



Jim Underwood
Executive Director

CDB BOARD BOOK

January 10, 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
3rd Floor Stratton Office Building
401 S. Spring Street
Springfield, Illinois**

and

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

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

SUBJECT: Meeting Minutes for December 13, 2011 Board Meeting

The December 13, 2011 meeting of the Capital Development Board was held by video-conference at the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois, and the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois.

The following Board Members were present:

Chicago

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

Others present:

Chicago

Jim Underwood, CDB
Josh Weger, CDB
Keith Horton, CDB
Amber Evans, CDB
Karla Springer, CDB
Jesse Martinez, CDB
Mike Wilson, CDB
Gilbert Villegas, CDB
Tom Klein, CDB
Don Broughton, CDB
Ron Wright, CDB
Linda Norbut-Suits, CDB
Karen Fredrickson, CDB
Leonard McGee, CDB
Tom Crylen, Harper College
Steve Petersen, Harper College
Ron Ally, Harper College
Phil Gatton, SIU – Carbondale
Mike Behrmann, SIU – Carbondale
Ed Choklek, FGM Architects
Randall Shively, Rend Lake College
Kevin Meyer, FGM Architects
Andrew Duren, Moraine Valley College
Tim Kwiatkowski, FGM Architects
Joe Seymour, River City Construction
Anthony Licata, former CDB Chairman

Springfield

Candy Bearden, CDB
Jim Underwood, Kaskaskia College
Jack Mays, Kaskaskia College
Bill Hawlry, Kaskaskia College
Marci Boudet, CDB
Edward Barry, Jr., Carl Sandburg
College / Farnsworth Group
Samuel Sudhakar, Carl Sandburg College
Jim Bustard, Parkland College
Brad Nell, CDB
Patty Broers, EEC
Lorri Rosenfeldt, EEC
Marcy Joerger, CDB
Doug Tinch, CDB
Laura Kozemczak, CDB
Lisa Mattingly, CDB
Bill Strahle, CPO
James Cockrell, CDB
Chris Flynn, CPO
Joseph Vitowski, University of Illinois

Chairman O'Brien called the meeting to order at 10:44 a.m.

Amber Evans took roll call. For the record, Chairman O'Brien and members Mark Ladd, Stewart Munoz and Michael Chin were present at the Chicago meeting site.

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

Mr. Munoz moved and Mr. Ladd seconded a motion to approve the minutes of the November 8, 2011 meeting. Chairman O'Brien called for a vote, which was approved unanimously.

All attendees and guests in Chicago and Springfield introduced themselves to the Board.

Chairman O'Brien read a resolution in honor of former CDB Chairman, Mr. Anthony Licata, and presented him with a plaque. A motion was made and seconded for the adoption of the resolution. Chairman O'Brien called for a vote, which was approved unanimously. Mr. Licata thanked Chairman O'Brien and stated what a pleasure it was to serve on the Board.

Mr. Wright presented the following Proceed Order and introduced Mr. Tim Kwiatkowski with FGM Architects, and Mr. Phil Gatton and Mr. Mike Behrman both with SIU Carbondale, who further explained the project:

PROCEED ORDER - Illinois Department of Higher Education

Construct Transportation Education Center

Southern Illinois University at Carbondale

Southern Illinois Airport

Carbondale, Jackson County, Illinois

CDB Project No. 825-020-143

A/E: FGM Architects

Proceed order G-70 requested \$ 400,000.00

Mr. Ladd questioned why the Board was just now being made aware of this proceed order.

Mr. Wright explained that this was the earliest that this proceed order could have been brought to the Board.

Mr. Chin moved and Mr. Munoz seconded a motion to approve the proceed order. Chairman O'Brien called for a vote; Mr. Ladd abstained from voting. Motion was approved with three 'aye' votes.

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

1.	250-000-013	DEPARTMENT OF CENTRAL MANAGEMENT SERVICES Install Generator/Upgrade Electrical Statewide Program 1. Jose De Avila and Associates 2. Millhouse Engineering & Construction, Inc. 3. MGN Consulting Engineers, Inc.	Appropriation: \$527,000 Project Cost: \$527,000
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Mr. Munoz moved and Mr. Ladd 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.	321-115-066	DEPARTMENT OF HUMAN SERVICES Renovate Residential Pavilions Madden Mental Health Center Hines, Cook County, Illinois 1. GFGR, Inc. 2. McDonough Associates, Inc. 3. Frega Associates, Ltd.	Appropriation: \$560,000 Project Cost: \$560,000
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Mr. Munoz moved and Mr. Chin seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

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

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

3.	546-045-024	DEPARTMENT OF MILITARY AFFAIRS Replace Roof/Interior and Exterior Repairs Midway Armory Chicago, Cook County, Illinois 1. BauerLatoza Studio 2. McDonough Associates, Inc. 3. Kurtz Associates Architects	Appropriation: \$1,500,000 Project Cost: \$1,500,000
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Mr. Broughton presented the following A/E selection recommendation:

4.	546-070-025	DEPARTMENT OF MILITARY AFFAIRS Replace Roof/Exterior Repairs General Jones Armory Chicago, Cook County, Illinois 1. McDonough Associates, Inc. 2. Knight E/A, Inc. 3. Kurtz Associates Architects	Appropriation: \$600,000 Project Cost: \$600,000
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Mr. Broughton presented the following A/E selection recommendation:

5.	546-108-003	DEPARTMENT OF MILITARY AFFAIRS Replace Roof/Renovate Interior and Exterior Calumet Armory (Donnelley Building) Chicago, Cook County, Illinois 1. Knight E/A, Inc. 2. DLZ Illinois, Inc. 3. Burns & McDonnell Engineering Company, Inc.	Appropriation: \$1,500,000 Project Cost: \$1,500,000
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Mr. Broughton presented the following A/E selection recommendation:

6.	546-140-009	DEPARTMENT OF MILITARY AFFAIRS Construct Military Vehicle Parking Galesburg Armory Knox County, Illinois 1. Ament, Inc. 2. Farnsworth Group, Inc. 3. Lewis, Yockey & Brown, Inc.	Appropriation: \$200,000 Project Cost: \$200,000
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Mr. Broughton presented the following A/E selection recommendation:

7.	546-205-019	DEPARTMENT OF MILITARY AFFAIRS Construct Military Vehicle Parking and Wash Rack Mattoon Armory Coles County, Illinois 1. ESI Consultants, Ltd. 2. The Upchurch Group, Inc. 3. IE Consultants, Inc.	Appropriation: \$800,000 Project Cost: \$800,000
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Mr. Broughton presented the following A/E selection recommendation:

8.	546-250-017	DEPARTMENT OF MILITARY AFFAIRS Construct Military Vehicle Parking Paris Armory Edgar County, Illinois 1. MSA Professional Services 2. ESI Consultants, Ltd. 3. Farnsworth Group, Inc.	Appropriation: \$750,000 Project Cost: \$750,000
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Mr. Broughton presented the following A/E selection recommendation:

9.	630-000-166	DEPARTMENT OF MILITARY AFFAIRS Upgrade Site Roads and Drainage Peoria Armory Peoria County, Illinois 1. Infrastructure Engineering, Inc. 2. Farnsworth Group, Inc. 3. IE Consultants, Inc.	Appropriation: \$850,000 Project Cost: \$850,000
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Mr. Broughton presented the following A/E selection recommendation:

10.	546-325-069	DEPARTMENT OF MILITARY AFFAIRS Replace Roof/Interior and Exterior Repairs AGO Building - Camp Lincoln Springfield, Sangamon County, Illinois 1. John Shafer & Associates, Inc. 2. Graham & Hyde Architects, Inc. 3. Allied Design Consultants, Inc.	Appropriation: \$650,000 Project Cost: \$650,000
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Mr. Munoz moved and Mr. Ladd seconded a motion to approve the previous eight recommendations 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. Steve Petersen with Harper College who further explained the project:

1.	810-032-024	ILLINOIS COMMUNITY COLLEGE BOARD Construct One Stop Admissions and Campus/Student Center William Rainey Harper College Palatine, Cook County, Illinois 1. OWP/P, Cannon Design 2. Legat Architects 3. HOK	Appropriation: \$8,000,000 Project Cost: \$50,184,300
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Mr. Ladd 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 Dr. Jim Underwood, President of Kaskaskia College, who gave a brief overview of the project and answered questions from the Board Members:

2.	810-052-012	ILLINOIS COMMUNITY COLLEGE BOARD Infrastructure Improvements – Vandalia Campus Kaskaskia Community College Centralia, Illinois 1. BLDD Architects, Inc.	Appropriation: \$5,600,000 Project Cost: \$7,466,700
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Mr. Munoz moved and Mr. Chin seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote; Mr. Ladd abstained from voting. Motion was approved with three 'aye' votes.

Mr. Broughton presented the following Higher Ed A/E selection recommendation and introduced Mr. Andy Duren with Moraine Valley Community College who further explained the project and answered questions from the Board Members:

3.	810-068-013	ILLINOIS COMMUNITY COLLEGE BOARD Replace Roof/Exterior Repairs Moraine Valley Community College Blue Island Campus, Cook County, Illinois 1. Teng & Associates, Inc.	Appropriation: \$830,800 Project Cost: \$1,117,000
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Mr. Munoz moved and Mr. Chin seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote; Mr. Ladd abstained from voting. Motion was approved with three 'aye' votes.

Mr. Broughton presented the following Higher Ed A/E selection recommendation and introduced Mr. Jim Bustard with Parkland Community College who further explained the project:

4.	810-074-019	ILLINOIS COMMUNITY COLLEGE BOARD Upgrade HVAC Systems Parkland Community College Champaign, Champaign County, Illinois 1. Engineering Concepts and Solutions	Appropriation: \$686,200 Project Cost: \$686,200
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Mr. Chin moved and Mr. Munoz seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote; Mr. Ladd abstained from voting. Motion was approved with three 'aye' votes.

Mr. Broughton presented the following Higher Ed A/E selection recommendation and introduced Mr. Randall Shively with Rend Lake Community College who further explained the project:

5.	810-078-024	ILLINOIS COMMUNITY COLLEGE BOARD Miscellaneous Upgrades/Roof Replacement Rend Lake Community College Ina, Jefferson County, Illinois 1. Eggemeyer Associates Architects	Appropriation: \$283,000 Project Cost: \$283,000
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Mr. Munoz moved and Mr. Chin seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote; Mr. Ladd abstained from voting. Motion was approved with three 'aye' votes.

Mr. Broughton presented the following Higher Ed A/E selection recommendation and introduced Mr. Sam Sudhakar with Carl Sandburg Community College who further explained the project and answered questions from the Board Members:

6.	810-082-019	ILLINOIS COMMUNITY COLLEGE BOARD Renovate Science Laboratories Carl Sandburg Community College Galesburg, Knox County, Illinois 1. Farnsworth Group, Inc.	Appropriation: \$220,200 Project Cost: \$632,149
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Mr. Chin moved and Mr. Munoz seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote; Mr. Ladd abstained from voting. Motion was approved with three 'aye' votes.

Mr. Broughton noted the following informational item:

1. Architect/Engineers approved by Executive Director.

Mr. Broughton and Mr. Wright noted the following informational item and answered questions from Board Members:

2. Modification #14 – Southern Illinois University - Science Building

Mr. Wright noted the following informational item and answered questions from Board Members:

3. Change Order– University of Illinois, Lincoln Hall - #G-009 and supplemental change orders that affect the first, second and third floor work.

Ms. Karen Fredrickson gave an update on Truman College.

Director Underwood noted that this was Ms. Fredrickson's last meeting as she will be retiring at the end of the year and thanked her for her years of service to CDB.

Mr. Munoz suggested that a Board meeting be held at Truman College in coordination with their ribbon cutting.

Chairman O'Brien thanked Mr. Munoz for his suggestion and noted that it will be taken into consideration.

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 12:26 p.m.

Executive Summary for Board Level Modification

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

Project History:

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

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

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

Requested Action:

This modification (#6) in the amount of \$325,840.00 will compensate the commissioning agent for commissioning services associated with the renovation of the science building. The commissioning agent will review the Designing A/E's Basis of Design for Phase 3 renovation, review 50% and 100% design submittals, develop commissioning specifications to be included in the issued construction documents, develop a commissioning plan, conduct a pre-construction meeting with the A/E team and contractors, maintain a secure web-based commissioning agent document control site, commissioning agent services during construction and post construction.

A complete scope of services is incorporated into this modification.

Also, included in this modification is an adjustment to the CAF.

The overall project schedule is outlined on the Appendix AM-6.

- Please note that the estimated construction budget for the Phase 3 renovation is \$26,300,000 and is not yet released.

**State of Illinois
Capital Development Board**

**Request for Modification to
Professional Services Agreement**

Project Number: 825-030-067
Contract Number: 57-0216-10
Modification No.: 6
Total Project Budget: \$81,856,542.00
Unobligated Funds: \$ 7,075,931.00
Project Manager: Terry Phelan
Regional Manager: Gary Kitchen

Using Agency: Higher Education
Project Description: New Science Building
 Renovate Existing Building
 Southern Illinois University
 Edwardsville, Madison Co., IL
Project Status: Design

Architect-Engineer: Hanson Professional Services, Inc.

PURPOSE OF THIS AGREEMENT:

This modification (#6) in the amount of \$325,840.00 will compensate the commissioning agent for commissioning services associated with the renovation of the science building. The commissioning agent will review the Designing A/E's Basis of Design for Phase 3 renovation, review 50% and 100% design submittals, develop commissioning specifications to be included in the issued construction documents, develop a commissioning plan, conduct a pre-construction meeting with the A/E team and contractors, maintain a secure web-based commissioning agent document control site, commissioning agent services during construction and post construction.

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	\$	\$	\$	\$
2. Additional Services	\$ 37,300.00	\$ 680,705.00	\$ 320,640.00	\$ 1,001,345.00
3. CAF	\$ 1,200.00	\$ 24,900.00	\$ 5,200.00	\$ 30,100.00
4. On-Site Observations	\$	\$	\$	\$
5. On-Site Rep	\$	\$	\$	\$
6. Subsoil Investigation	\$	\$	\$	\$
7. Design Testing	\$	\$	\$	\$
8. Construction Testing	\$	\$	\$	\$
9. Reproduction	\$	\$	\$	\$
10.	\$	\$	\$	\$
11.	\$	\$	\$	\$
12.	\$	\$	\$	\$
TOTALS	\$ 38,500.00	\$ 705,605.00	\$ 325,840.00	\$ 1,031,445.00

State of Illinois
Capital Development Board

MODIFICATION

Professional Services Agreement
Modification No. 6
Project No. 825-030-067
Date: 11/18/2011

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

PROJECT:
Commissioning Services (Cx)
New Science Bldg./Renovation
SIU-Edwardsville, IL

This Modification
 Establishes a Full Service Agreement
 Increases the Full Service Agreement By 46%
 Decreases the Full Service Agreement By _____ %

AGREEMENT
Date: 11/28/2006
Number: 57021610

PURPOSE OF THIS AGREEMENT MODIFICATION:

This modification will compensate the Cx for commissioning services associated with the renovation of the existing Science Building phase 3. The Cx will review the Designing A/E's' Basis of Design for Ph 3 renovation, review 50% & 100% design submittals, develop commissioning specifications to be included in the issued construction documents, develop a commissioning plan, conduct a pre-construction meeting with the A/E team & contractors, maintain a secure web-based Cx document control site, Cx services during construction and post construction. A complete scope of services is attached is incorporated into this modification. Also included in the modification is an adjustment to the c.a.f.. The over-all project schedule is outlined on the attached Appendix AM-6

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			\$ 0.00		\$ 0.00
2. C.A.F.	\$1,200.00	\$23,700.00	\$24,900.00	\$5,200.00	\$30,100.00
3. Additional Services	\$37,300.00	\$643,405.00	\$680,705.00	\$320,840.00	\$1,001,345.00
4. On-Site Rep			\$ 0.00		\$ 0.00
5. Subsoil Investigation			\$ 0.00		\$ 0.00
6. Design Testing			\$ 0.00		\$ 0.00
7. Construction Testing			\$ 0.00		\$ 0.00
8. Reproduction			\$ 0.00		\$ 0.00
9.			\$ 0.00		\$ 0.00
10.			\$ 0.00		\$ 0.00
11.			\$ 0.00		\$ 0.00
12.			\$ 0.00		\$ 0.00
13.			\$ 0.00		\$ 0.00
TOTALS	\$38,500.00	\$667,105.00	\$705,605.00	\$325,840.00	\$1,031,445.00

C.A.F. ADJUSTMENT \$5,200.00
C.A.F. TOTAL \$30,100.00

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.)

Gary Ketchum
REGIONAL MANAGER

Prepared by *Charles Boyd* Contract Executive 11.18.2011

USING AGENCY By _____

Approved by _____ Legal
CAPITAL DEVELOPMENT BOARD - EXEC. DIR.

FIRM: *Robert Cusick*
By: *ROBT. CUSICK*

By: _____

Title: *EXECUTIVE VP*

Don
CONST. ADMIN. 12/19/11

Josh 1-04-11

Executive Summary for Board Level Modification

CDB Project No. 007-010-023
Project Description: Renovate Supreme Court Building
Project Location: Illinois Supreme Court
Springfield, Sangamon County, Illinois

Project History:

The Supreme Court Building (PO100) is a 54,540 square foot, four-story building constructed in 1906.

The scope of work provides for restoring historic building elements, selective remodeling for adaptive re-use and code compliance, removing and replacing HVAC systems and domestic water piping, and replacing fire protection systems. The work also includes replacing main switchgear, panel boards, feeders, lighting, fire alarm devices and wiring, in addition to providing electronic security systems.

Additionally, the scope will include but will not be limited to the following work:

- Restore historic murals, tapestries, architectural woodwork and plaster.
- Provide protection for historic artistic elements throughout construction.
- Reconfigure historic skylights suitable for backlighting.
- Provide temperature and humidity controlled compact document storage.
- Modify waste and vent piping and replace plumbing fixtures.
- Replace sprinkler and standpipe systems including replacement of fire pump.
- Selectively replace branch circuits.
- Provide enhanced electronic security.
- To the extent practicable, conceal all building support systems and devices consistent with restoring the building to a historically accurate condition.
- Perform all work in a compressed schedule as defined by court schedules.

Requested Action:

We are recommending approval of Modification Number 3 in the amount of \$247,786.00 which will compensate the A/E for additional services for the removal/investigation of an existing window to aid in the design of existing conditions, design/construction administration for blast protection, and changes to the building program after the schematic design phase requires rework by the Design Team. This modification will increase the reimbursable budget for Historic Paint sampling and analysis to further identify original finishes of key areas within the building.

- Please note that this project is fully funded through the construction phase.

**State of Illinois
Capital Development Board**

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

Project Number:	007-010-023	Using Agency:	Illinois Supreme Court
Contract Number:	10004510	Project	Renovate Supreme Court Building
Modification No.:	3	Description:	Illinois Supreme Court Building Springfield, Sangamon County, IL
Total Project Budget:	15,955,191.24		
Unobligated Funds:	13,985,820.24		
Project Manager:	Gary Kitchen		
Regional Manager:	Ron Wright	Project Status:	Desian

Architect-Engineer: 4240 Architecture, Inc.

PURPOSE OF THIS AGREEMENT:

This modification will compensate the A/E as an additional service for 1) the removal/investigation of an existing window to aid in the design of existing conditions, 2) design/construction administration for blast protection as recommended by the Risk Assessment report, 3) changes to the building program after the schematic design phase requires rework by the Design Team. This modification will increase the reimbursable budget for Historic Paint sampling and analysis to further identify original finishes of key areas within the building. The project schedule has been adjusted and outlined on the Appendix A-M3.

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	\$ 118,000.00	\$ 1,127,256.00	\$ 00	\$ 1,127,256.00
2. Additional Services	\$ 80,000.00	\$ 222,665.00	\$ 210,836.00	\$ 433,501.00
3. CAF	\$ 6,000.00	\$ 42,900.00	\$ 4,000.00	\$ 46,900.00
4. On-Site Observations	\$ 00	\$ 370,625.00	\$ 00	\$ 370,625.00
5. Construction Testing	\$ 00	\$ 20,000.00	\$ 00	\$ 20,000.00
6. Print Bid Documents in excess	\$ 00	\$ 10,000.00	\$ 00	\$ 10,000.00
7. ACBM Bulk Samples	\$ 00	\$ 1,425.00	\$ 00	\$ 1,425.00
8. Historic Paint Analysis	\$ 16,000.00	\$ 70,500.00	\$ 32,950.00	\$ 103,450.00
9. Reproduction of Program	\$ 4,000.00	\$ 4,000.00	\$ 00	\$ 4,000.00
10. Structural Consultant	\$ 00	\$ 3,000.00	\$ 00	\$ 3,000.00
11. Telescan	\$ 00	\$ 25,000.00	\$ 00	\$ 25,000.00
12.	\$	\$	\$	\$
TOTALS	\$ 238,000.00	\$ 1,897,371.00	\$ 247,786.00	\$ 2,145,157.00

MODIFICATION BOARD LEVEL

State of Illinois



Professional Services Agreement

Modification Number: **3**
 Project Number: **007-010-023**
 Date: December 13, 2011

Firm Name, Address
 4240 Architecture, Inc.
 328 S Jefferson, Suite 750
 Chicago, IL 60661

Project Information
 Renovate Supreme Court Building
 Supreme Court Building - Springfield
 Springfield, Sangamon County, Illinois

This Modification Increases the Full Service Agreement by 13%

Agreement Date: 2010-06-09 Contract: 10004510

Scope/Purpose of this agreement modification: This modification will compensate the A.E as an additional service for 1) removal/investigation of an existing window to aid in the design of existing conditions, 2) design/construction administration for blast protection as recommended by the Risk Assessment report. 3) changes to the building program after the schematic design phase require re-work by the Design Team. Increase the reimbursable budget for Historic Paint sampling and analysis to further identify original finishes of key areas within the building. The project schedule has been adjusted and outlined on the attached Appendix A-M3

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

AGREEMENT SUMMARY

Fee Description	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	\$118,000.00	\$1,009,256.00	\$1,127,256.00	\$ 0.00	\$1,127,256.00
Additional Services	\$80,000.00	\$142,665.00	\$222,665.00	\$210,836.00	\$433,501.00
Const. Administration Fee, CAF	\$6,000.00	\$36,900.00	\$42,900.00	\$4,000.00	\$46,900.00
On-Site Representative Reim	\$ 0.00	\$370,625.00	\$370,625.00	\$ 0.00	\$370,625.00
Construction Testing	\$ 0.00	\$20,000.00	\$20,000.00	\$ 0.00	\$20,000.00
Print Bid Documents in excess	\$ 0.00	\$10,000.00	\$10,000.00	\$ 0.00	\$10,000.00
ACBM Bulk Samples	\$ 0.00	\$1,425.00	\$1,425.00	\$ 0.00	\$1,425.00
Historic Paint Analysis	\$16,000.00	\$54,500.00	\$70,500.00	\$32,950.00	\$103,450.00
Reproduction of Program	\$4,000.00	\$ 0.00	\$4,000.00	\$ 0.00	\$4,000.00
Structural Consultant	\$ 0.00	\$3,000.00	\$3,000.00	\$ 0.00	\$3,000.00
Telescan	\$ 0.00	\$25,000.00	\$25,000.00	\$ 0.00	\$25,000.00
TOTALS	\$238,000.00	\$1,659,371.00	\$1,897,371.00	\$247,786.00	\$2,145,157.00

Prepared by: Charles Boyd 12.13.11
Charles Boyd Date

By: _____
Using Agency approval Date

AE Firm name: 4240 Architecture, Inc.

By: Thomas R. Brauer 12.13.11
AE's Authorizing Representative Date

Reviewed: Charles Boyd 12.13.11
Contract Executive Date

Print AE name, Title: Thomas R. Brauer, Principal

Approved by: Bill Mah 12-14-2011
Regional Manager Date

By: _____
Fiscal Date

Approved by: _____
Legal Date

Final CDB authorization: _____
Date

R. Mah 12/19/11
 Construction Administration

John Wilger 12-21-11
 Deputy Director

Subject: Single Bid Award

Bids were received on December 1, 2011 for the General Work on CDB Project Number 102-252-022, Dredging & Beneficial Reuse, Woodford County Conservation Area, Illinois Department of Natural Resources, Low Point (Woodford County), Illinois.

A single bid was received on the General trade on December 1, 2011. This was the 2nd bidding of the work. Several contractors called to request plans, but when the scope of work included a mechanical dredge, they were no longer interested. Five contractors held plans/specs for the bidding.

Note: The first bid was held on Thursday, September 15, 2011 and there were 2 bids received. Neither bidder was prequalified with CDB, thus the bids were rejected and returned, unopened.

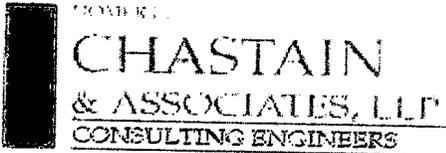
Architect/Engineer: Chastain & Associates, LLP
Consulting Engineers
5 North Country Club Road
Decatur, Illinois 62521

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
General	\$272,000.00	\$196,328.00	39%

Both the A/E and the CDB Staff recommend that the award be made to:

P.A. Atherton Construction
96 Eichhorn Road
Spring Bay, IL 61611-9765

General Work: \$272,000.00



5 N. COUNTRY CLUB ROAD
DECATUR, ILLINOIS 62521

TEL: 217-422-8544
FAX: 217-422-0598

December 19, 2011

Capitol Development Board
3rd Floor/ William G. Stratton Building
401 South Spring Street
Springfield, Illinois 62706-4050
Attn: Mr. Bill Mabie

Re: CDB No – 102-252-022
Dredging and Beneficial Reuse
Illinois Department of Natural Resources
Woodford County Conservation Area

Dear Mr. Mabie:

The following letter is in response to your email dated December 13, 2011 regarding the single bidder for project at the Woodford County Conservation Area in Low Point, IL.

As instructed the bid plans and project manual were provided to plan rooms and advertised on the CDB website. The plan rooms included Bid Tool and Central Illinois Plan Room. Several potential bidders called to request plans, but when they found out the project was a mechanical dredge they were no longer interested. One contractor from Michigan received plans and actually visited the site prior to the re-bid date, but did not turn in a bid since he was a hydraulic dredger (apparently he did not read the specifications). Most of the hydraulic dredging contractors that I spoke with all said that mechanical dredging would be more expensive due to the trucking and fuel costs.

This project is a unique, small dredging project which limits the potential list of bidders due to mobilization costs.

It is our opinion that limiting the project to mechanical dredging may have resulted in the low bidder turn out. The Using Agency desired mechanical dredging, but this ultimately limited the pool of potential bidders. If the bidders had a choice to perform either hydraulic or mechanical dredging, the results may have been more favorable.

The single bid price of \$272,000 is \$75,672 over our estimate of \$196,328. This appears to be due to additional trucking and fuel costs to transport the dredged sediment around the site.

Please contact me should you have any questions or need additional information (217) 422-8544.

Sincerely,
HOMER L. CHASTAIN & ASSOCIATES, LLP

Chris Siefert, P.E.
Associate

CDB - 102-252-022
IDNR - 1-11-002
Dredging & Beneficial Reuse - Woodford County Conservation Area
Low Point, IL

Plan Holders List

P.A. Atherton Construction, Inc.
96 Eichhorn Road
Spring Bay, IL 61611
Attn: Addison Dean
Phone: (309)822-8575
Fax: (309)822-8782

BioTech Agronomics, Inc.
1651 Beulah Hwy
Beulah, MI 49617
Attn: Kate Johnson
Phone: (231)882-7219
Fax: (231)882-9690
email: kjohnson@biotechag.com

N.E. Finch Co.
1925 Darst Street
Peoria, Illinois 61607
Attn: Ron Witt
Phone: (309) 671-1433
Fax: (309) 671-1449
email: rwitt@nefinch.com

Efficient Pond Management
A Division of Rooted in Iowa, LLC
PMB 214 102 E. Kimberly Road Suite 1
Davenport, Iowa 52806
Attn: Ryan McCaw
Phone: (563) 370-6608
email: ryan@efficientpondmanagement.com

Gro America
612 N. Avenue
Grand Rapids, Michigan 49503
Attn: Jim Rosendall
Phone: (616) 855-0188
Fax: (616) 454-9254
email: jim.groamerica@gmail.com

December 15/
bidders
list.

Sept-15th
bidders
list

CDB - 102-252-022
IDNR - 1-11-002
Dredging & Beneficial Reuse - Woodford County Conservation Area
Low Point, IL

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Phone: (616) 855-0188
Fax: (616) 454-9254
email: jim.groamerica@gmail.com

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

APPROP. &
TOTAL
COST
AMOUNTS

<u>PROJECT #</u>	<u>ARCHITECT/PROJECT DESCRIPTION</u>	
1 321-115-067	Renovate for Life Safety Compliance, Madden Mental Health Center, Hines, Cook County, Department of Human Services	\$600,000 \$600,000

FIRMS BEING CONSIDERED FOR SELECTION:

Frega Associates Ltd

G E C Design Group d/b/a Globetrotters Engineering Cor

Matocha Associates

A/E SELECTION COMMITTEE RECOMMENDATIONS
January 10, 2012

CDB PROJECT NO: 321-115-067

PROJECT DESCRIPTION: Renovate for Life Safety Compliance

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

APPROPRIATION AMOUNT: \$ 600,000

ESTIMATED TOTAL PROJECT COST: \$ 600,000

PROJECT SCOPE OF WORK:

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

The scope of work provides for correcting life-safety code deficiencies throughout the facility to meet JCAHO accreditation, including replacing the fire alarm system, replacing fire doors, frames and hardware, installing fire dampers and upgrading the sprinkler system.

SUBJECT: Board Concurrence of Higher Education Architect/Engineer Selections

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
810-024-039	Upgrade Road Danville Area Community College Vermilion County, Illinois Illinois Community College Board Firms being considered for selection in alpha order: Walton & Associates	\$307,600
810-048-022	Replace Exterior Stairs Joliet Junior College Will County, Illinois Illinois Community College Board Firms being considered for selection in alpha order: Kluber Architects and Engineers	\$550,200
810-076-014	Upgrade Campus Signage Prairie State Community College Chicago Heights, Cook County, Illinois Illinois Community College Board Firms being considered for selection in alpha order: DeTella Planera Architects	\$288,000
818-010-102	Upgrade Electrical Distribution System Macomb, McDonough County, Illinois Western Illinois University Firms being considered for selection in alpha order: BRIC Partnership, LLC Henneman Engineering, Inc. KJWW Engineering Consultants	\$3,000,000
830-030-154	Upgrade Campus Infrastructure & Renovating Campus Building University of Illinois Chicago, Cook County, Illinois Firms being considered for selection in alpha order: Burns and McDonnell Engineering, Inc. Environmental Systems Design, Inc. KJWW	\$20,800,000

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
January 10, 2012**

CDB PROJECT NO: 810-024-039

PROJECT DESCRIPTION: Upgrade Road

PROJECT LOCATION: Illinois Community College Board
Danville Area Community College
Vermilion County, Illinois

APPROPRIATION AMOUNT: \$ 307,600

ESTIMATED TOTAL PROJECT COST: \$ 307,600

PROJECT SCOPE OF WORK:

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

The scope of work provides for upgrading campus roads, including reinstalling brick pavers on a new concrete base and repaving approximately 550 feet of campus roads with asphalt.

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
January 10, 2012**

CDB PROJECT NO: 810-048-022

PROJECT DESCRIPTION: Replace Exterior Stairs

PROJECT LOCATION: Illinois Community College Board
Joliet Junior College
Will County, Illinois

APPROPRIATION AMOUNT: \$ 550,200

ESTIMATED TOTAL PROJECT COST: \$ 550,200

PROJECT SCOPE OF WORK:

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

The scope of work provides for replacing exterior stairs, including demolishing the existing stairs and constructing enclosed exit stairs.

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
January 10, 2012**

CDB PROJECT NO: 810-076-014

PROJECT DESCRIPTION: Upgrade Campus Signage

PROJECT LOCATION: Illinois Community College Board
Prairie State Community College
Chicago Heights, Cook County, Illinois

APPROPRIATION AMOUNT: \$ 288,000

ESTIMATED TOTAL PROJECT COST: \$ 288,000

PROJECT SCOPE OF WORK:

The Prairie State Community College is a 676,000 square foot, 11-building facility constructed in 1951.

The scope of work provides for upgrading campus signage, including installing building wall signs, directional signage and marquee signage, including associated electrical upgrades.

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
January 10, 2012**

CDB PROJECT NO: 818-010-102

PROJECT DESCRIPTION: Upgrade Electrical Distribution System

PROJECT LOCATION: Western Illinois University
Macomb, McDonough County, Illinois

APPROPRIATION AMOUNT: \$2,376,600

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

PROJECT SCOPE OF WORK:

Western Illinois University is a 4,306,639 square-foot, 56-building campus constructed in 1902.

The scope of work provides for upgrading the electrical distribution system, including replacing breakers and switches and upgrading campus electrical loops, transformers and wiring.

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
January 10, 2012**

CDB PROJECT NO: 830-030-154

PROJECT DESCRIPTION: Upgrade Campus Infrastructure & Renovating Campus Building

PROJECT LOCATION: University of Illinois
Chicago, Cook County, Illinois

APPROPRIATION AMOUNT: \$20,800,000

ESTIMATED TOTAL PROJECT COST: \$20,800,000

PROJECT SCOPE OF WORK:

The University of Illinois at Chicago is an 11,413,396 square-foot, 106-building campus constructed in 1910.

The scope of work provides for campus improvements, including replacing windows, elevators, lighting systems, fire alarm systems and tuckpointing in various campus buildings. The scope of work also provides for installing an emergency generator, fire alarm and sprinkler systems to the College of Dentistry building and replacing windows, upgrading the building envelopes on the College of Medicine West and East buildings and the abatement of asbestos-containing materials.

SUBJECT: Director Selection / Informational Items

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
039-060-048	EWR Associates, Inc. (18168) Repair the Southern Illinois Center Building DuQuoin State Fairgrounds - Perry County Department of Agriculture	\$200,000
125-110-701	UAS Environmental, Inc. d/b/a United Analytical Service Emergency Removal of Floor Tile and Abate Mastic Illinois Youth Center St. Charles, Kane County, Illinois Department of Juvenile Justice	\$80,000
546-015-021	SNDB Designs, Inc. Miscellaneous Improvements Bloomington Armory - McLean County Department of Military Affairs	\$150,000
546-195-017	Architectural Design Group, Inc. Miscellaneous Improvements Macomb Armory - McDonough County Department of Military Affairs	\$80,000
810-088-011	Image Architects, Inc. Replace Bleachers/Upgrade Gym Floor Southeastern Illinois College Harrisburg, Saline County, Illinois Illinois Community College Board	\$176,100

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: January 10, 2012
CDB PROJECT NO: 039-060-048
PROJECT DESCRIPTION: Repair the Southern Illinois Center Building
PROJECT LOCATION: Department of Agriculture
DuQuoin State Fairgrounds - Perry County
PROJECT AMOUNT: \$200,000

PROJECT SCOPE OF WORK:

The Southern Illinois Center Building (Multipurpose Building O0033) at the DuQuoin State Fairgrounds is a 118,200 square foot, one-story building constructed in 2003.

The damaged building is a preengineered metal structure. During a recent storm, various components of the building were damaged.

The scope of work provides for repairing or replacing the bank of entry doors, the roofing system, the lay-in panel ceiling system, the flag pole and other storm damaged areas of the building.

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: January 10, 2012

CDB PROJECT NO: 125-110-701

PROJECT DESCRIPTION: Emergency Removal of Floor Tile and Abate Mastic

PROJECT LOCATION: Department of Juvenile Justice
Illinois Youth Center
St. Charles, Kane County, Illinois

PROJECT AMOUNT: \$80,000

PROJECT SCOPE OF WORK:

The Illinois Youth Center at St. Charles is a 60-building, medium security juvenile facility constructed in 1910.

The scope of work provides for removing the floor tile and abating the mastic in the hallways and dorm rooms of the Adams and Lincoln Cottages.

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: January 10, 2012
CDB PROJECT NO: 546-015-021
PROJECT DESCRIPTION: Miscellaneous Improvements
PROJECT LOCATION: Department of Military Affairs
Bloomington Armory - McLean County
PROJECT AMOUNT: \$150,000

PROJECT SCOPE OF WORK:

The Bloomington Armory (H0100) is a 44,900 square foot, one-building facility constructed in 1951.

The scope of work provides for repairing the roof membrane, tuckpointing, replacing damaged ceiling tile and repainting the drill hall walls and concrete apron.

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: January 10, 2012

CDB PROJECT NO: 546-195-017

PROJECT DESCRIPTION: Miscellaneous Improvements

PROJECT LOCATION: Department of Military Affairs
Macomb Armory - McDonough County

PROJECT AMOUNT: \$80,000

PROJECT SCOPE OF WORK:

The Macomb Armory is a 43,634 square foot, two-story brick building constructed in 1954.

The scope of work provides for replacing circulation pumps, removing fan coil units in the vaults, installing shelving, and constructing a privacy partition in the women latrine, a parts room and a break-room.

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: January 10, 2012
CDB PROJECT NO: 810-088-011
PROJECT DESCRIPTION: Replace Bleachers/Upgrade Gym Floor
PROJECT LOCATION: Illinois Community College Board
Southeastern Illinois College
Harrisburg, Saline County, Illinois
PROJECT AMOUNT: \$176,100

PROJECT SCOPE OF WORK:

Southeastern Illinois College is a 105,743 square foot, 12- building campus constructed in 1971.

The scope of work provides replacing bleachers, including installing powered retractable seating with seats and rows being number. The scope of work also provides for upgrading approximately 6,840 square feet of the gym floor, including installing the base, metal thresholds, ramps and reducers and providing game lines to match the existing layout.

FY-12 CDB BOARD MEETING SCHEDULE

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