



Jim Underwood
Executive Director

CDB BOARD BOOK

SPECIAL BOARD MEETING

July 16, 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

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

CAPITAL DEVELOPMENT BOARD

**July 16, 2012, 10:30 a.m.
Video-Conference
between
the following two locations:**

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

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

1. CALL TO ORDER

PRELIMINARY ITEMS

- 2. Adoption of Agenda
- 3. Introduction of Guests

BOARD ACTION

- 4. Single Bid
 - Illinois State Police– Data Center/Computer Rm. 1-6

staff contact : Amber Evans
217.782.8726

Subject: Single Bid Award

Bids were received on May 30, 2012, (first bidding of this work) for the Asbestos trade on CDB Project Number 291-275-002, Rehabilitation of Data Center / Computer Room, Illinois State Police Central Headquarters, Springfield, Sangamon County, Illinois; only 1 bid was received. It was returned, unopened, to the bidding contractor, pursuant to the Board Resolution with respect to Single Bids.

A second bid was held on June 21, 2012 for the Asbestos Work, and a single bid was received. The CDB PM directed the Architect to call several of the local and surrounding contractors, advising them of the new bid date. Three contractors expressed interest but only one bid was received. The bid was opened and found to be over the A/E's estimate by 40.22%. Per CDB's Board Resolution related to Single Bids, this bid will require review and approval by the Board.

Architect/Engineer: Knight Engineers & Architects
d/b/a Knight E/A, Inc.
221 North LaSalle Street, Suite 300
Chicago, Illinois 60601

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Asbestos	\$145,170.00	\$103,528.00	40.22%

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

KAM Services, Inc.
2417 Marshall Avenue
Mattoon, Illinois 61938

Asbestos Work: \$145,170.00

Memo:

To: Gary Kitchen

Date: July 10, 2012

RE: CDB Project No. 291-275-002
Asbestos Abatement
Rehab Data Center / Computer Room
Illinois State Police Central Headquarters
Springfield, Sangamon County, IL

Dear Mr. Kitchen:

Regarding the above project, CDB conducted a pre-bid meeting on May 10, 2012. There were two Asbestos Trade contractors present for the meeting. The contractors, expressed that they would be interested and would likely be submitting a bid for the project.

Upon receipt of bids (5-30-12) we only received one bid. The bid received was from KAM Services. Therefore, the bid was not opened and returned. Thus the Project Manager immediately had to re-advertise the project. Bid due date for second round was set for June 21, 2012.

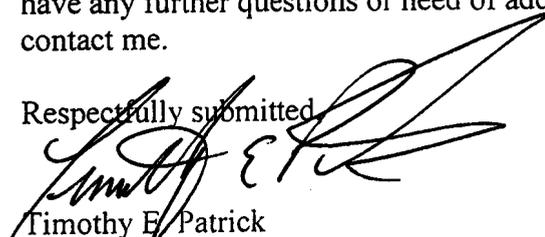
The CDB PM advised the architect to call several of the local and surrounding contractors to advise them of the new bid date. Knight E/A did just that. Two additional contractors expressed interest and a second walk thru was established for them. This was done given the building is under tight security and all personnel are to be escorted.

Again on June 21, 2012 CDB only received one bid for the Asbestos trade which was opened and found to be over the A/E estimate by 40.22 %. Therefore, per our CDB handbook, section 5.5, F, this bid will require review and approval by our Board.

CDB PM received notice on June 25, 2012 that the responsive bidders had been entered and the RTA process could begin. However the fiscal rollover prevented the PM from entering the RTA as there was no money available in the project. Requests were made and the money was established on July 6, 2012.

We feel the bids received should be awarded accordingly to our guidelines. Should you have any further questions or need of additional information, please do not hesitate to contact me.

Respectfully submitted,


Timothy E. Patrick
Senior Project Manager

MEMORANDUM

to Tim Patrick
from Roxanne Knapp
date 6-28-12
subject CDB 291-275-002 - Phase 2 - ISP Data Center - Abatement Bid

Tim,

We have reviewed the Abatement Documentation and Bidding Process for this project and have discovered the following items that may have contributed to the difference between the budget estimate and the bid:

1. The project calls for a knee wall to be constructed above an existing partial height demising partition to isolate the limited space within the scope. As a result, the project was designed with steps required to follow should the adjacent spaces fail to pass fiber concentration limitations. This could contribute to an increased bid philosophy in order to cover other potential "unknowns".
2. The CDB Report of Prequalified Contractors was used to solicit contractors (6) prior to the initial Pre-Bid Meeting to ensure that there would be an ample number of bidders who were familiar with the existing conditions and scope of work. Only (2) attended the non-mandatory meeting.
3. One bid was received from KAM Services, Inc. for the initial Bid Opening and was returned to allow for the re-bidding process. As a result, all plan holders were called by Knight to discuss reasons for non-participation in an effort to ensure that the documentation was adequate and clear. Responses included:
 - a. The project was too small in scope to offset the cost of submitting required CDB administrative paperwork.
 - b. Their internal manpower selection may not have passed the required ISP background checks.
 - c. The summer months represent their heaviest workload due to school closures and even after contacting the local union for additional tradesmen they would not be able to man the job properly.
4. When the project was Re-Bid, Knight called additional contractors and (3) more picked up documents for review. An additional Pre-Bid Walk-thru was held to accommodate these new bidders. Again, only one bid was received from KAM Services, Inc.

If additional information is required, please let me know.

CDB Project No. 291-275-002 Phase 2

Pre-bid Meeting: 05/10/12 @ 10:00 am

Location: Illinois State Police Central Headquarters Building, Springfield, IL

Bid Date: 05/30/12 - Asbestos Abatement @ 2:00 pm

Location: CDB - 401 South Spring Street, Third Floor, William G. Stratton Building, Springfield, IL 62706

Addendum No. 1 Issued 05/14/2012

Addendum No. 2 Issued 05/18/2012

Contractor							
Plan Room							
No.	Company Name	Address	City	State	Zip	Telephone	Fax
1	Abatement Management, Inc.	6990 State Route 111	South Roxana	IL	62087	(618) 254-6900	(618) 254-2540
2	Great Western Abatement, Inc.	836 VFW Memorial Drive Suite 1 PO Box 795	St. Robert	MO	65584	(573) 336-4011 Cell (618) 535-2335	(573) 336-3175
3	KAM Services, Inc.	2417 Marshall Avenue PO Box 1515	Matoon	IL	61938	(217) 235-9537	(217) 235-0299
4	Reed Construction Data	30 Technology Parkway South - Suite 100	Norcross	GA	30092	(630) 288-7987	(630) 680-0400
5	McGraw-Hill/Dodge	3315 Central Ave.	Hot Springs	AR	71913	(800) 328-4542	(800) 768-5594
6	iSqFt Planroom	4500 Lake Forest Drive Suite 502	Cincinnati	OH	45242	(800) 364-2059	(800) 570-8187
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25	Returned plans and/or not bidding						

Plan Holders

Data Center Renovation / Help Desk Relocation Illinois
State Police Headquarters
Sangamon County



Engineers & Architects

CDB Project No. 291-275-002 Phase 2

Pre-bid Meeting: 05/10/12 @ 10:00 am

Location: Illinois State Police Central Headquarters Building, Springfield, IL

→ Bid Date: 06/21/12 - Asbestos Abatement @ 2:00 pm

Location: CDB - 401 South Spring Street, Third Floor, William G. Stratton Building, Springfield, IL 62706

Addendum No. 1 Issued 05/14/2012

Addendum No. 2 Issued 05/18/2012

Addendum No. 3 Issued 06/08/2012

Contractor							
Plan Room							
No.	Company Name	Address	City	State	Zip	Telephone	Fax
1	Abatement Management, Inc.	6990 State Route 111	South Roxana	IL	62087	(618) 254-6900	(618) 254-2540
2	Great Western Abatement, Inc.	836 VFW Memorial Drive Suite 1 PO Box 795	St. Robert	MO	65584	(573) 336-4011 Cell (618) 535-2335	(573) 336-3175
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6	iSqFt Planroom	4500 Lake Forest Drive Suite 502	Cincinnati	OH	45242	(800) 364-2059	(800) 570-8187
7	Envirotech, Inc.	2737 Papin Street	St. Louis	MO	63103	(314) 865-1293	(314) 865-2782
8	Thornburgh Abatement, Inc.	3514 Radford Road	Springfield	IL	62707	(217) 652-0002	(217) 241-0458
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25	Returned plans and/or not bidding						

FY13 CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 10, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
August 14, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
September 11, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
October 9, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
November 13, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
December 11, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
January 8, 2013	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
February 14, 2013	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
March 12, 2013	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
April 9, 2013	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
May 14, 2013	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
June 11, 2013	10:30 a.m.	Chicago, Springfield & Collinsville video-conference