the provisions of a locally adopted building code and buildings that do not contain a conditioned space;*
  - 2) *Buildings that do not use either electricity or fossil fuel for comfort conditioning;*
  - 3) *Historic buildings listed on the National Register of Historic Places or the Illinois Register of Historic Places, and those buildings that are designated by authorized personnel as historically significant;*
  - 4) *Residential buildings; and*
  - 5) *Other buildings specified as exempt by the IECC. [20 ILCS 3125/20]*
- b) *For the purposes of determining whether an exemption authorized under subsection (a)(2) applies, a building will be presumed to be heated by electricity, even in the absence of equipment used for electric comfort heating, whenever the building is provided with electrical service in excess of 100 amps, unless the code enforcement official determines that this electrical services is necessary for purposes other than providing electric comfort heating. [20 ILCS 3125/20(b)(2)]*

### Section 600.320 Local Jurisdiction

- a) Construction projects involving privately funded commercial facilities and for which a municipality or county requires a building permit must comply with the Illinois Energy Conservation Code if the project involves new construction, addition, alteration, renovation or repair. *In the case of any addition, alteration, renovation or repair to an existing commercial structure, the Code as described by this Subpart C applies only to the portions of that structure that are being added, altered, renovated or repaired. [20 ILCS 3125/20(a)]*
- b) The local authority having jurisdiction (AHJ) shall establish its own procedures for enforcement of the Illinois Energy Conservation Code. The AHJ is authorized to enforce a building code that differs with the Code as described in this Subpart C, but any standards applied by an AHJ must be at least as stringent as the Code as described in this Subpart C.
- c) A unit of local government that does not regulate energy efficient building standards is not required to adopt, enforce or administer the Code; however, any energy efficient building standards adopted by a unit of local government must comply with the Act. If a unit of local government does not regulate energy

efficient building standards, any construction, renovation or addition to buildings or structures is subject to the provisions contained in the Act.

(Source: Amended at 34 Ill. Reg. 11398, effective July 26, 2010)

### **Section 600.330 Compliance**

- a) Compliance with the Illinois Energy Conservation Code as described by this Subpart C (applicable to commercial facilities) shall be determined by the local authority having jurisdiction (AHJ).
- b) Minimum compliance shall be demonstrated by submission of:
  - 1) the compliance forms published in the ASHRAE 90.1 User's Manual; or
  - 2) Compliance Certificates generated by the U.S. Department of Energy's COMcheck code compliance tool; or
  - 3) other comparable compliance materials that meet or exceed, as determined by the authority having jurisdiction, the compliance forms published in the ASHRAE 90.1 User's Manual or the U.S. Department of Energy's COMcheck code compliance tool; or
  - 4) the seal of the Architect/Engineer as required by Section 14 of the Illinois Architecture Practice Act [225 ILCS 305], Section 12 of the Structural Engineering Licensing Act [225 ILCS 340] and Section 14 of the Illinois Professional Engineering Practice Act [225 ILCS 325].

(Source: Amended at 33 Ill. Reg. 16702, effective November 23, 2009)

### **Section 600.340 Application to Home Rule Units**

*No unit of local government, including any home rule unit, may apply energy efficient building standards to privately funded commercial facilities in a manner that is less stringent than the Code as described in this Subpart C. However, nothing in the EEB Act or this Subpart prevents a unit of local government from adopting an energy efficiency code or standards that are more stringent than this Code. [20 ILCS 3125/45]*

(Source: Amended at 34 Ill. Reg. 11398, effective July 26, 2010)

## **SUBPART D: RESIDENTIAL BUILDINGS**

### **Section 600.400 Standards for Residential Buildings**

- a) The 2012~~09~~ International Energy Conservation Code (IECC), including published errata but excluding published supplements, available from the International Code

Council at 500 New Jersey Avenue NW, 6<sup>th</sup> Floor, Washington DC 20001, phone: 1-888-ICC-SAFE (422-7233), is hereby incorporated into the Illinois Energy Conservation Code, as described in this Subpart as applicable to residential buildings, with the modifications outlined in subsection (c).

- b) All incorporations by reference in this Section are of the cited standards as they existed on the date specified. These incorporations include no later editions or amendments.
- c) **Modifications to IECC.**  
Under Section 15 of the EEB Act, when applying the Code to residential buildings, CDB may modify the incorporated standards to respond to the unique economy, population distribution, geography and climate of Illinois, as long as the objectives of the Act are maintained pursuant to that statutory authority.
  - 1) Modifications, additions or omissions to IECC are specified in Appendix A A and are rules of the CDB and are not requirements of the IECC.

(Source: Added at 34 Ill. Reg. 11398, effective July 26, 2010)

#### **Section 600.410 Exemptions**

- a) The following buildings are exempt from the Code:
  - 1) *Buildings otherwise exempt from the provisions of a locally adopted building code and buildings that do not contain a conditioned space;*
  - 2) *Buildings that do not use either electricity or fossil fuel for comfort conditioning;*
  - 3) *Historic buildings listed on the National Register of Historic Places or the Illinois Register of Historic Places, and those buildings that are designated by authorized personnel as historically significant;*
  - 4) *Other buildings specified as exempt by the IECC. [20 ILCS 3125/20]*
- b) *For the purposes of determining whether an exemption authorized under subsection (a)(2) applies, a building will be presumed to be heated by electricity, even in the absence of equipment used for electric comfort heating, whenever the building is provided with electrical service in excess of 100 amps, unless the code enforcement official determines that this electrical service is necessary for purposes other than providing electric comfort heating. [20 ILCS 3125/20(b)(2)]*

(Source: Added at 34 Ill. Reg. 11398, effective July 26, 2010)

## Section 600.420 Local Jurisdiction

- a) Construction projects involving residential buildings and for which a municipality or county requires a building permit must comply with the Illinois Energy Conservation Code if the project involves new construction, addition, alteration, renovation or repair. *In the case of any addition, alteration, renovation or repair to an existing commercial structure, the Code as described by this Subpart D applies only to the portions of that structure that are being added, altered, renovated or repaired.* [20 ILCS 3125/20(a)]
- b) The local authority having jurisdiction (AHJ) shall establish its own procedures for enforcement of the Illinois Energy Conservation Code.
- c) No unit of local government, including any home rule unit, may regulate energy efficient building standards for residential buildings in a manner that is either less or more stringent than the standards established pursuant to this Subpart D.
  - 1) However, the following entities may regulate energy efficient building standards for residential buildings in a manner that is more stringent than the provisions contained in this Subpart D:
    - i) a unit of local government, including a home rule unit, that has, on or before May 15, 2009, adopted or incorporated by reference energy efficient building standards for residential buildings that are equivalent to or more stringent than the 2006 International Energy Conservation Code;
    - ii) a unit of local government, including a home rule unit, that has, on or before May 15, 2009, provided to the Capital Development Board, as required by Section 55 of the Illinois Building Commission Act, an identification of an energy efficient building code or amendment that is equivalent to or more stringent than the 2006 International Energy Conservation Code; and
    - iii) a municipality with a population of 1,000,000 or more.
  - 2) No unit of local government, including any home rule unit or unit of local government that is subject to State regulation under the Code as provided in 20 ILCS 3125/15 may enact any annexation ordinance or resolution, or require or enter into any annexation agreement, that imposes energy efficient building standards for residential buildings that are either less or more stringent than the energy efficiency standards in effect, at the time of construction, throughout the unit of local government.

(Source: Added at 34 Ill. Reg. 11398, effective July 26, 2010)

### **Section 600.430 Compliance**

- a) Compliance with the Illinois Energy Conservation Code as described by this Subpart D (applicable to residential buildings) shall be determined by the local AHJ.
- b) Minimum compliance shall be demonstrated by submission of:
  - 1) Compliance Certificates generated by the U.S. Department of Energy's REScheck code compliance tool; or
  - 2) Other comparable compliance materials that meet or exceed, as determined by the AHJ, U.S. Department of Energy's REScheck code compliance tool; or
  - 3) The seal of the architect/engineer as required by Section 14 of the Illinois Architecture Practice Act [225 ILCS 305], Section 12 of the Structural Engineering Licensing Act [225 ILCS 340] and Section 14 of the Illinois Professional Engineering Practice Act [225 ILCS 325].

(Source: Added at 34 Ill. Reg. 11398, effective July 26, 2010)

### **Section 600.440 Application to Home Rule Units**

*No unit of local government, including any home rule unit, may regulate energy efficient building standards for residential buildings in a manner that is less or more stringent than the standards established in this Subpart D. [20 ILCS 3125/45(a)]*

(Source: Added at 34 Ill. Reg. 11398, effective July 26, 2010)

**APPENDIX A : Supplanted and additional 2012 International Energy Conservation Code Sections.**

**The following code sections shall be referenced in place of the corresponding 2012 IECC sections.**

**CHAPTER 1 [CE]**  
**SCOPE AND ADMINISTRATION**

**SECTION C101**  
**SCOPE AND GENERAL REQUIREMENTS**

**C101.1 Title.** This code shall be known as the *Illinois Energy Conservation Code* or this code and shall mean:

With respect to the State facilities covered by Subpart B of TITLE 71 Ill. Adm. Code 600:

This Part, all additional requirements incorporated within Subpart B (including ASHRAE 90.1 Standards, including all published errata and excluding published supplements which encompasses ASHRAE 90.1), and any statutorily authorized adaptations to the incorporated standards adopted by CDB is effective January 29, 2010.

With respect to the privately funded commercial facilities covered by Subpart C of TITLE 71 Ill. Adm. Code 600:

This Part, all additional requirements incorporated within Subpart C (including the 2012 International Energy Conservation Code, including all published errata and excluding published supplements which encompasses ASHRAE 90.1), and any statutorily authorized adaptations to the incorporated standards adopted by CDB is effective January 29, 2010.

**C101.1.2 Adoption.** The Board shall adopt the code within 9 months after its publication. The code shall take effect within 3 months after it is adopted by the Board and shall apply to any new building or structure in this State for which a building permit application is received by a municipality or county, except as otherwise provided by the EEB Act.

**C101.1.3 Adaptation.** The Board may appropriately adapt the International Energy Conservation Code to apply to the particular economy, population distribution, geography, and climate of the State and construction therein, consistent with the public policy objectives of the EEB Act.

**C101.5 Compliance.** Commercial buildings shall meet the provisions of the *Illinois Energy Conservation Code* covered by subpart C of TITLE 71 Ill. Adm. Code 600. The local authority having jurisdiction (AHJ) shall establish its own procedures for enforcement of the *Illinois Energy Conservation Code*. Minimum compliance shall be demonstrated by submission of:

1. The compliance forms published in the ASHRAE 90.1 User's Manual; or
2. Compliance Certificates generated by the U.S. Department of Energy's COMCheck Code compliance tool; or
3. Other comparable compliance materials that meet or exceed, as determined by the AHJ, the compliance forms published in the ASHRAE 90.1 User's Manual or the U.S. Department of Energy's COMcheck code compliance tool; or
4. The seal of the architect/engineer as required by Section 14 of the Illinois Architectural Practice Act [225 ILCS 305], Section 12 of the Structural Engineering Licensing Act [225 ILCS 340] and Section 14 of the Illinois Professional Engineering Practice Act [225 ILCS 325]

**C102.1.1 Above code program.** No unit of local government, including any home rule unit, may apply energy efficient building standards to privately funded commercial facilities in a manner that is less stringent than the Code as described in this Subpart C. However, nothing in the EEB Act or this Subpart prevents a unit of local government from adopting an energy efficiency code or standards that are more stringent than this code. The requirements identified as "mandatory" in Chapter 4 shall be met.

#### **SECTION C109** **BOARD OF APPEALS**

**C109.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the *code official* relative to the application and interpretation of this code, there may be created a board of appeals. The *code official* shall be an ex officio member of said board but shall have no vote on any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *code official*.

**C109.3 Qualifications.** The board of appeals shall consist of members who are qualified by experience and training.

#### **CHAPTER 2 [CE]** **DEFINITIONS**

**SECTION C202**  
**GENERAL DEFINITIONS**

**ADD THE FOLLOWING Definitions:**

**AUTHORITY HAVING JURISDICTION or AHJ.** Means the organization, officer or individual responsible for approving equipment, materials, an installation or procedure.

**BOARD.** Means the Illinois Capital Development Board

**EEB ACT.** Means the Energy Efficient Building Act [20ILCS 3125].

**COUNCIL.** Means the Illinois Energy Conservation Advisory Council whose purpose is to recommend modifications to the *Illinois Energy Conservation Code*.

## PART 1 – SCOPE AND APPLICATION

### SECTION R101 SCOPE AND GENERAL REQUIREMENTS

R101.1 Title. This code shall be known as the *Illinois Energy Conservation Code* or this code, and shall mean:

With respect to the residential buildings covered by Subpart D of TITLE 71 Ill. Adm. Code 600:

This Part, all additional requirements incorporated within Subpart D (including the 2012 International Energy Conservation Code, including all published errata excluding published supplements) and any statutorily authorized adaptations to the incorporated standards adopted by CDB is effective January 29, 2010.

R101.1.2 Adoption. The Board shall adopt the code within 9 months after its publication. The code shall take effect within 3 months after it is adopted by the Board and shall apply to any new building or structure in this State for which a building permit application is received by a municipality or county, except as otherwise provided by the EEB Act.

R101.1.3 Adaptation. The Board may appropriately adapt the International Energy Conservation Code to apply to the particular economy, population distribution, geography, and climate of the State and construction therein, consistent with the public policy objectives of the EEB Act.

R101.4.3 Additions, alterations, renovations or repairs. Additions, alterations, renovations or repairs to an existing building, building system or portion thereof shall conform to the provisions of this code as they relate to new construction without requiring the unaltered portion(s) of the existing building or building system to comply with this code. In the case of any addition, alteration, renovation or repair to an existing residential structure, the Code applies only to the portions of that structure that are being added, altered, renovated or repaired [20 ILCS 3125/20(a)]. Additions, alterations, renovations or repairs shall not create unsafe or hazardous condition or overload existing building systems. An addition shall be deemed to comply with this code if the addition alone complies or if the existing building and addition comply with this code as a single building.

Exception: The following need not comply provided the energy use of the building is not increased:

1. Storm windows installed over existing fenestration.
2. Glass only replacements in an existing sash and frame.
3. Existing ceiling, wall, or floor cavities exposed during construction provided that these cavities are filled with insulation

4. Construction where the existing roof, wall or floor cavity is not expose.
5. Reroofing for roofs where neither the sheathing nor the insulation is exposed. Roofs without insulation in the cavity and where the sheathing or insulation is exposed during reroofing shall be insulated either above or below the sheathing.
6. Replacement of existing doors that separate *conditioned space* from the exterior shall not require the installation of a vestibule or revolving door, provided, however, that an existing vestibule that separates a *conditioned space* from the exterior shall not be removed.
7. Alterations that replace less than 50 percent of the luminaires in a space provided that such alterations do not increase the installed interior lighting power.
8. Alterations that replace only the bulb and ballast within the existing luminaires in a space provided that the *alteration* does not increase the installed interior lighting power.

**R101.5 Compliance.** Residential buildings shall meet the provisions of the *Illinois Energy Conservation Code* covered by subpart D of TITLE 71 Ill. Adm. Code 600. The local authority having jurisdiction (AHJ) shall establish its own procedures for enforcement of the *Illinois Energy Conservation Code*. -Minimum compliance shall be demonstrated by submission of:

1. Compliance Certificates generated by the U.S. Department of Energy's RESCheck Code compliance tool; or
2. Other comparable compliance materials that meet or exceed, as determined by the AHJ, U.S. Department of Energy's RESCheck code compliance tool; or
3. The seal of the architect/engineer as required by Section 14 of the *Illinois Architectural Practice Act* [225 ILCS 305], Section 12 of the *Structural Engineering Licensing Act* [225 ILCS 340] and Section 14 of the *Illinois Professional Engineering Practice Act* [225 ILCS 325]

**SECTION R102**  
**ALTERNATIVE MATERIALS – METHOD**  
**OF CONSTRUCTION, DESIGN**  
**OR INSULATING SYSTEMS**

**R102.1.1 Above code programs.** No unit of local government, including any home rule unit, may regulate energy efficient building standards for residential building in a manner that is either less or more stringent than the standards established pursuant to this code. The requirements identified as "mandatory" in Chapter 4 shall be met.

However, the following entities may regulate energy efficient building standards for residential buildings in a manner that is more stringent than the provisions contained in this code:

- i) A unit of local government, including a home rule unit, that has, on or before May 15, 2009, adopted or incorporated by reference energy efficient building standards for

residential buildings that are equivalent to or more stringent than the 2006 International Energy Conservation Code;

ii) A unit of local government, including a home rule unit, that has, on or before May 15, 2009, provided to the Capital Development Board, as required by Section 55 of the Illinois Building Commission Act, an identification of an energy efficient building code or amendment that is equivalent to or more stringent than the 2006 International Energy Conservation Code; and

iii) A municipality with a population of 1,000,000 or more.

### **SECTION R109** **BOARD OF APPEALS**

**R109.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the *code official* relative to the application and interpretation of this code, there may be created a board of appeals. The *code official* shall be an ex officio member of said board but shall have no vote on any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *code official*.

**R109.3 Qualifications.** The board of appeals shall consist of members who are qualified by experience and training.

### **CHAPTER 2 [RE]** **DEFINITIONS**

### **SECTION R202** **GENERAL DEFINITIONS**

**ADD THE FOLLOWING Definitions:**

**AUTHORITY HAVING JURISDICTION or AHJ.** Means the organization, officer or individual responsible for approving equipment, materials, an installation or procedure

**BOARD.** Means the Illinois Capital Development Board

**EEB ACT.** Means the Energy Efficient Building Act [20ILCS 3125]

COUNCIL. Means the Illinois Energy Conservation Advisory Council whose purpose is to recommend modifications to the *Illinois Energy Conservation Code*.

LOCAL EXHAUST. An exhaust system that uses one or more fans to exhaust air from a specific room or rooms within a dwelling.

RESIDENTIAL BUILDING. Means a detached one-family or 2-family dwelling or any building that is 3 stories or less in height above grade that contains multiple dwelling units. In which the occupants reside on a primarily permanent basis, such as a townhouse, a row house, an apartment house, a convent, a monastery, a rectory, a fraternity or sorority house, a dormitory, and a rooming house; provided, however, that when applied to a building located within the boundaries of a municipality having a population of 1,000,000 or more, the term "residential building" means a building containing one or more dwelling units, not exceeding 4 stories above grade, where occupants are primarily permanent.

WHOLE HOUSE MECHANICAL VENTILATION SYSTEM. An exhaust system, supply system, or combination thereof that is designed in accordance with Section R403.5 to mechanically exchange indoor air for outdoor air when operating continuously or through a programmed intermittent schedule to satisfy the whole house ventilation rate. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

## CHAPTER 4 [RE] RESIDENTIAL ENERGY EFFICIENCY

### SECTION R402 BUILDING THERMAL ENVELOPE

R402.4.1.2 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 5 air changes per hour (ACH) in Climate Zones 4 and 5. The building or dwelling unit shall be provided with a whole – house mechanical ventilation system as designed in accordance with Section R403.5. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 Pascals). Where required by the *code official*, a testing shall be conducted by an approved third party. A written report of the results of the test, indicating the ACH, shall be signed by the party conducting the test and provided to the *code official*. Testing shall be performed at any time after all penetrations of the *building thermal envelope* have been sealed.

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures;
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures;
3. Interior doors, if installed at the time of the test, shall be open;

4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed;
5. Heating and cooling systems, if installed at the time of the test, shall be turned off; and
6. Supply and return registers, if installed at the time of the test, shall be fully open.

**R402.4.1.3 Visual Inspection Option for Additions, Alterations, Renovations or Repairs.** Building envelope tightness and insulation installation shall be considered acceptable when the items in Table R402.4.1.1, applicable to the method of construction, are field verified. Where required by the code official, an approved third party independent from the installer, shall inspect air barrier and insulation installation.

**R403.5 Mechanical ventilation (Mandatory).** The building shall be provided with ventilation that meets the requirements of this section or the International Mechanical Code, as applicable. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

**R403.5.2 Recirculation of air.** Exhaust air from bathrooms and toilet rooms shall not be recirculated within a residence or to another dwelling unit and shall be exhausted directly to the outdoors. Exhaust air from bathrooms and toilet rooms shall not discharge into an attic, crawl space or other areas inside the building.

**R403.5.3 Whole-house mechanical ventilation system.** Whole-house mechanical ventilation systems shall be designed in accordance with Sections R403.5.4 through R403.5.6.

**R403.5.4 System design.** The whole-house ventilation system shall consist of one or more supply or exhaust fans, or a combination of such, and associated ducts and controls. Local exhaust or supply fans are permitted to serve as such a system. Outdoor air ducts connected to the return side of an air handler shall be considered to provide supply ventilation.

**R403.5.5 System controls.** The whole-house mechanical ventilation system shall be provided with controls that enable manual override.

**R403.5.6 Mechanical ventilation rate.** The whole house mechanical ventilation system shall provide outdoor air at a continuous rate of not less than that determined in accordance with Table R403.5.6(1).

**Exception:** The whole-house mechanical ventilation system is permitted to operate intermittently where the system has controls that enable operation for not less than 25-percent of each 4-hour segment and the ventilation rate prescribed in Table R403.5.6(1) is multiplied by the factor determined in accordance with Table R403.5.6(2).

**R403.5.7 Local exhaust rates.** Local exhaust systems shall be designed to have the capacity to exhaust the minimum air flow rate determined in accordance with Table R403.5.7.

#### **TABLE R403.5.7**

**MINIMUM REQUIRED LOCAL EXHAUST RATES FOR  
ONE- AND TWO-FAMILY DWELLINGS**

<b>AREA TO BE EXHAUSTED</b>	<b>EXHAUST RATES</b>
<u>Kitchens</u>	<u>100 cfm intermittent or 25 cfm continuous</u>
<u>Bathrooms-Toilet Rooms</u>	<u>Mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous</u>

For SI: 1 cubic foot per minute = 0.0004719 m<sup>3</sup>/s.

**TABLE R403.5.6(1)  
CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW  
RATE REQUIREMENTS**

<b>DWELLING UNIT FLOOR AREA (square feet)</b>	<b>NUMBER OF BEDROOMS</b>				
	<b>0-1</b>	<b>2-3</b>	<b>4-5</b>	<b>6-7</b>	<b>&gt;7</b>
	<b>Airflow in CFM</b>				
<u>&lt; 1,500</u>	<u>30</u>	<u>45</u>	<u>60</u>	<u>75</u>	<u>90</u>
<u>1,501 - 3,000</u>	<u>45</u>	<u>60</u>	<u>75</u>	<u>90</u>	<u>105</u>
<u>3,001 - 4,500</u>	<u>60</u>	<u>75</u>	<u>90</u>	<u>105</u>	<u>120</u>
<u>4,501 - 6,000</u>	<u>75</u>	<u>90</u>	<u>105</u>	<u>120</u>	<u>135</u>
<u>6,001 - 7,500</u>	<u>90</u>	<u>105</u>	<u>120</u>	<u>135</u>	<u>150</u>
<u>&gt; 7,500</u>	<u>105</u>	<u>120</u>	<u>135</u>	<u>150</u>	<u>165</u>

For SI: 1 square foot = 0.0929 m<sup>2</sup>, 1 cubic foot per minute = 0.0004719 m<sup>3</sup>/s.

**TABLE R403.5.6(2)  
INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE  
FACTORS<sup>a, b</sup>**

<b>RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT</b>	<b>25%</b>	<b>33%</b>	<b>50%</b>	<b>66%</b>	<b>75%</b>	<b>100%</b>
<b>Factor<sup>a</sup></b>	<u>4</u>	<u>3</u>	<u>2</u>	<u>1.5</u>	<u>1.3</u>	<u>1.0</u>

a. For ventilation system run time values between those given, the factors are permitted to be determined by interpolation.

b. Extrapolation beyond the table is prohibited.

**SECTION R405  
SIMULATED PERFORMANCE ALTERNATIVE  
(PERFORMANCE)**

**REVISE Table R405.5.2(1), entry for "Air exchange rate" as follows:**

**STANDARD REFERENCE DESIGN.** Air leakage rate of 5 air changes per hour in Climate Zones 4 and 5 at a pressure of 0.2 inches w.g (50 Pa). The mechanical ventilation rate shall be in addition to the air leakage rate and the same as in the proposed design, but no greater than  $0.01 \times CFA + 7.5 \times (Nbr + 1)$  where:

CFA = conditioned floor area

Nbr = number of bedrooms

Energy recovery shall not be assumed for mechanical ventilation

**FY-12 CDB BOARD MEETING SCHEDULE**

<b>DATE</b>	<b>TIME</b>	<b>LOCATION</b>
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