

**CAPITAL  
Development  
BOARD**

**Building a Better Illinois**

Pat Quinn, Governor

Peter O'Brien, Sr., Chairman

**BOARD BOOK**

**March 12, 2013**

**10:30 a.m.**

**Video-Conference between:**

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

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

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

**BOARD MEMBERS:**

Peter O'Brien, Sr., Chairman  
Glyn Ramage  
Michael Chin  
Stewart Muñoz  
Miles Beatty  
Anthony Garippo

Jim Underwood, Executive Director



# CAPITAL DEVELOPMENT BOARD

March 12, 2013, 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**
2. Roll Call of Members
3. Confirmation of a Quorum

## **PRELIMINARY ITEMS**

4. Adoption of Agenda
5. Approval of February 14, 2013 Minutes..... 1-5
6. Introduction of Guests

## **BOARD ACTION**

7. Change Orders
  - Illinois State University - Turner and Stevenson Halls .....6-18
  - University of Illinois - Lincoln Hall ..... 19-24
8. Proceed Order
  - Dept. of Revenue - Willard Ice Building .....25-28
9. Higher Education Recommendations for Architect/Engineer Selections .....29-32

## **INFORMATIONAL ITEMS**

10. Higher Ed Architects/Engineers concurrence by Executive Director .....33-35
11. Architects/Engineers approved by Executive Director .....36-38

## **EXECUTIVE SESSION**

staff contact: Amber Evans  
217.782.8726

SUBJECT: Meeting Minutes for February 14, 2013 Board Meeting

The February 14, 2013 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 the Illinois Department of Transportation Office, 1102 East Port Plaza, Collinsville, Illinois.

The following Board Members were present:

**Chicago**

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

**Collinsville**

Glyn Ramage

Others present:

**Chicago**

Jim Underwood, CDB  
Tom Klein, CDB  
Karla Springer, CDB  
Gilbert Villegas, CDB  
Mike Wilson, CDB  
Ron Wright, CDB  
Jesse Martinez, CDB  
Keith Horton, CDB  
Micaela Vidaña, CPO  
Steve Petersen, Harper College  
John Price, CDB  
James Cockrell, CDB

**Springfield**

Amber Evans, CDB  
Heidi Hildebrand, AG's Office  
Amy Romano, CDB  
Andres Padua, AG's Office  
Hugh Garvey, LLCC  
Lisa Mattingly, CDB  
Brad Nell, CDB  
Don Broughton, CDB  
Marcy Joerger, CDB  
Ken Morris, CPO  
Gus Behnke, CDB  
Paula Sorensen, CDB

**Collinsville**

Bruce Schopp, Oates Associates  
Barb Anderson, Oates Associates

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 Muñoz, Michael Chin and Miles Beatty were present at the Chicago meeting site. Member Glyn Ramage was present at the Collinsville meeting site.

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

Mr. Ramage moved and Mr. Chin seconded a motion to approve the minutes of the January 8, 2013 meeting. Chairman O'Brien called for a vote, which was approved unanimously.

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

Mr. Ron Wright presented the following Change Order:

**CHANGE ORDER – Department of Juvenile Justice**

Replace HVAC in Residential Cottages

Illinois Youth Center - St. Charles

St. Charles, Kane County, Illinois

CDB Project No. 125-110-002 Ph. 2

A/E: DLZ Illinois, Inc.

**Change Order No. H-1..... \$214,612.55**

Mr. Muñoz moved and Mr. Beatty seconded a motion to approve the change order. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. James Cockrell presented the following A/E selection recommendation:

1.	102-728-024	<b>DEPT. OF NATURAL RESOURCES</b> Plan and Begin the Repair and Rehabilitation of the Fort Fort Massac State Park Massac County, Illinois 1. Bauer Latoza Studio 2. RATIO Architects, Inc. 3. Charles Joseph Pell Architects, Inc.	Appropriation: \$750,000 Project Cost: TBD
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Mr. Ramage moved and Mr. Muñoz 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. Cockrell presented the following advertised project but noted that it was cancelled due to lack of user funds:

2.	630-400-003	<b>DEPARTMENT OF TRANSPORTATION</b> Construct Brake Inspection Building Litchfield Maintenance/Weigh Station District 6, Montgomery County, Illinois	Appropriation: \$0 Project Cost: \$1,000,000
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Mr. Cockrell presented the following A/E selection recommendation:

3.	814-010-077	<b>IL BOARD OF HIGHER EDUCATION</b> Upgrade Utility Tunnel Chicago State University Chicago, Cook County, Illinois 1. Stanley Consultants, Inc. 2. David Mason & Associates of Illinois, Ltd. 3. Dynacept, Inc.	Appropriation: \$1,200,000 Project Cost: \$1,200,000
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Mr. Beatty 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.

Mr. Cockrell presented the following best interest of the state A/E selection recommendation and answered questions from Board members:

1.	102-777-015	<b>DEPT. OF NATURAL RESOURCES</b> Various Improvements Rend Lake Resort Wayne Fitzgerrell State Park Whittington, Jefferson County, Illinois 1. Oates Associates	Appropriation: \$5,000,000 Project Cost: \$5,000,000
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Mr. Muñoz moved and Mr. Ramage seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Cockrell presented the following Higher Ed A/E selection recommendation and introduced Mr. Steve Petersen with Harper College who further explained the project:

1.	810-032-026	<b>IL COMMUNITY COLLEGE BOARD</b> Upgrade Parking Lots William Rainey Harper College Palatine, Cook County, Illinois 1. SmithGroupJJR, LLC	Appropriation: \$1,370,100 Project Cost: \$1,370,100
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Chairman O'Brien emphasized the importance in the use of the QBS process and encouraged all community colleges to use this practice on future projects.

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

Mr. Cockrell presented the following Higher Ed A/E selection and introduced Mr. Hugh Garvey with Lincoln Land Community College who further explained the project:

2.	810-062-025	<b>IL COMMUNITY COLLEGE BOARD</b> Exterior Repairs - Three Buildings Sangamon and Menard Halls and Cass Gymnasium Lincoln Land Community College Springfield, Sangamon County, Illinois 1. FWAI Architects, Inc.	Appropriation: \$901,600 Project Cost: \$901,600
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Chairman O'Brien again emphasized the importance in the use of the QBS process and encouraged all community colleges to use this process on future projects.

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.

Mr. Cockrell noted the following informational items:

1. Architects/Engineers approved by Executive Director.

Ms. Lisa Mattingly presented a proposed rule change to the Illinois Energy Conservation Code, Title 71, Part 600 (IL Energy Conservation Advisory Council).

Mr. Beatty moved and Mr. Muñoz seconded a motion to approve the proposed rule change to the Illinois Energy Conservation Code. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Muñoz, Chairman of the Construction sub-committee, and Mr. Wright discussed the committee's last meeting with the Board.

Mr. Muñoz moved and Mr. Beatty seconded a motion to move to Executive Session at 11:04 a.m. for the purpose of discussing a settlement agreement. Chairman O'Brien called for a vote, which was approved unanimously.

Executive Session was convened. Three items of business were discussed.

Mr. Muñoz 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 11:26 a.m.

Mr. Muñoz moved and Mr. Ramage seconded a motion to approve the settlement agreement as discussed in Executive session. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Muñoz moved and Mr. Ramage and Mr. Beatty seconded a motion to adjourn. Chairman O'Brien called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 11:26 a.m.

## Executive Summary for Board Level Change Order

**CDB Project No.** 821-010-095  
**Project Description:** Life Safety Improvements, Turner & Stevenson Halls  
**Project Location:** Illinois State University  
Normal, McLean County, Illinois

### Project History:

A.E. Stevenson Hall is a 162,180 square foot, five story, masonry building constructed in 1966. Turner Hall is a 97,118 square foot, three story, masonry building constructed in 1963. Turner and Stevenson Halls are major classroom buildings on the Illinois State University campus.

Total funding for the project is \$21,685,500 consisting of \$19,385,500 from state funds and \$2,300,000 from Illinois State University.

The General Contractor, Bishop Brothers, is the coordinating contractor, with prime contracts for Electrical, Heating, Plumbing, Ventilation, Sprinklers and Temperature Control. Project was bid on 3/6/07 and 3/13/07 and awarded on 4/20/07. The Authorization to Proceed date was 5/29/07. Construction is 100% complete.

During construction, the chillers located in Turner Hall failed. ISU planned to abandon those chillers and provide chilled water for Turner Hall from the Northwest Chiller Plant. Design and construction of the Northwest Chiller Plant project included chilled water piping stubbed into the tunnel at Turner Hall for future connection. When the chillers failed, ISU requested inclusion of the remaining work required to connect Turner Hall to the Northwest Chiller Plant in this project. Use of the central chiller plant is both more reliable and more efficient than the old chillers.

Proceed Order for this work was reviewed and approved at the October 20, 2009 Board Meeting. The Proceed Order included work by three contractors: Heating (H-18 - \$140,000), Electrical (E-21 - \$5,000), and Temperature Control (TC-06 - \$30,000).

As the Proceed Order work began following its approval, additional investigation identified the need to alter the VFDs and associated wiring originally specified for the project. The connection to the central plant resulted in increased loads, necessitating changes to the VFDs and associated wiring. Proceed Order E-21R, in the amount of \$24,000, was submitted and approved at the June 8, 2010 Board Meeting. This proceed order incorporated the necessary changes in the electrical system.

The resulting change orders and amounts are listed below.

Heating Contract	\$138,279.00
Electrical Contract	\$23,825.26
Temperature Controls	<u>\$19,665.29</u>
Total	\$181,769.55

### Requested Action:

We are requesting Board approval of the above-referenced change orders to compensate the contractors for work completed which provided air conditioning for Turner Hall.

**Note:** Amounts paid on Proceed Orders to date: H-18 = \$126,350.00 and TC-06 = \$11,400.00;  
Total = \$137,750.00

Request for Board Approval of Change Order

<b>Project Number:</b> 821-010-095	<b>Using Agency:</b> Illinois State University
<b>Description:</b> Life Safety Improvements Illinois State University Normal, McLean County, IL	<b>Architect/Engineer:</b> Clark Dietz, Inc. 1817 S. Neil, Suite 100 Champaign, IL 61820
<b>Total Project Budget:</b> \$21,685,300	<b>Project Manager:</b> Nancy Fuchs
<b>Unobligated Funds:</b> \$338,134.69	
<b>Percent Completion:</b> 100%	

**Reason for Change**

During the current construction, the chillers located in Turner Hall failed. ISU planned during the design and construction of the Northwest Chiller Plant for that plant to provide chilled water to Turner. The Northwest Chiller Plant project included the chilled water piping stubbed into the tunnel at Turner Hall. Following the failure of the Turner Hall chillers, ISU requested completion of the work required to connect Turner Hall to the Northwest Chiller Plant as part of this project. Connection to the chiller plant provided cooling for Turner that was more efficient and reliable.

A proceed order for this work was approved at the October 2009 Board Meeting. These are the change orders that resulted from the approved proceed order.

**Description of Change:**

The work will include the removal of the existing chillers, cooling tower, storage, pumps, piping and the associated electrical and controls. New chilled water and chilled water return piping will be installed, connecting to the existing piping from the Northwest Chilled Water Plant. New pumps, piping and insulation will be installed. Electrical power and temperature controls required for the system will be installed. This change deletes some heating, electrical and control work that was originally included in the project.

Additional investigation following approval of the Proceed Order identified the need to alter the VFDs and associated wiring originally specified for the project. The connection to the central plant resulted in increased loads, necessitating changes to the VFDs and associated wiring. Proceed Order E-21R, in the amount of \$24,000, was approved to incorporate these changes in the electrical system.

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
A&R Mechanical	Heating	\$ 138,279.00	\$ 1,677,000.00	8.0%
Anderson Electric	Electrical	\$ 23,825.26	\$ 4,266,200.00	0.6%
Siemens	Temp Controls	\$ 19,665.29	\$ 422,000.00	4.6%
		\$	\$	%
		\$	\$	%
<b>Total All Change Orders</b>		<b>\$ 181,769.55</b>	<b>\$ 6,365,200.00</b>	<b>2.8%</b>

**Completion Effect: 0 days**

State of Illinois  
CAPITAL DEVELOPMENT BOARD

**REQUEST FOR PROPOSAL  
& CHANGE ORDER**

Date: 8/24/09

RFP Number: H-018

**FOR CDB USE ONLY**

Name: \_\_\_\_\_

Project No.: \_\_\_\_\_

Contract No.: \_\_\_\_\_

C.F. Locale: **Contractor #2**

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

A&R Mechanical Contractors, Inc.  
711 Kettering Park Drive, P.O. Box 787  
Urbana, IL 61801  
(217)367-4227 Fax (217)367-4164  
Attn: Tom Pankau e-mail: cathy@AR-Mech.com

CDB Project #: 821-010-095  
CDB Project Name Upgrade for Life Safety  
& Location: ISU Turner & Stevenson Halls  
Normal, McLean Co., IL  
CDB Contract #: 57-0559-83  
Contract Work: Heating

2. REQUEST for change by: Using Agency

CDB contemplates making certain changes, additions and deletions to the work to be performed under the subject Contract. Unless otherwise indicated in the description of change, accompanying drawings and specifications, all work required shall conform to the contract documents. The Contractor is required to submit within 14 calendar days from the date herein a proposal and a detailed breakdown for this change. The proposal shall be submitted in accordance with CDB's format and the General Conditions.

3. REASON for change:

The existing chillers in Turner Hall can no longer function adequately to provide the required chilled water for Turner Hall. The using agency previously constructed a chiller plant with the intent of providing chilled water to Turner Hall at a later date. The using agency has requested that the existing chillers and appurtenant equipment and piping be removed and a connection be provided to chilled water piping currently installed to the tunnel in the basement of Turner Hall.

4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued. Refer to the attached drawings H-101 - H-103, H-105 - ~~H-107~~, H-201 - 203, H-205 - ~~H-208~~, H-401 and H-501.

*H-107* *H-208*

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.  
Anderson Electric, Electrical Work, E-21  
Siemens Building Technologies, Temperature Controls Work, TC-06

**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 0 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.....\$ 138,279.00

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 Clark Dietz Inc.  
BY Clark Dietz 12/27/12 signature

APPROVE as to form and content:  
USING AGENCY name Illinois State University  
BY [Signature] signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER  
BY [Signature] signature

CDB/PM APPROVE  
BY [Signature] signature

CONTRACTOR  
BY James W. Gardner DATE 9/18/09  
[Signature] print name  
Senior Project Manager signature title

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

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

State of Illinois  
CAPITAL DEVELOPMENT BOARD

**REQUEST FOR PROPOSAL  
& CHANGE ORDER**

Date: 09/24/09

RFP Number: E-021

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

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

Anderson Electric, Inc.  
1609 South Morris Ave.  
Bloomington, IL 61701  
(309)828-4422 Fax (309)827-6431  
Attn: Dave Bruce e-mail: daveb@anderson-electric.com

CDB Project #: 821-010-095  
CDB Project Name Upgrade for Life Safety  
& Location: ISU Turner & Stevenson Halls  
Normal, McLean Co., IL  
CDB Contract #: 57-0562-85  
Contract Work: Electrical

2. REQUEST for change by:

CDB contemplates making certain changes, additions and deletions to the work to be performed under the subject Contract. Unless otherwise indicated in the description of change, accompanying drawings and specifications, all work required shall conform to the contract documents. The Contractor is required to submit within 14 calendar days from the date herein a proposal and a detailed breakdown for this change. The proposal shall be submitted in accordance with CDB's format and the General Conditions.

3. REASON for change:

The existing chillers in Turner Hall can no longer function adequately to provide the required chilled water for Turner Hall. The using agency previously constructed a chiller plant with the intent of providing chilled water to Turner Hall at a later date. The using agency has requested that the existing chillers and appurtenant equipment and piping be removed and a connection be provided to chilled water piping currently installed to the tunnel in the basement of Turner Hall.

4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued. Refer to the attached Drawing Sheets E-101, E-107, E-301, E-307, E-404, E-406 and E-408.

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

A&R Mechanical Contractors, Heating, H-018 **\$138,279.00**  
Siemens, Temperature Controls, TC-06 **\$19,665.29**

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

6. CONSIDERATION:  
Work to be accomplished in  Calendar Days from Approval of RFPCO.  
NOTE: Unless specifically indicated above, this does not extend the contract time.

The Contract Sum is ~~INCREASED~~ ~~DECREASED~~  
by the total sum of.....\$ 23,825.26

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 Clark Dietz, Inc.  
BY [Signature] 02/27/12 signature  
COORDINATING CONTRACTOR or CONSTRUCT. MANAGER  
BY [Signature] signature  
CONTRACTOR  
BY David E. Bruce DATE 01/26/2010  
[Signature] print name  
Vice President signature  
title

APPROVE as to form and content:  
USING AGENCY name Illinois State University  
BY [Signature] signature  
CDB/PM APPROVE  
Nancy Fechs signature  
CDB APPROVE change order - DATE \_\_\_\_\_  
BY \_\_\_\_\_ print name  
signature  
title

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

State of Illinois  
CAPITAL DEVELOPMENT BOARD

**REQUEST FOR PROPOSAL  
& CHANGE ORDER**

Date: 09/24/09

RFP Number: TC-06

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

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

Siemens Building Technologies  
2012 West College Avenue, Suite 124  
Normal, IL 61761  
(309) 664-2460 Fax 217) 530-1788  
Attn: Steve Carithers e-mail: steven.carithers@siemens.com

CDB Project #: 821-010-095  
CDB Project Name Upgrade for Life Safety  
& Location: ISU Turner & Stevenson Halls  
Normal, McLean Co., IL  
CDB Contract #: 57-0561-83  
Contract Work: Temperature Controls

2. REQUEST for change by: Using Agency

CDB contemplates making certain changes, additions and deletions to the work to be performed under the subject Contract. Unless otherwise indicated in the description of change, accompanying drawings and specifications, all work required shall conform to the contract documents. The Contractor is required to submit within 14 calendar days from the date herein a proposal and a detailed breakdown for this change. The proposal shall be submitted in accordance with CDB's format and the General Conditions.

3. REASON for change:

The existing chillers in Turner Hall can no longer function adequately to provide the required chilled water for Turner Hall. The using agency previously constructed a chiller plant with the intent of providing chilled water to Turner Hall at a later date. The using agency has requested that the existing chillers and appurtenant equipment and piping be removed and a connection be provided to chilled water piping currently installed to the tunnel in the basement of Turner Hall.

4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued.  
Refer to the attached drawing **TC-401B**

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

A&R Mechanical Contractors, Heating, H-018 **\$138,279.00**  
Anderson Electric, Electrical, E-021 **\$23,825.26**

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

6. CONSIDERATION:  
Work to be accomplished in  Calendar Days from Approval of RFPCO.  
NOTE: Unless specifically indicated above, this does not extend the contract time.

The Contract Sum is INCREASED DECREASED  
by the total sum of .....\$ 19,665.29

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 Clark Dietz, Inc.  
BY Clark Dietz 12/27/12 signature

APPROVE as to form and content:  
USING AGENCY name Illinois State University  
BY [Signature] signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER  
BY [Signature] signature

CDB/IRM APPROVE  
[Signature] signature

CONTRACTOR  
BY Larry Parker DATE 3/28/11  
[Signature] print name  
PROJECT MANAGER signature  
title

CDB APPROVE change order  
BY [Signature] print name  
[Signature] signature  
le

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

**PROCEED ORDER NO. H-18**

CDB PROJECT NO.: 821-010-095

CONTRACT NO.: 57-0559-83

DATE: September 24, 2009

**CONTRACTOR (Name, Address)**  
A&R Mechanical Contractors, Inc..  
711 Kettering Park Drive, P.O. Box 787  
Urbana, IL 61801

**PROJECT (Name, City, County)**  
Upgrade for Life Safety  
Turner & Stevenson Halls  
Illinois State University  
Normal, McLean County, Illinois  
Bldg. No. U0027

**Contract Work:**  
Heating

**Using Agency:**  
Illinois State University

**DESCRIPTION OF CHANGE IN WORK:**

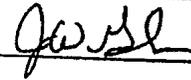
Refer to the attached drawings H-101, H-103, H-105, H-107, H-201, H-203, H-205 H-207, H-401 and H-501.

**Justification for the proceed order:**

The existing chillers in Turner Hall can no longer function adequately to provide the required chilled water for Turner Hall. The using agency previously constructed a chiller plant with the intent of providing chilled water to Turner Hall at a later date. The using agency has requested that the existing chillers and appurtenant equipment and piping be removed and a connection be provided to chilled water piping currently installed to the tunnel in the basement of Turner Hall.

**TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$ 140,000.00**

Contractor Representative's Signature



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

Authorization to Proceed  
by:

This Proceed Order  
**DOES/DOES NOT**  
exceed the Board  
Level approval limit.

\_\_\_\_\_

PM initial

(Up to \$9,999)

Eddie M. ... 09/29/09  
Project Manager Date

(Up to \$24,999)

R. ... 9/29/09  
Regional Manager Date

(Up to \$49,999)

R. ... 9/29/09  
Construction Administrator Date

(Up to \$74,999)

[Signature] 10/21/09  
Deputy Director - Construction Date

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

[Signature] 10/23/09  
Executive Director Date  
and Board Meeting Date 10-20-09

**PROCEED ORDER NO. E-021R**

**CDB PROJECT NO.:** 821-010-095

**CONTRACT NO.:** 57-0562-85

**DATE:** Revised May 6, 2010

**CONTRACTOR (Name, Address)**

Anderson Electric, Inc.  
1609 South Morris Ave.  
Bloomington, IL 61701

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

Upgrade for Life Safety  
Turner & Stevenson Halls  
Illinois State University  
Normal, McLean County, Illinois  
Bldg. No. U0027

**Contract Work:**

Electrical

**Using Agency:**

Illinois State University

**DESCRIPTION OF CHANGE IN WORK:**

Refer to the attached Drawing Sheets E-101, E-107, E-301, E-307, E-404, E-406 and E-408.

**Justification for the proceed order:**

The existing chillers in Turner Hall can no longer function adequately to provide the required chilled water for Turner Hall. The using agency previously constructed a chiller plant with the intent of providing chilled water to Turner Hall at a later date. The using agency has requested that the existing chillers and appurtenant equipment and piping be removed and a connection be provided to chilled water piping currently installed to the tunnel in the basement of Turner Hall.

**TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$24,000**

Contractor Representative's Signature



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

Authorization to Proceed  
by:

This Proceed Order  
DOES/DOES NOT  
exceed the Board  
Level approval limit.

---

PM initial

(Up to \$9,999)

*[Signature]* 05/17/10  
Project Manager Date

(Up to \$24,999)

*[Signature]* 5/20/10  
Regional Manager Date

(Up to \$49,999)

*[Signature]* 6/9/10  
Construction Administrator Date

(Up to \$74,999)

*[Signature]* 6/9/10  
Deputy Director - Construction Date

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

*[Signature]* 06/10/10  
Executive Director Date  
and Board Meeting Date 6-8-10

**PROCEED ORDER NO. E-021**

CDB PROJECT NO.: 821-010-095

CONTRACT NO.: 57-0562-85

DATE: September 24, 2009

**CONTRACTOR (Name, Address)**

Anderson Electric, Inc.  
1609 South Morris Ave.  
Bloomington, IL 61701

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

Upgrade for Life Safety  
Turner & Stevenson Halls  
Illinois State University  
Normal, McLean County, Illinois  
Bldg. No. U0027

**Contract Work:**

Electrical

**Using Agency:**

Illinois State University

**DESCRIPTION OF CHANGE IN WORK:**

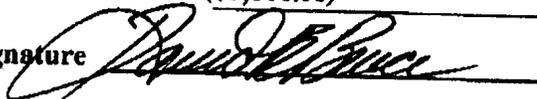
Refer to the attached Drawing Sheets E-101, E-107, E-301, E-307, E-404, E-406 and E-408.

**Justification for the proceed order:**

The existing chillers in Turner Hall can no longer function adequately to provide the required chilled water for Turner Hall. The using agency previously constructed a chiller plant with the intent of providing chilled water to Turner Hall at a later date. The using agency has requested that the existing chillers and appurtenant equipment and piping be removed and a connection be provided to chilled water piping currently installed to the tunnel in the basement of Turner Hall.

**TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: (\$5,000.00)**

Contractor Representative's Signature



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

Authorization to Proceed  
by:

This Proceed Order  
DOES/DOES NOT  
exceed the Board  
Level approval limit.

\_\_\_\_\_

PM initial

(Up to \$9,999) Edith H. ... 09/29/09  
Project Manager Date

(Up to \$24,999) R. ... 9/29/09  
Regional Manager Date

(Up to \$49,999) R. ... 9/29/09  
Construction Administrator Date

(Up to \$74,999) [Signature] 10/21/09  
Deputy Director - Construction Date

(Up to \$100,000) [Signature] 10/23/09  
Executive Director Date

If Board Level insert  
Agenda Item No. \_\_\_\_\_ and Board Meeting Date 10-20-09

**PROCEED ORDER NO. TC-06**

**CDB PROJECT NO.:** 821-010-095

**CONTRACT NO.:** 57-0561-83

**DATE:** September 24, 2009

**CONTRACTOR (Name, Address)**  
Siemens Building Technologies  
2012 West College Avenue, Suite 124  
Normal, IL 61761

**PROJECT (Name, City, County)**  
Upgrade for Life Safety  
Turner & Stevenson Halls  
Illinois State University  
Normal, McLean County, Illinois  
Bldg. No. U0027

**Contract Work:**  
Temperature Controls

**Using Agency:**  
Illinois State University

**DESCRIPTION OF CHANGE IN WORK:**  
Refer to the attached drawings.

**Justification for the proceed order:**

The existing chillers in Turner Hall can no longer function adequately to provide the required chilled water for Turner Hall. The using agency previously constructed a chiller plant with the intent of providing chilled water to Turner Hall at a later date. The using agency has requested that the existing chillers and appurtenant equipment and piping be removed and a connection be provided to chilled water piping currently installed to the tunnel in the basement of Turner Hall.

**TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$ 30,000.00**

**Contractor Representative's Signature**



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

Authorization to Proceed  
by:

This Proceed Order  
DOES/DOES NOT  
exceed the Board  
Level approval limit.

PM initial \_\_\_\_\_

(Up to \$9,999)

Edwin Higgins 09/20/09  
Project Manager Date

(Up to \$24,999)

R. W. York 9/29/09  
Regional Manager Date

(Up to \$49,999)

R. W. York 9/29/09  
Construction Administrator Date

(Up to \$74,999)

[Signature] 10/21/09  
Deputy Director - Construction Date

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

[Signature] 10/23/09  
Executive Director Date  
and Board Meeting Date 10-20-09

## Executive Summary for Board Level Change Order

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

### **Project History:**

Lincoln Hall was built between 1909 and 1911. The General Assembly appropriated \$250,000 for the construction of the building to serve as a memorial to Abraham Lincoln on the centennial of his birth. The west end of the building and the theater was added in 1929 - 1930. The original architect was W.C. Zimmerman and the building, done in the Renaissance Revival style, has many notable features, including a bronze bust of the president just inside the main doorway off the Quad, and terra cotta plaques along three exterior sides. The plaques facing the Quad depict scenes from Lincoln's life, while the plaques on the sides contain quotations from the President. The building has had no major improvements since 1930. The backstage of the theater has not been used for 25 years since the Theater Department moved to the Krannert Center. Lincoln Hall houses the following offices: Political Science, Sociology, Speech and Communications, the Dean of Liberal Arts and Sciences and LAS Admissions and Records.

This project is the extensive renovation and reconfiguration of Lincoln Hall, including total replacement of the HVAC, electrical, lighting, plumbing and fire alarm systems. The new reconfiguration will have most classrooms on floors one and two with offices on three and four. The closed backstage area of the theater will be converted to new classroom and office space on the third and fourth floors. The scope of work also provides for replacing the flooring, ceiling, and wall finishes and purchasing moveable equipment. Historical spaces such as the main entrance and auditorium will be restored to their original state. The exterior will receive a complete tuckpointing, repairs to the terracotta panels, new windows and a new slate roof.

The work involved with RFP 156 was contemplated during the design phase, but as the budget developed, it was deemed non-essential when cuts had to be made. Once the project was well underway and costs were under control, this element was requested to be reinstated into the project. The project was substantially-completed on November 29, 2012.

### **Requested Action:**

We are requesting that the Board approve this User-requested Change Order No. G156R in the amount of \$179,077.00 for the rehabilitation of the Lincoln Hall Memorial Gateway and the Limestone Bench.

Request for Board Approval of Change Order

<b>Project Number:</b> 830-010-327	<b>Using Agency:</b> University of Illinois
<b>Description:</b> Renovate Lincoln Hall University of Illinois Urbana/Champaign, Il. 61820	<b>Architect/Engineer:</b> OWP/P/CANNON DESIGN 111 West Washington Street, Ste. 2100 Chicago, Il. 60602-2714
<b>Total Project Budget:</b> \$60,402,428	<b>Project Manager:</b> Kirk Fernandes
<b>Unobligated Funds:</b> \$2,773,963	
<b>Percent Completion:</b> 99.9%	

**Reason for Change:**

This work is being requested by the User in order to repair and stabilize these historic structures on the Lincoln Hall site.

**Description of Change:**

Straighten Memorial Gateway foundation with the use of helical piers; tuck-point both the Memorial Gateway and the Limestone Bench as well as run a new electrical circuit to Limestone Bench for required lighting. All work in accordance with RFP G-156, associated drawings A1.1 and A2 and specification section 02 45 40.

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
Williams Brothers Const,	General	\$ 179,077.00	\$ 38,621,000.00	0.47%
		\$	\$	%
		\$	\$	%
		\$	\$	%
		\$	\$	%
		\$	\$	%
<b>Total All Change Orders</b>		<b>\$ 179,077.00</b>	<b>\$ 38,621,000.00</b>	<b>0.47%</b>
<b>Completion Effect: 0 days</b>				

State of Illinois  
CAPITAL DEVELOPMENT BOARD

**REQUEST FOR PROPOSAL  
& CHANGE ORDER**

Date: 0928/13  
11/12/12

RFP Number: 106 REVISED

FOR CDB USE ONLY	
Name:	
Project No.:	030-018-327
Contract No.:	
C.F. Locale:	

1. Williams Structures Construction, Inc. P.O. Box 1289 Peoria, IL 61604 (309)688-9418 Fax: (309)688-6881 Attn: Stephen Scott e-mail: stephen.scott@wstc.com	CDB Project #: 030-018-327 CDB Project Name: Lincoln Hall Renovation & Landmark UNO - Urbana, IL CDB Contract #: 90-0481-01 Contract Work: General Construction
--	---

2. **REQUEST for change by User Request**  
CDB contemplates making certain changes, additions and deletions to the work to be performed under the subject Contract. Unless otherwise indicated in the description of change, accompanying drawings and specifications, all work required shall conform to the original documents. The Contractor is required to submit within 14 calendar days from the date herein a proposal and a detailed breakdown for this change. The proposal shall be submitted in accordance with CDB's format and the General Conditions.

3. **REASON for change:**  
RFP #150 is issued to restore the Memorial Gateway and Lincolnsite Bench on the Lincoln Hall building site per User Request.

4. **DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued:**  
Provide restoration work at the Memorial Gateway and Lincolnsite Bench per the attached Drawings A2.1 and A2.2 dated August 21, 2012 and Specification Section 02-48 40 attached.  
Provide 200 and 1000 ground in 1" conduit from existing spare 1P-20 Amp circuit breaker located in existing panel 10221A via lighting conductor BLP1A located in room 1021 out to the elevated frame. Run the conduit in the basement of Lincoln Hall to the north side of the building, then underground out to the elevated frame.

5. **OTHER CONTRACTS affected by this change.** List Contractor's name, contract work, RFP number and amount.  
None. Project is a Single Prime Contract

**IMPORTANT NOTICE**  
Disclosure of this information is mandatory in accordance with the Standard Government Bid Conditions. Failure to comply with will prevent payment for work completed under a contract through of contract.

6. **CONSIDERATIONS**  
Work to be accomplished in \_\_\_\_\_ Calendar Days from Approval of RFP/CO.  
NOTE: Unless specifically indicated above, this does not exceed the contract items.  
The Contract Sum is **INCREASED/DECREASED** by the total sum of 179,077.00 ~~156,745.00~~ TC 2/2/13 JW 2-21-13

7. The change described above and all 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 bid and proper the undersigned:

**RECOMMEND issuance of a change order**  
BY [Signature] MEMBER  
**COORDINATING CONTRACTOR or CONSTRUCT. MANAGER**  
BY \_\_\_\_\_ MEMBER  
**CONTRACTOR**  
BY Michael P. [Signature] DATE 11/16/13  
Michael P. [Signature] print name  
PROJECT MANAGER signature  
title

**APPROVE as to form and content,**  
USING AGENCY  
BY [Signature] 1/22/13  
**COMPLI APPROVE**  
[Signature] MEMBER  
**CDB APPROVE change order** DATE \_\_\_\_\_  
BY \_\_\_\_\_ print name  
signature  
title

FOR CDB USE ONLY	Type of Change	% Assent	Package No.	CO Date	CO No.	CO AMOUNT per contract

Revised August 2008

State of Illinois  
CAPITAL DEVELOPMENT BOARD

# REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 9/26/12  
11/12/12

RFP Number: **156 REVISED**

FOR CDB USE ONLY	
Name:	_____
Project No.:	<u>830-010-327</u>
Contract No.:	_____
C.F. Locale:	_____

<p>1. Williams Brothers Construction, Inc. P.O. Box 1366 Peoria, IL 61654 (309)688-0416 Fax (309)688-0891 Attn: Stephen Scott e-mail: <a href="mailto:stephen.scott@wbcl.us">stephen.scott@wbcl.us</a></p>	<p>CDB Project #: 830-010-327 CDB Project Name: Lincoln Hall Remodeling &amp; Location: UIUC - Urbana, IL CDB Contract #: 10-0461-81 Contract Work: General Construction</p>
--	--

2. **REQUEST for change by: User Request**  
CDB contemplates making certain changes, additions and deletions to the work to be performed under the subject Contract. Unless otherwise indicated in the description of change, accompanying drawings and specifications, all work required shall conform to the contract documents. The Contractor is required to submit within 14 calendar days from the date herein a proposal and a detailed breakdown for this change. The proposal shall be submitted in accordance with CDB's format and the General Conditions.

3. **REASON for change:**  
  
RFP #156 is issued to restore the Memorial Gateway and Limestone Bench on the Lincoln Hall building site per User Request.

4. **DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued:**  
  
Provide restoration work at the Memorial Gateway and Limestone Bench per the attached Drawings A2.1 and A.2 dated August 21, 2012 and Specification Section 02 45 40 attached.  
  
**Provide 2#8 and 1#10 ground in 1" conduit from existing spare 1P-20 Amp circuit breaker located in existing panel N1021A via lighting contactor ELP/A located in room 1021 out to the eternal flame. Run the conduit in the basement of Lincoln Hall to the north side of the building, then underground out to the eternal flame.**

5. **OTHER CONTRACTS affected by this change.** List Contractor's name, contract work, RFP number and amount.  
  
None. Project is a Single Prime Contract

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

6. **CONSIDERATION:**  
Work to be accomplished in \_\_\_\_\_ Calendar Days from Approval of RFP/CO.  
The Contract Sum is INCREASED / DECREASED by the total sum of ..... \$ 179,077<sup>00</sup>  
**NOTE: Unless specifically indicated above, this does not extend the contract time.**

7. The change described above and on accompanying drawings and specifications and the Contractor's proposal (if applicable) are hereby incorporated by reference and made a part hereof. Having reviewed the above and determining the amount to be fair and proper the undersigned:

RECOMMEND issuance of a change order  
A/E Firm Name  
BY \_\_\_\_\_ signature

APPROVE as to form and content:  
USING AGENCY name  
BY \_\_\_\_\_ signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER  
BY \_\_\_\_\_ signature

CDB/PM APPROVE  
\_\_\_\_\_ signature

CONTRACTOR  
BY MICHAEL DEPIKOW DATE 2/21/13  
Michael Depikow print name  
PROJECT MANAGER signature  
title

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

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

Revised August 2008

# CANNONDESIGN

February 21, 2013

Mr. Kirk Fernandes  
Sr. Project Manager – Construction Administration  
Capital Development Board – William G. Stratton Building  
401 S. Spring Street – Third Floor  
Springfield, IL 62706

Re: Lincoln Hall Remodeling - University of Illinois at Urbana-Champaign  
Memorial Gateway

Dear Mr. Fernandes,

Chicago  
Baltimore  
Boston  
Buffalo  
Calgary  
Houston  
Los Angeles  
Miami  
New York  
Phoenix  
St. Louis  
San Francisco  
Shanghai  
Toronto  
Vancouver  
Victoria  
Washington DC

The Memorial Gateway at the corner of the Lincoln Hall project site is an historic campus gateway element that we understand was donated by a group of alumni to the university. It is built of brick and limestone and was constructed over eighty years ago.

While some minimal tuckpointing and maintenance has occurred over the years, the Memorial Gateway has deteriorated over time and is currently in very poor condition. The foundations have heaved and settled and there are severely deteriorated mortar joints in the brick and limestone. If it were not restored soon, it would continue to deteriorate further and be in an unrepairable state very soon.

Additionally, the historic eternal flame and limestone bench at the opposite corner of the site is also deteriorated and needs restoration. It makes economic sense to restore and preserve both of these elements simultaneously.

Let us know if you require any further information.

Respectfully,



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

UNIVERSITY OF ILLINOIS  
AT URBANA-CHAMPAIGN

Facilities & Services  
Physical Plant Services Building  
1501 South Oak Street  
Champaign, IL 61820



March 07, 2012

Mr. Kirk Fernandes  
Capital Development Board  
William G. Stratton Building  
401 South Spring Street  
Springfield, IL 62706-4050

Dear Mr. Fernandes:

Lincoln Hall Renovation - University of Illinois at Urbana-Champaign  
CDB Project #830-010-327  
User Request Change Order RFP

On behalf of the University of Illinois Urbana-Champaign Campus, this is a request for an RFP for approval into a change order for the restoration of the Southwest Memorial Gateway and the Northeast Memorial Bench. This User request letter is being submitted as a result of a conversation between UIUC Construction Director Wise and the CDB Director Wright. Both the bench and gateway are integral to the Lincoln Hall site and restoration was not included in the original base scope of work. Please consider this request for approval.

If you have any questions or wish to discuss further, please do not hesitate to contact me.

Sincerely,



Michael A. Wise  
Project Manager

MAW:jk

## Executive Summary for Board Level Proceed Order

**CDB Project No.** 624-060-031  
**Project Description:** Repair Parking Ramp  
**Project Location:** Illinois Department of Revenue  
Springfield, Sangamon County, Illinois

### **Project History:**

The Willard Ice Building is a 913,236 square-foot building constructed in 1982. The employee parking structure attached to the east end of the Willard Ice Building needs substantial repairs to prevent further deterioration and health risks for employees. Due to poor construction practices during original construction involving reinforcing bars and electrical conduits placed too close to concrete surfaces, many surfaces have delaminated resulting in falling concrete and many potholes posing a health and safety concern for employees. Further, this spalling has resulted in full-depth penetration and decaying of the concrete slab in various locations. Water leaks resulting from the poor condition of the slab continue to decay good quality structural concrete because of continual rusting of reinforcing steel. These leaks have also caused paint damage to employees vehicles, and have caused delaminated concrete to fall and dent vehicles too.

Over the past 10+ years SOS has made numerous pothole repairs and CDB completed an electrical upgrade to the Willard Ice Building as well as some lighting repairs. The condition of the parking garage has been investigated by several engineering firms since 2003.

The scope of work for this project provides for repairing the structure, upgrading the lighting, providing corrosion protection, and resurfacing all levels of the garage to prohibit further water infiltration and subsequent deterioration of the structure.

This project is a follow-up to two emergency projects. CDB Project No. 624-060-028 made several temporary repairs to the ramp and included an analysis by an A/E specializing in assessing and repairing concrete structures. CDB Project No. 624-060-029 patched several spots in the ramp to help them through the winter. The poor condition of the ramp has made this follow-up project critical to keep the ramp from closing due to safety and structural issues.

Upon completion of hydro-demolition of approximately 75% of the base bid area (roof level) we encountered more areas of full depth repair work than originally anticipated (undiscovered condition).

The proposed change in scope is due to increase in the quantity of full depth concrete repairs on the project and is recalculated on a competitively-bid unit-price basis due to inherent uncertainty of the final work quantities on restoration projects of this type.

### **Requested Action:**

We are requesting approval of Proceed Order G-1 in the "Not to Exceed" amount of \$105,000.00 to compensate the contractor for the "undiscovered condition" work mentioned above.

<b>Project Number:</b> 624-060-031	<b>Using Agency:</b> Illinois Department of Revenue
<b>Description:</b> Repair Parking Ramp Revenue Building Springfield, Sangamon Cty, IL	<b>Architect/Engineer:</b> Desman, Inc. 20 North Clark Street, 4 <sup>th</sup> Floor Chicago, IL 60602
<b>Total Project Budget:</b> \$2,791,000.00	<b>Project Manager:</b> John Begué
<b>Unobligated Funds:</b> \$ 292,048.00	
<b>Percent Completion:</b> 50%	

**Reason for Change**

Upon completion of hydro-demolition of approximately 75% of base bid area (roof level) we encountered more areas of full depth repair work than originally anticipated. Although the hydro machine was properly calibrated to remove the specified depth of existing concrete (2.5 inches average), some additional removal occurred most likely due to weakness of the original concrete in several areas.

**Description of Change:**

The proposed change in the scope is due to increase in the quantity of full depth concrete repairs on the project. The full depth repair work is renumerated on unit price basis due to inherent uncertainty of the final work quantities on restoration projects of this type.

The proposed proceed order reflects estimated/prorated amounts of full depth work based on the work quantities tracked on the project to date.

CONTRACTOR	Trade	Proceed Order Amount	Original Contract	% CHANGE
Western Waterproofing	General	\$ 105,000.00	\$ 2,245,419.00	5%
<b>Total All Change Orders</b>		<b>\$ 105,000.00</b>	<b>\$ 2,245,419.00</b>	<b>5%</b>
<b>Completion Effect: 0 days</b>				

**PROCEED ORDER NO. 1**

CDB PROJECT NO.: 624-060-031

CONTRACT NO.: 13043681

DATE: 3/5/2013

**CONTRACTOR (Name, Address)**  
Western Water Proofing Company Inc.  
2501 N. Colt Road  
Springfield IL 62707

**PROJECT (Name, City, County)**  
Repair Parking Ramp Revenue Bldg  
Willard Ice Bldg -, Springfield  
Sangamon County

Contract Work: General Using Agency: IDOR

**DESCRIPTION OF CHANGE IN WORK:**

The proposed change in the scope is due to the increase in the quantity of full depth concrete repairs on the project. The full depth repair work is calculated on unit price basis due to the inherent uncertainty of the final work quantities on restoration projects of this type. The proposed change order reflects prorated amount of full depth work based on the work quantities tracked to date. The contractor gets paid for the actual square footage of work performed as measured in place.

**Justification for the proceed order:**

The parking ramp cannot be put back together without invoking the unit prices for additional areas of repair that are needed on the upper deck.

TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$ 105,000

Contractor Representative's 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 \$24, 999)

John Berry / R M 3/5/13  
Project Manager Date

(Up to \$49, 999)

Gen Klein / R M 3/5/13  
Regional Manager Date

(Up to \$74,999)

R. Murphy 3/5/13  
Construction Administrator Date

(Up to \$100,000)

John Wagner 3-06-13  
Deputy Director - Construction Date

Executive Director Date

If Board Level insert  
Agenda Item No.

and Board Meeting Date



Member-Western Construction Group

March 5, 2013

Mr. John Begue'  
Project Manager  
Construction Administration Division  
3<sup>rd</sup> Floor William G. Stratton Building  
Springfield IL. 62706  
Phone 217-782-8540  
Fax 217-524-4208

Re: Willard Ice Parking Garage

Dear John;

Per your request, please see revised Change Order 1 breakdown below for the additional full depth concrete repairs that need to be made in the first phase of the above referenced project. We have also provided you with our material cost breakdown for your review and consideration.

**Additional Full Depth Concrete Repairs**

2,890 square feet @ \$34.20 = \$98,838.00

**Material Cost Breakdown**

Ready mix Concrete	\$15,800.00
Post Tension Hardware	\$5,550.00
Rebar	\$3,330.00
<b>Total</b>	<b>\$24,680.00</b>

Hopefully this information is as requested. After your review, if you should have any questions, please do not hesitate to call.

Respectfully,

Jim Rechin Jr.  
Branch Manager

**SUBJECT: Higher Education Selection/Board Concurrence**

<b><u>PROJECT #</u></b>	<b><u>FIRM/JOB DESCRIPTION</u></b>	<b><u>TOTAL PROJECT AMOUNT</u></b>
830-030-157	Upgrade Exterior/Window Replacement College of Medicine and Clinical Sciences Building Board of Higher Education University of Illinois Chicago, Cook County  <i>FIRMS BEING CONSIDERED IN ALPHA ORDER:</i>  <i>AltusWorks, Inc.</i> <i>Bauer Latoza Studio</i> <i>McGuire Iglesias &amp; Associates, Inc.</i>	\$2,631,800
830-030-158	Upgrade HVAC System Daley Library Board of Higher Education University of Illinois Chicago, Cook County  <i>FIRMS BEING CONSIDERED IN ALPHA ORDER:</i>  <i>Grumman/Butkus Associates</i> <i>Milhouse Engineering</i> <i>Stanley Consultants, Inc.</i>	\$2,000,000
830-030-159	Repair/Replace Roofing System Engineering Research Facility Board of Higher Education University of Illinois Chicago, Cook County  <i>FIRMS BEING CONSIDERED IN ALPHA ORDER:</i>  <i>David Mason &amp; Associates of Illinois, Ltd.</i> <i>Legat Architects</i> <i>Walker Parking Consultants/Engineers, Inc.</i>	\$450,000

**CAPITAL DEVELOPMENT BOARD  
RECOMMENDATION FOR BOARD CONCURRENCE  
IN THE SELECTION OF  
HIGHER EDUCATION ARCHITECT/ENGINEER  
March 12, 2013**

**CDB PROJECT NO:** 830-030-157

**PROJECT DESCRIPTION:** Upgrade Exterior/Window Replacement  
College of Medicine and Clinical Sciences Building

**PROJECT LOCATION:** Board of Higher Education  
University of Illinois  
Chicago, Cook County

**APPROPRIATION AMOUNT:** \$2,631,800

**ESTIMATED TOTAL PROJECT COST:** \$2,631,800

**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 upgrading the exterior on the College of Medicine and the Clinical Sciences Building, including replacing windows, repairing distressed and deteriorated masonry, tuckpointing, replacing steel and masonry lintels, limestone panels, trim and various masonry anchorage devices, rebuilding brick corners and replacing embedded steel anchors and pins.

**CAPITAL DEVELOPMENT BOARD  
RECOMMENDATION FOR BOARD CONCURRENCE  
IN THE SELECTION OF  
HIGHER EDUCATION ARCHITECT/ENGINEER  
March 12, 2013**

**CDB PROJECT NO:** 830-030-158

**PROJECT DESCRIPTION:** Upgrade HVAC System  
Daley Library

**PROJECT LOCATION:** Board of Higher Education  
University of Illinois  
Chicago, Cook County

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

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

**PROJECT SCOPE OF WORK:**

The Richard Daley Library is a 264,105 square foot, six-story building constructed in 1963.

The scope of work provides for upgrading the HVAC system, including replacing two air handling units, replacing two Glycol based air handling units, replacing the controls and upgrading associated accessories or materials.

**CAPITAL DEVELOPMENT BOARD  
RECOMMENDATION FOR BOARD CONCURRENCE  
IN THE SELECTION OF  
HIGHER EDUCATION ARCHITECT/ENGINEER  
March 12, 2013**

**CDB PROJECT NO:** 830-030-159

**PROJECT DESCRIPTION:** Repair/Replace Roofing System  
Engineering Research Facility

**PROJECT LOCATION:** Board of Higher Education  
University of Illinois  
Chicago, Cook County

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

**ESTIMATED TOTAL PROJECT COST:** \$ 450,000

**PROJECT SCOPE OF WORK:**

The Engineering Research Facility is a 163,999 square foot, six-story building constructed in 1990.

The scope of work provides for repairing/replacing the roofing system, including repairing damaged membrane roof areas, copings, penetrations, curbs, walkways and underlayments and repairing insulation and various membrane details.

**SUBJECT: *Higher Education Director Concurrence / Informational Items***

<b><u>PROJECT #</u></b>	<b><u>FIRM/JOB DESCRIPTION</u></b>	<b><u>TOTAL PROJECT AMOUNT</u></b>
810-086-014	Renovate Restrooms - Buildings H and I Shawnee Community College Ullin, Pulaski County Illinois Community College Board	\$180,400
810-090-018	Replace Upper Roof - Votech Building Spoon River College Canton, Fulton County Illinois Community College Board	\$230,000

**HIGHER EDUCATION DIRECTOR CONCURRENCE**

**BOARD MEETING DATE:** March 12, 2013  
**CDB PROJECT NO:** 810-086-014  
**PROJECT DESCRIPTION:** Renovate Restrooms - Buildings H and I  
**PROJECT LOCATION:** Illinois Community College Board  
Shawnee Community College  
Ullin, Pulaski County  
**PROJECT AMOUNT:** \$180,400

**PROJECT SCOPE OF WORK:**

The Shawnee Community College is a 104,500 square foot campus constructed in 1979.

The scope of work provides for renovating restrooms in buildings H and I, including replacing the fixtures; partitions and accessories; ceramic tile; and, the acoustical tile ceiling. The scope also provides for upgrading the exhaust system and reconfiguring the toilets to comply with ADA requirements.

**ARCHITECT/ENGINEER:** Image Architects  
1118 West Main Street  
P.O. Box 850  
Carbondale, IL 62901

**APPROVED BY THE EXECUTIVE DIRECTOR:** February 20, 2013

**HIGHER EDUCATION DIRECTOR CONCURRENCE**

**BOARD MEETING DATE:** March 12, 2013

**CDB PROJECT NO:** 810-090-018

**PROJECT DESCRIPTION:** Replace Upper Roof - Votech Building

**PROJECT LOCATION:** Illinois Community College Board  
Spoon River College  
Canton, Fulton County

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

**PROJECT SCOPE OF WORK:**

The Votech Building is a 36,472 square foot, one-story steel and masonry building constructed in 1973.

The scope of work provides for replacing approximately 15,000 square feet of roofing system on the upper roof on the Votech Building, including replacing the tapered insulation, installing roof drains and replacing associated accessories.

**ARCHITECT/ENGINEER:** BLDD Architects  
201 East Grove Street, Suite 300  
Bloomington, IL 61701

**APPROVED BY THE EXECUTIVE DIRECTOR:** February 6, 2013

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

<b><u>PROJECT #</u></b>	<b><u>FIRM/JOB DESCRIPTION</u></b>	<b><u>TOTAL PROJECT AMOUNT</u></b>
102-718-017	Emergency - Reconstruct Flight Pens Mount Vernon State Game Farm, Jefferson County Department of Natural Resources	\$208,000
120-295-007	Replace Roofing Systems Lawrence Correctional Center Sumner, Lawrence County Department of Corrections	\$280,000

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

**BOARD MEETING DATE:** March 12, 2013

**CDB PROJECT NO:** 102-718-017

**PROJECT DESCRIPTION:** Emergency - Reconstruct Flight Pens

**PROJECT LOCATION:** Department of Natural Resources  
Mount Vernon State Game Farm, Jefferson County

**PROJECT AMOUNT:** \$208,000

**PROJECT SCOPE OF WORK:**

The Mount Vernon State Game Farm is a 40,810 square foot, 25-building facility constructed in 1986.

The scope of work involves the repair of pheasant flight pens damaged by a winter storm. The game farm raises these pheasants for hunts throughout the state. The emergency work must be completed by summer to raise the stock.

**ARCHITECT/ENGINEER:** Round Table Design  
1020 Main Street  
Mt. Vernon, IL 62864

**APPROVED BY THE EXECUTIVE DIRECTOR:** February 11, 2013

**BEST INTEREST OF THE STATE SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**

**BOARD MEETING DATE:** March 12, 2013

**CDB PROJECT NO:** 120-295-007

**PROJECT DESCRIPTION:** Replace Roofing Systems

**PROJECT LOCATION:** Department of Corrections  
Lawrence Correctional Center  
Sumner, Lawrence County

**PROJECT AMOUNT:** \$280,000

**PROJECT SCOPE OF WORK:**

The Lawrence Correctional Center is a 451,555 square foot, 26-building facility constructed in 2000.

The scope of work provides for replacing the temporary and existing roofing system on the C-wing of housing unit #1 (C8519), including repairing or replacing sky lights, air handlers and screens, gutters and downspouts. The scope also provides for investigation and remediation of the multiple past roof edge failures.

The scope of work was modified to include the B-wing of housing unit #7 (C8525).

**ARCHITECT/ENGINEER:** ADG Architecture and Design Group  
512 Market St.  
Mt. Carmel, IL 62863

**APPROVED BY THE EXECUTIVE DIRECTOR:** January 18, 2013

### 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
(CANCELLED) October 9, 2012	10:30 a.m.	<del>Chicago, Springfield &amp; Collinsville video-conference</del>
October 26, 2012	12:00 p.m.	SIU-C Transportation Center, Carbondale, Illinois; Chicago & Springfield video-conference
(RESCHEDULED) November 13, 2012	10:30 a.m.	<del>Chicago, Springfield &amp; Collinsville video-conference</del>
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