



Jim Underwood  
Executive Director

# **CDB BOARD BOOK**

**September 11, 2012, 10:30 a.m.**

**Video-Conference  
between**

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

**and**

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

**and**

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

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

# CAPITAL DEVELOPMENT BOARD

September 11, 2012, 10:30 a.m.  
Video-Conference  
between  
the following three locations:

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

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

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

1. **CALL TO ORDER**
2. Roll Call of Members
3. Confirmation of a Quorum

## **PRELIMINARY ITEMS**

4. Adoption of Agenda
5. Approval of August 14, 2012 Minutes..... 1-8
6. Introduction of Guests

## **BOARD ACTION**

7. Modification  
    Stateville Correctional Center .....9-15
8. Change Order  
    Truman City College .....16-19
9. Change Order  
    Hotel Florence – Pullman Factory Historic Site .....20-25
10. Staff Recommendations for Architect/Engineer Selections  
    PSB – 180 .....26-49
11. Proposed changes to A/E Fee Structure ..... 50
12. Proposed changes to the Resolution on Single Bids

## **INFORMATIONAL ITEM**

13. Quincy Veterans Home – Ash Handling and Chimney Stack Status .....51

## **EXECUTIVE SESSION**

14. Authorization to Litigate

staff contact: Amber Evans  
217.782.8726

SUBJECT: Meeting Minutes for August 14, 2012 Board Meeting

The August 14, 2012 meeting of the Capital Development Board was held by video-conference at the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois 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  
Stewart Muñoz  
Michael Chin  
Anthony Garippo

Others present:

**Chicago**

Jim Underwood, CDB  
Don Broughton, CDB  
Tom Klein, CDB  
Ron Wright, CDB  
Gilbert Villegas, CDB  
Andrea Bauer, CDB  
Alan Dust, Klingner & Assoc.  
Alan Lukens, Klingner & Assoc.  
Pat Van Duyne, Joliet Junior College  
Judy Mitchell, Joliet Junior College  
Ed Choklek, FGM Architects  
John Ochoa, FGM Architects  
Keith Horton, CDB  
Karen Fredrickson, CDB  
Mohammed Haq, CDB  
Diane Minor, City Colleges  
David Sanders, City Colleges  
James Cockrell, CDB  
Jesse Martinez, CDB  
Jina Son, RADA Architects  
Mike Wilson, CDB

**Springfield**

Amber Evans, CDB  
Phil Gatton, SIU-C  
Gary Kitchen, CDB  
Rich Meyer, CDB  
Nancy Fuchs, CDB  
Tim Patrick, CDB  
Bill Mabie, CDB  
Amy Romano, CDB  
Josh Weger, CDB  
Patricia Broers, CPO  
Lorri Rossenfeldt, CPO  
Gus Behnke, CDB  
Stan Gralnack, CDB  
Kim Young, CDB  
Michael Hott, WIU  
Cori Fuchs, CDB  
Fred Hahn, CPO  
Vicki Gardner, Kankakee Comm. Coll.  
Rich Soderquist, Kankakee Comm. Coll.  
Gwen Diehl, Veterans' Affairs

Chairman O'Brien called the meeting to order at 10:32 a.m.

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

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

Mr. Chin moved and Mr. Muñoz seconded a motion to approve the minutes of the July 10 and July 16, 2012 meetings. Chairman O'Brien called for a vote, which was approved unanimously.

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

Mr. Broughton presented the following Design Build selection recommendation:

1.	102-777-015	<b>DEPT. OF NATURAL RESOURCES</b> Various Improvements - Rend Lake Resort Wayne Fitzgerrell State Park Whittington, Jefferson County, Illinois 1. Poettker Construction Company 2. Lake Contracting, Inc.	Appropriation: \$4,583,562 Project Cost: \$4,583,562
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Mr. Muñoz moved and Mr. Garippo seconded a motion to approve the recommendation for the design build selection. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Wright presented the following Proceed Order and introduced Mr. Alan Dust with Klingner & Associates who further explained the project and answered questions from Board members:

**PROCEED ORDER – Department of Veterans' Affairs**

Replace Chimney Stack and Ash Handling System

Illinois Veterans' Home

Quincy, Adams County, Illinois

CDB Project No. 040-010-094

A/E: Klingner Associates

**Proceed Order No. G-8 .....\$900,000.00**

Mr. Chin requested that CDB provide the Board with a monthly progress report on this project.

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

Mr. Wright presented the following Change Order and introduced Mr. Mohammed Haq with CDB who answered questions from Board members:

**CHANGE ORDER – Central Management Services**

Lighting Control System Replacement (ARRA)

James R. Thompson Center

Chicago, Cook County, Illinois

CDB Project No. 250-025-022

A/E: Power Engineers Collaborative, LLC

**Change Order No. E-2R .....\$388,948.27**

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

Mr. Wright presented the following Single Bid Award and along with Mr. Broughton, answered questions from Board members:

**SINGLE BID - Illinois Department of Transportation**

Salt Dome Repairs; Replace HVAC System

IDOT District 7 Improvements

Marshall, Greenup, Mattoon, and Effingham, Illinois

CDB Project No. 630-000-150

A/E: MSA Professional Services

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
General	\$276,000.00	\$210,054.75	+31.39%

Mr. Garippo moved and Mr. Muñoz seconded a motion to approve the single bid award. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Wright presented the following Single Bid award:

**SINGLE BID – Board of Higher Education**

Upgrade HVAC Systems  
 Western Illinois University  
 Macomb, McDonough County, Illinois  
 CDB Project No. 818-010-101  
 A/E: Stanley Consultants, Inc.

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Electrical	\$124,900.00	\$105,556.00	
Alternate E-1	\$ 10,589.00	\$ 10,611.00	
<b>TOTAL:</b>	<b>\$135,489.00</b>	<b>\$116,167.00</b>	<b>+16.63%</b>

Mr. Muñoz moved and Mr. Chin seconded a motion to approve the single bid award. Chairman O'Brien called for a vote, which was approved unanimously.

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

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

1.	630-000-170	<b>DEPARTMENT OF TRANSPORTATION</b> Various Improvements – District 1 Joliet, South Holland, Villa Park and Bolingbrook, Illinois 1. Nevin Hedlund Architects, Inc. 2. DuSable, Inc. 3. Matocha Associates	Appropriation: \$720,000 Project Cost: \$720,000
2.	630-000-171	<b>DEPARTMENT OF TRANSPORTATION</b> Replace Septic System/Connect to City Water and Sewer – District 1 Minooka and Naperville, Illinois 1. McClure Engineering Associates 2. Geotech, Inc. 3. Engineering Resource Associates, Inc.	Appropriation: \$540,000 Project Cost: \$540,000

3.	630-000-172	<b>DEPARTMENT OF TRANSPORTATION</b> Various Roofing and Building Additions – Districts 2 & 3 Mount Carroll, Rock Falls, Langley (I-80 and IL 40) and Morrison, Illinois 1. Tyson and Billy Architects, P.C. 2. GreenAssociates, Inc. 3. #9 Design, LLC	Appropriation: \$535,000 Project Cost: \$535,000
4.	630-000-173	<b>DEPARTMENT OF TRANSPORTATION</b> Construct Pole Building/Repair or Replace Roofing Systems – Districts 2 & 4 East Moline, Aledo and Biggsville, Illinois 1. Kelly & Associates-Architecture 2. GreenAssociates, Inc. 3. #9 Design, LLC	Appropriation: \$710,000 Project Cost: \$710,000
5.	630-000-174	<b>DEPARTMENT OF TRANSPORTATION</b> Various Roofing/Repairs/Remodeling– District 3 Forrest, Gibson City, Ashkum and Buckley, Illinois 1. DLZ Illinois, Inc. 2. Stromsland and De Young Architects, Inc. 3. #9 Design, LLC	Appropriation: \$500,000 Project Cost: \$500,000
6.	630-000-175	<b>DEPARTMENT OF TRANSPORTATION</b> Repair/Replace Roofing Systems – District 4 Wenona, El Paso and Edwards, Illinois 1. R. Johnson Architects, Inc. 2. LZT Associates, Inc. 3. Bradley and Bradley Architects and Engineers, PC	Appropriation: \$642,000 Project Cost: \$642,000
7.	630-124-013	<b>DEPARTMENT OF TRANSPORTATION</b> Repair/Replace Roofing Systems– District 1 Northbrook Maintenance Storage Facility Cook County, Illinois 1. GreenAssociates, Inc. 2. Taylor Made Designs, Inc. 3. Studio 222 Architects, LLC	Appropriation: \$310,000 Project Cost: \$310,000

8.	630-264-009	<b>DEPARTMENT OF TRANSPORTATION</b> Construct Salt Storage Building – District 3 Pontiac Traffic Facility Livingston County, Illinois 1. Matocha Associates 2. #9 Design, LLC 3. McClure Engineering Associates, Inc.	Appropriation: \$500,000 Project Cost: TBD
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Mr. Chin moved and Mr. Garippo seconded a motion to approve the previous eight recommendations for the selection of architects/engineers. Chairman O'Brien called for a vote; the vote was put on hold.

Mr. Cockrell presented the following A/E selection recommendation and introduced Ms. Diane Minor with the City Colleges of Chicago who further explained the project and answered questions from Board members:

9.	810-018-006	<b>IL COMMUNITY COLLEGE BOARD</b> Construct a Transportation, Distribution and Logistics (TDL) Center Olive-Harvey Community College Chicago, Cook County, Illinois 1. FGM Architects, Inc. 2. BLDD Architects, Inc. 3. Ghafari Associates, LLC	Appropriation: \$31,671,600 Project Cost: \$44,861,500
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Mr. Garippo moved and Mr. Muñoz 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.

Chairman O'Brien called for another motion in regards to the eight recommendations for the selection of architects/engineers. Mr. Garippo moved and Mr. Chin seconded the motion. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Cockrell presented the following Higher Ed A/E selection recommendation and introduced Ms. Judy Mitchell and Mr. Pat Van Duyne with Joliet Junior College who further explained the project and answered questions from Board members:

1.	810-048-023	<b>IL COMMUNITY COLLEGE BOARD</b> Construct City Center/Adult Education Facility Joliet Junior College Will County, Illinois 1. Demonica Kemper Architects	Appropriation: \$8,501,400 Project Cost: \$34,005,400
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Mr. Muñoz 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 Higher Ed A/E selection recommendation and introduced Ms. Vicki Garner and Mr. Rich Soderquist with Kankakee Community College who further explained the project:

2.	810-050-020	<b>IL COMMUNITY COLLEGE BOARD</b> Upgrade Accessibility – Technology Bldg. Kankakee Community College Kankakee County, Illinois 1. Demonica Kemper Architects	Appropriation: \$269,600 Project Cost: \$269,600
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Mr. Muñoz moved and Mr. Garippo 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. Phil Gatton with SIU-C who further explained the project:

3.	825-020-149	<b>BOARD OF HIGHER EDUCATION</b> Renovate Greenhouses – Ag Sciences and Botany Teaching Southern Illinois University Carbondale, Jackson County, Illinois 1. Eggemeyer Associates Architects 2. White and Borgognoni Architects, PC 3. Design Architects, Inc.	Appropriation: \$1,675,000 Project Cost: \$1,675,000
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Mr. Garippo 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.

Chairman O'Brien assigned the Single Bid Resolution to the Rules and Regulations sub-committee and asked that they report back with their suggestions at the next Board meeting.

Mr. Muñoz moved and Mr. Garippo seconded a motion to move to Executive Session for the purpose of discussing a settlement agreement at 11:40 a.m. Chairman O'Brien called for a vote, which was approved unanimously.

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

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

Regular session was reconvened at 11:46 a.m.

Mr. Muñoz noted that the Board will be having two Board meetings in October. One will be the regularly scheduled meeting on October 9<sup>th</sup> and the other will be held on October 26<sup>th</sup> at the SIU-C Transportation Center, time to be determined, and will be in lieu of the November 13<sup>th</sup> Board meeting.

Mr. Muñoz moved and Mr. Chin seconded a motion to adjourn. Chairman O'Brien called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 11:48 a.m.

## Executive Summary for Board Level Modification

**CDB Project No.** 120-230-126  
**Project Description:** Construct X-House  
**Project Location:** Stateville Correctional Center  
Joliet, Will County, Illinois

### **Project History:**

The project scope includes the design and construction of a 500+ bed maximum security housing unit designed specifically for the legal right of passage in the day-to-day movement of inmate traffic.

During the Program Analysis / Design Development (PA/DD) phases, IDOC requested that the design allow for a stand-alone building with a separate sally port, guard house, bus turn-around and parking.

During the design development phase (approximately 40% complete), and through further staffing review by the Warden, IDOC believed that design changes should be made in order to reduce future staffing costs.

Through a series of follow-up meetings, IDOC determined that they would prefer to connect the new housing unit to the existing facility in an effort to reduce future staffing costs and better utilize inmate holding and transfer areas within the existing facility.

*Note: Currently, \$2,000,000.00 has been released for design.*

### **Requested Action:**

We are requesting approval of User-requested Modification Number 4, in the amount of \$173,754.00. This modification will modify the A/E agreement to include additional services necessary to achieve the User-requested design changes, and will amend the project schedule to allow time for the redesign effort.

**State of Illinois  
Capital Development Board**

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

**Project Number:** 120-230-126  
**Contract Number:** 11-0219-10  
**Modification No.:** 4  
**Total Project Budget:** \$25,000,000 (\$2 mil FY10)  
**Unobligated Funds:** \$332,935.00  
**Project Manager:** Steve Halm  
**Regional Manager:** Bill Mabie

**Using Agency:** Department of Corrections  
**Project Description:** Construct X-House  
 Design / construction of a 500+ bed maximum security housing unit.  
**Project Status:** Design (approx 40%)

**Architect-Engineer:** Dewberry, Inc

**PURPOSE OF THIS AGREEMENT:**

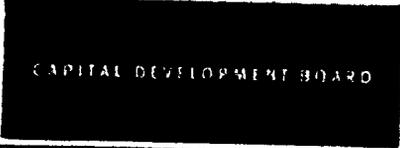
Modify Agreement to provide additional services necessary to achieve building and site design revisions as requested by IDOC. Amend project schedule to allow the redesign effort.

**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	\$ 266,800.00	\$ 1,286,000.00	\$	\$ 1,286,000.00
2. Additional Services	\$ 56,300.00	\$ 56,300.00	\$ 168,654.00	\$ 224,954.00
3. CAF	\$ 9,700.00	\$ 40,300.00	\$ 5,100.00	\$ 45,400.00
4. On-Site Observations	\$ 0.00	\$ 0.00	\$	\$ 0.00
5. Sub Soil Investigation	\$ 14,600.00	\$ 23,965.00	\$	\$ 23,965.00
6. Construction Testing	\$ 0.00	\$ 75,000.00	\$	\$ 75,000.00
7. Printing Bid Documents	\$ 0.00	\$ 50,000.00	\$	\$ 50,000.00
8. Additional Survey	\$ 15,500.00	\$ 15,500.00	\$	\$ 15,500.00
9. Commissioning	\$ 0.00	\$ 70,000.00	\$	\$ 70,000.00
10. Testing & Balancing	\$ 0.00	\$ 40,000.00	\$	\$ 40,000.00
11. Thermo Conductivity	\$ 0.00	\$ 10,000.00	\$	\$ 10,000.00
12.	\$	\$	\$	\$
<b>TOTALS</b>	<b>\$ 362,900.00</b>	<b>\$ 1,667,065.00</b>	<b>\$ 173,754.00</b>	<b>\$ 1,840,819</b>

# MODIFICATION

State of Illinois



## Professional Services Agreement

Modification Number: 4  
Project Number: 120-230-126  
Date: July 27, 2012

Firm Name, Address  
-Dewberry, Inc.  
401 SW Water Street, Suite 701  
Peoria, IL 61602

Project Information  
Plan & Begin Construction of an X-House  
Stateville Correctional Center - Joliet  
Joliet, Will County, Illinois

This Modification Increases the Full Service Agreement by 10%

Agreement Date: 2011-01-05 Contract: 11021910

Scope/Purpose of this agreement modification: Provide additional services to achieve building and site design revisions as requested by the Using agency. Modify contract time to allow for redesign effort.

Subject agreement amended as follows: Replace Appendix A - M3 with Appendix A - M4

**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	\$266,800.00	\$1,019,200.00	\$1,286,000.00	\$0.00	\$1,286,000.00
Additional Services	\$56,300.00	\$0.00	\$56,300.00	\$168,654.00	\$224,954.00
Const. Administration Fee, CAF	\$9,700.00	\$30,600.00	\$40,300.00	\$5,100.00	\$45,400.00
Sub-Soil Investigation	\$14,600.00	\$9,365.00	\$23,965.00	\$0.00	\$23,965.00
Construction Testing	\$0.00	\$75,000.00	\$75,000.00	\$0.00	\$75,000.00
Print Bid Documents in excess	\$0.00	\$50,000.00	\$50,000.00	\$0.00	\$50,000.00
Additional Survey	\$15,500.00	\$0.00	\$15,500.00	\$0.00	\$15,500.00
Commissioning	\$0.00	\$70,000.00	\$70,000.00	\$0.00	\$70,000.00
Testing and Balancing	\$0.00	\$40,000.00	\$40,000.00	\$0.00	\$40,000.00
Thermo Conductivity	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00
<b>TOTALS</b>	<b>\$362,900.00</b>	<b>\$1,304,165.00</b>	<b>\$1,667,065.00</b>	<b>\$173,754.00</b>	<b>\$1,840,819.00</b>

Prepared by: Steve Halm 7-31-12  
Steve Halm Date

By: Sten White 8-2-12  
Using Agency approval Date

AE Firm name: PSA-Dewberry, Inc.

By: Donald Z. White 7-30-12  
AE's Authorizing Representative Date

Reviewed: Elizabeth Smith 8/1/12  
Contract Executive Date

Print AE name, Title: Donald Z. White, Principal

Approved by: Bill Mabe 8-2-12  
Bill Mabe Regional Manager Date

By: \_\_\_\_\_  
Fiscal Date

Approved by: \_\_\_\_\_  
Legal Date

Final CDB authorization \_\_\_\_\_  
Print name title Date

R. White 8/3/12  
Construction Administrator

Josh Weager 8-29-12  
Deputy Director of Construction

**Halm, Steve**

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**From:** Broughton, Don  
**Sent:** Monday, June 18, 2012 4:05 PM  
**To:** Halm, Steve; Smith, Elizabeth  
**Cc:** Rich, Stan; Joerger, Marcy; Beachy, Kyle; Begue, Sandy; Wright, Ron; Bauer, Andrea; Mabie, Bill  
**Subject:** RE: cdb#120-230-126 Construt X-House, Stateville - A/E Proposed Contract Modification for X-House Revisions / User Request Letter Note: Board Level Approval Item

I have reviewed the letter from Dewberry regarding their request for change in services. It appears that much of what they request will be associated with re-design efforts. In order to not skew percentages of payment for Basic Services (which includes design through construction and close-out), I recommend that the proposed re-design services be treated as an Additional Services.

Sincerely,

Don Broughton

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**From:** Halm, Steve  
**Sent:** Thursday, June 07, 2012 1:39 PM  
**To:** Smith, Elizabeth  
**Cc:** Rich, Stan; Joerger, Marcy; Beachy, Kyle; Begue, Sandy; Wright, Ron; Bauer, Andrea; Mabie, Bill; Broughton, Don  
**Subject:** FW: cdb#120-230-126 Construt X-House, Stateville - A/E Proposed Contract Modification for X-House Revisions / User Request Letter Note: Board Level Approval Item

Becky,

I received a formal User Request memo from Director Godinez today. I've attached a copy within along with the original correspondence provided on May 30. In order to move forward with this request, I'll need to have CE review and approval on the fee proposal submitted by the A/E. If you'd like to discuss particulars in more detail, be it internally, by way of conf call or a face to face mtg with the A/E/User, please let me know and I'll get something scheduled.

I'd like to work through the negotiations process as soon as reasonably possible so that the draft mod can be submitted for CE/CPO review and approval. Given the time needed to fully process, this will more than likely be submitted at the August Board mtg. Project design remains on hold until final determinations are made with regards to review and approval of this request and the subsequent mod.

Thanks,

*Steve Halm - Sr. Project Manager*

*CAPITAL DEVELOPMENT BOARD*

*700 E Norris Drive*

*Ottawa IL 61350*

*Phone 815-433-7120*

*Fax 815-433-7123*

*Cell 815-263-1477*

*e mail [Steve.Halm@illinois.gov](mailto:Steve.Halm@illinois.gov)*

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**From:** Halm, Steve  
**Sent:** Wednesday, May 30, 2012 1:46 PM  
**To:** Smith, Elizabeth

**Cc:** Rich, Stan; Joerger, Marcy; Beachy, Kyle; Begue, Sandy; Wright, Ron; Bauer, Andrea  
**Subject:** FW: cdb#120-230-126 Construt X-House, Stateville - A/E Proposed Contract Modification for X-House Revisions

Becky,

Ken Mesle was originally assigned as the CE for this project, but I'm told you will probably be handling the A/E contract moving forward. The attached documentation is in regards to User requested design changes that will necessitate a Board level mod. Programming is aware of the changes being requested by DOC and have spoken with Steve White to discuss some of the particulars. Kyle followed up with DOC in writing and told them we will need a letter from their Director to support the requested design changes and subsequent mod. We haven't received the User's letter yet, but upon receipt, it will be included with the documentation for review/approval.

In the interim, the A/E's proposal is being forwarded for your initial review. After reviewing the attached proposal, please let me know if you'd like to schedule a conference call or meeting with the A/E to discuss particulars. I'd like to make sure Contracts is in general agreement with the proposed costs before preparing a draft mod for CE/CPO review. The A/E is currently under a full service Agreement however; they have been instructed to put design on hold until receiving further direction from CDB. We're currently at approx. 40% design and on hold pending final determinations/mod approval.

I'll follow up with management on details involved with preparations for Board review and approval.

If you'd like to discuss any particulars, feel free to contact me.

Thanks,

*Steve Halm - Sr. Project Manager*

**CAPITAL DEVELOPMENT BOARD**

700 E Norris Drive

Ottawa IL 61350

Phone 815-433-7120

Fax 815-433-7123

Cell 815-263-1477

e mail [Steve.Halm@illinois.gov](mailto:Steve.Halm@illinois.gov)

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**From:** Hall, Brad R. [<mailto:bhall@Dewberry.com>]  
**Sent:** Wednesday, May 30, 2012 10:25 AM  
**To:** Halm, Steve  
**Cc:** Mayer, Carey L.; Downs, Aaron  
**Subject:** Proposed Contract Modification for X-House Revisions

Steve,

I have enclosed a pdf file of our cover letter with our teams major work efforts and associated compensation for the proposed floor plan revisions and the building relocation of the X-House project. I have also enclosed the following files as back-up information to support our cover letter. A pdf file of Dewberry Architects Inc, General Energy Corporation and Blank, Wesselink, Cook and Associates proposed man hours and compensation. A pdf file for the 05-10-12 and 05-16-12 meeting minutes with attachments and a word file of the 04-30-2012 CDB monthly report. If you have any questions about any of the enclosed material or require any additional information please give me a call.  
Brad

Bradley R. Hall, AIA  
Principal  
Dewberry  
401 SW Water Street Suite 701  
Peoria, IL 61602-1530  
309-282-8134 Direct  
309-282-8001 Fax  
[www.dewberry.com](http://www.dewberry.com)



**Illinois**  
**Department of**  
**Corrections**

**Pat Quinn**  
Governor

**S. A. Godinez**  
Director

1301 Concordia Court • P.O. Box 19277  
Springfield IL 62794-9277

Telephone: (217) 558-2200  
TDD: (800) 526-0844

June 6, 2012

Mr. Steve Halm  
Senior Project Manager  
Capital Development Board  
IDOT District #3 Headquarters, 2<sup>nd</sup> Floor  
700 East Norris Drive  
Ottawa, IL 61350

RE: Plan and Begin Construction of an X-House  
Stateville NRC  
CDB# 120-230-126

Dear Mr. Halm,

We would like to request a design contract modification for the new X-House at the Stateville NRC. We would like to move the X-House about eighty feet north and attach it to the south end of the existing NRC. This would eliminate some fencing, paving, parking, and a sally port with a guard house. We would have to relocate the underground high voltage lines and design a fifty foot long connecting link to the south end of the NRC. There will be some work required at the connection to the NRC and some redesign of the entrance spaces at the new X-House. The design and layout of the cell house wings will be mostly unchanged.

Early in the design of the X-House, it was to be a stand-alone building designed for the daily traffic of a legal writ facility. We looked at several options for siting the new X-House while trying to leave room for the new HealthCare Unit. We selected a site just south of the NRC cell houses and shaped the X-House to move it closer to the existing building. We then concentrated on moving the inmate traffic in and out of the new cell house.

The architect submitted Design Development documents for the project on March 7, 2012. After a careful review of the project, Assistant Warden Pierce realized that it made sense to connect the new X-House to the NRC building and use the existing intake and sally port for the daily traffic in and out of the facility. The department could save 12 staff positions in the operation of the new X-House. This would save the state \$636,000 per year in the operation of the new cell house.

Thanks you for your consideration. Please contact my office if you require further information.

Sincerely,

*S.A. Godinez*

S. A. Godinez, Director  
Illinois Department of Corrections

## Executive Summary for Board Level Change Order

**CDB Project No.** 810-010-005  
**Project Description:** Student Services Center/ Parking Facility  
**Project Location:** Truman City College  
Chicago, Cook County, Illinois

### Project History:

This Project is to construct a new Student Services Center consisting of approximately 75,000 square feet on the first floor, and a seven-level enclosed parking garage for 1,138 parking spaces directly above.

Total funding for this project is \$55,000,000, with \$30,210,000 from Chicago City Colleges, \$14,790,000 from the State, and \$10,000,000 from the City of Chicago Tax Increment Financing (TIF) funds.

The project was bid in in five (5) separate phases (bid packages) with current status as follows:

- BP #1 was Demolition and Site Utilities: All work is complete and contractors are closed out.
- BP #2 was Caisson Foundations: All work is complete and contractor is closed out.
- BP #3 was Building Structure / Exterior Envelope: All work is complete, and Certificate of Substantial Completion was issued 11/18/2010. Walsh Construction has several outstanding liens against their contract for this phase that are perfected and in Court of Claims. Approximate aggregate lien value is \$235,615.00.
- BP #4 was Student Services build-out: Work is complete, and Certificate of Substantial Completion was issued 1/7/2011. There remains minor punch list items and warranty work related to the replacement of landscaping that did not survive over last winter (installed by Walsh Construction). All items should be completed in late September 2012. With the exception of Walsh Construction, all other prime contractors on this phase have outstanding change orders which are currently in the Chief Procurement Office, awaiting approval. In addition, Walsh Construction has an outstanding perfected lien on this phase in the amount of \$121,694.00.
- BP #5 was for Canopy / Misc. Finishes / Signage: Work is approximately 95% complete, with a Certificate of Substantial Completion, which was issued on 3/22/2012. Signage work remains incomplete pending final User-requested departmental changes which relate to the design and fabrication of signage for a substantial number of rooms and spaces in the Student Services area.

### Requested Action:

We are requesting approval of Change Order G-70 in the amount of \$99,142.02 for Walsh Construction on BP #3. This change order is to reimburse Walsh for providing site entrance flaggers for approximately three months at Wilson Avenue construction gate from January 22, 2010 through April 19, 2010. The Construction Manager provided site entrance flaggers after April 19, 2010 under the CM Contract Modification Number 8.

If G-70 is approved and processed, the contractor for BP #3 can submit a final voucher and Phase #3 can be closed out pending lien resolution monitored by CDB Legal.

Request for Board Approval of Change Order

<b>Project Number:</b>	810-010-005 Ph. 3	<b>Using Agency:</b>	Illinois Community College Board
<b>Description:</b>	Construct Student Services / Parking Facility Truman City College Chicago, Cook County, IL	<b>Architect/Engineer:</b>	STV, Inc. 200 W. Monroe St., Suite 1650 Chicago, IL 60606
<b>Total Project Budget:</b>	\$55,146,558.44	<b>Project Manager:</b>	John Nalis
<b>Unobligated Funds:</b>	\$3,273,350.43		
<b>Percent Completion:</b>	100%		

**Reason for Change:**

The CDB Standard Documents for Construction dated January 2007 for projects with a Construction Manager in Section 015500, Access Roads and Traffic Controls, item 0.3, states that the Construction Manger shall provide and maintain equipment traffic controls and protective devices to expedite work. CDB did not include a cost for site entrance flaggers in either Base Contract Services or as a Reimbursable expense in the CM Contract.

Walsh Construction provided site entrance flaggers from July 2009 thru April 2010. In January 2010, Walsh interpreted the SDC for the site flaggers to be under the CM, and formally notified CDB/AECOM that this is an extra to their contract, requesting a change order, Walsh continued to provided flaggers through April 19, 2010 while the issue was under review. Although the SDC does not specifically mention the use of flaggers, CDB agreed to compensate Walsh from the date of the formal notification to April 19, 2010, when the site entrance flaggers were added to the CM Contract under Mod. # 8.

**Description of Change:**

Reimburse Walsh Construction for providing construction site entrance flaggers from January 22, 2010 through April 19, 2010.

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
Walsh Construction Co.	General	\$99,142.02	\$22,212,772.00	2.2%
Total All Change Orders		\$99,142.02	\$22,212,772.00	2.2%
<b>Completion Effect: 0 days</b>				

State of Illinois  
CAPITAL DEVELOPMENT BOARD

# REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 3/5/2012 RFP Number: G-70

<p>1. (Contractor's Name, Address, Telephone, Fax &amp; Attention)</p> <p>Walsh Construction Company 929 West Adams Street Chicago, Illinois 60607 (312)563-8400 Fax (312)563-5478 Attn: Jeff Rodgers e-mail: jrodgers@walshgroup.com</p>	<p>CDB Project #: 810-010-005 ph3 CDB Project Name: Student Services/ Parking Facility &amp; Location: Truman City College</p> <p>CDB Contract #: 59-0500-81 Contract Work: General</p>
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2. REQUEST for change by: Contractor

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:  
Reimburse General Contractor for providing construction site entrance flaggers at Wilson Avenue.

4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued.  
GC (Walsh) provided and maintained site flaggers from July 27, 2009 thru April 18, 2010. Since Walsh only notified CDB that flagger services were not in their construction contract on January 22, 2010, contractor flagger costs incurred prior to notification are to be absorbed by GC per CDB/Walsh agreement.

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.  
None

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

6. CONSIDERATION:  
Work to be accomplished in 0 Calendar Days from Approval of RFPCO.  
NOTE: Unless specifically indicated above, this does not extend the contract time.

The Contract Sum is INCREASED by the total sum of.....\$ 102,686.77  
99,142.02 92 7/30/12

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:

see attached signatures

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

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

CONTRACTOR  
BY JEFF RODGERS DATE 6/20/12  
print name \_\_\_\_\_  
signature \_\_\_\_\_  
title Project Mgr

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

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

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

8. 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: 3/5/2012

RFP Number: G-70

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

Walsh Construction Company  
929 West Adams Street  
Chicago, Illinois 60607  
(312)563-5400 Fax (312)563-5478  
Attn: Jeff Rodgers e-mail: jrogers@walshgroup.com

CDB Project #: 810-010-005 ph3  
CDB Project Name: Student Services/ Parking Facility  
& Location: Truman City College

CDB Contract #: 59-0500-81  
Contract Work: General

2. REQUEST for change by: Contractor

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:

Reimburse General Contractor for providing construction site entrance flaggers at Wilson Avenue.

4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued GC (Walsh) provided and maintained site flaggers from July 27, 2009 thru April 18, 2010. Since Walsh only notified CDB that flagger services were not in their construction contract on January 22, 2010, contractor flagger costs incurred prior to notification are to be absorbed by GC per CDB/Walsh agreement.

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.  
None

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

6. CONSIDERATION:  
Work to be accomplished in 0 Calendar Days from Approval of RFPCO.

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

The Contract Sum is INCREASED by the total sum of .....\$ 102,686.77

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 STV INCORPORATED  
BY [Signature] signature

APPROVE as to form and content.  
USING AGENCY name [Signature] 7/11/12  
BY signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER  
BY signature

CDB/PM APPROVE [Signature] 2/13/2012  
signature

CONTRACTOR  
BY JEFF RODGERS DATE 6/20/12  
print name  
[Signature] signature  
Project Mgr title

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

8 FOR CDB USE ONLY	Type of Change	% Assess	Package No.	CO Date	CO No.	CO AMOUNT add (deduct)
	<u>110</u>					<u>\$102,686.77</u>

## Executive Summary for Board Level Change Order

**CDB Project No.** 104-212-011  
**Project Description:** Finalize Stabilization and Begin Restoration  
**Project Location:** Hotel Florence - Pullman Factory Historic Site  
Chicago, Cook County, Illinois

### Project History:

The scope of work of the existing project consists of but is not limited to the following.

New slate and modified bituminous roof, repair, reconstruction, restoration and finishing of exterior wood surfaces, entry vestibules and first floor interior; restoration of windows; restore/rebuild floor substrate surfaces and install new finish tile and/or wood flooring; selective demolition and repair of damaged plaster, flat and molded, and non-original tin at wall and ceiling areas; excavation and new lowered basement floor and stairs; structural modifications; new hydraulic elevator; new partitions and toilet rooms; new exterior stairs and entrance to basement; repair weather locks; rehabilitation of exit room, code compliance; stabilization of building foundations; fire protection system upgrade.

During selective demolition of damaged plaster it was discovered that plaster cannot be repaired per project requirements except to restore it completely. The contractor has provided credit for the entire amount of plaster repair in the bid.

Project completion is projected for March 2013.

Total funding for the project is \$3,998,430 which comprises of Capital Development Fund, Build Illinois Fund and Federal Fund.

### Requested Action:

We are requesting approval of this User-requested Change Order Number G-06 in the amount of \$134,397.98 for Path Construction Company, which is to provide the following:

- Replace wall, ceiling and cornices plaster work in Rooms 103, 103S, 104, 105, 111 and 112.
- Replace wall and ceiling plaster work in Rooms 101, 102 and 108.
- Replace wall and ceiling plaster work in Rooms 109A and 109B; retain existing cornice in these rooms.
- Remove tin from walls, ceilings and cornice in Rooms 101 and 102.
- Remove wall paper in Room 112.
- Paint walls and cornice in Room 112.

<b>Project Number:</b>	104-212-011	<b>Using Agency:</b>	Historic Preservation Agency
<b>Description:</b>	Final Stabilization & Begin Restoration – Hotel Florence Pullman Factory Historic Site Chicago, Cook County, IL	<b>Architect/Engineer:</b>	McGuire Igleski and Associates 1330 Sherman Avenue Evanston, IL 60201
<b>Total Project Budget:</b>	\$3,998,430	<b>Project Manager:</b>	Abdulgaffar Shedbalkar
<b>Unobligated Funds:</b>	\$213,834		
<b>Percent Completion:</b>	75%		

**Reason for Change:**

During selective demolition (removal of the tin covering), the underlying plaster conditions were exposed. Walls, ceilings and cornice were found to be in worst condition than inspections exhibited during the design phase and require replacement in lieu of repair. Additionally, demolition process has discovered that the ceiling molding portion of the cornice is not 'keyed' in to the wood lathe, therefore areas that visually appeared to be in good/intact condition are not, and require replacement.

Using Agency has requested additional repair areas in various rooms to provide a full repaired plaster finish to walls and ceilings for some of the first floor rooms, including additional area tin removal, wall paper removal and plaster wall and ceiling replacement. Additional areas of plaster replacement shall be added to the scope of work in rooms 101, 102, 108, 112, 103S and the main stair Hall.

**Description of Change:**

1. Provide credit for all unit pricing
2. Provide credit for base scope of work that cannot be performed because of newly discovered conditions.

Provide replacement costs for the plaster and lathe replacement in the following rooms:

3. Replace wall, ceiling and cornices plaster work – Rooms 103,103S, 104, 105, 111 and 112
4. Replace wall and ceiling plaster work – Rooms 101, 102 and 108
5. Replace wall and ceiling plaster work – Rooms 109A, 109B, retain existing cornice in these rooms
6. Remove tin from walls, ceilings and cornice in – Rooms 101 and 102
7. Remove wall paper in room 112
8. Paint walls and cornice in – Room 112

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
Path Construction Co.	General	\$134,397.98	\$1,756,300	7.652%

Total All Change Orders		\$134,397.98 \$	\$1,756,300	7.652%
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**Completion Effect:** 100 days

State of Illinois  
CAPITAL DEVELOPMENT BOARD

# REQUEST FOR PROPOSAL & CHANGE ORDER

Date: June 25, 2012 RFP Number: G-06

<p>1. (Contractor's Name, Address, Telephone, Fax &amp; Attention)</p> <p>Path Construction Company 3550 W. Salt Creek Lane, Suite 116 Arlington Heights, IL 60005 (850)232 0938 Fax (847)342-1187 Attr: Matt Johnson e-mail: mjohnson@pathcc.com</p>	<p>CDB Project #: 104-212-011 CDB Project Name: Finalize Stabilization and Begin Restoration Hotel Florence &amp; Location: 11111 Forrestville Ave Chicago, IL</p> <p>CDB Contract #: 1204981 Contract Work: General</p>
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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:

- 1) Upon removal of the tin wall covering, the underlying plaster conditions were exposed. Walls, ceilings and cornice were found to be in worse condition than the inspection openings exhibited during the design phase and requires replacement in lieu of repair. Additionally, demolition process has discovered that the ceiling molding portion of the cornice is not "keyed" into the wood lathe, therefore areas that visually appear to be in good/ intact condition are not and require replacement.
- 2) Using Agency has requested additional repair areas in various rooms to provide a fully repaired plaster finish to walls and ceilings for some of the first floor rooms, including additional areas of tin removal, wall paper removal and plaster wall and ceiling replacement. Additional areas of plaster replacement shall be added to the scope of work at rooms 101, 102, 108, 112 and the Main Stair Hall, Room 103S.

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

Provide credit for all unit pricing in base scope. Provide credit for base scope of work that cannot be performed because of newly discovered conditions. Provide replacement costs for the plaster and lathe replacement in the following rooms:

- Replace wall, ceiling and cornice plaster work - Room 103, 103S, 104, 105, 111, 112
- Replace wall and ceiling plaster work - Room 101, 102, 108
- Replace wall and ceiling plaster- Room 109 A, 109B, retain existing cornice in these rooms

Include tin removal from wall, ceilings and cornice in rooms 101 and 102. Include wall paper removal in room 112. Include painting of walls and cornice in room 112. Salvage ceiling fixtures from 101 and 102 prior to the start of demo. Coordinate site storage with Using Agency. Drawings ASK1.7 and ASK1.8 are attached.

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.  
No other Contracts are affected.

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 100 Calendar Days from Approval of RFP/CO.

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

The Contract Sum is INCREASED/DECREASED by the total sum of.....\$ 134,397.98

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 McGuire Iglesias & Associates, Inc.  
BY Matthew Johnson signature

APPROVE as to form and content:  
USING AGENCY name 7/27/12  
BY [Signature] signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER  
BY [Signature] signature

CDB/PM APPROVE  
BY [Signature] signature

CONTRACTOR  
BY MATTHEW JOHNSON print name  
[Signature] signature  
PROJECT MANAGER Title

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

8. FOR CDB USE ONLY	Type of Change	% Assess	Package No.	CO Date	CO No.	CO AMOUNT add (deduct)
	<u>103</u>					<u>\$ 134,397.98</u>

August 10, 2012

USPS and EMAIL

John McCarty  
Capital Development Board  
William G. Stratton Building  
Floor 003, Room 364C  
Springfield, IL 62706

RE: CDB # 104- 212- 011 Hotel Florence- Plaster Work- RFPCO G-06  
CDB Contract No. 56002210

John:

McGuire Igleski & Associates, Inc. has reviewed the RFPCO G-06 submitted by the General Contractor on July 27, 2012. We offer the following observations and opinions:

As discussed in early February, the Request for Change Order is a result of two actions: 1) determination by Architect that the condition of existing plaster not previously visible (concealed with pressed tin) far exceeded those conditions typically addressed with repair work and thus replacement would be required, 2) determination by the Using Agency that additional surfaces within some of the rooms should be undertaken in order to provide stabilized and completely finished rooms.

The scope as included within the Path Construction back-up and within the Skyline Plastering breakdown page is in compliance with the Request.

- Pages 7 & 8 of the document have been reviewed and we find each of the line items to be required as part of the additional work. Although some of these activities were included within the base scope, the Contractor will be required to provide items such as floor and dust protection again and thus an added cost is to be expected.
- As a result of the Using Agency requesting additional wall and ceiling surfaces to be restored, it will be necessary for the General Contractor to provide the removal and storage of the pressed tin cladding, along with the plaster demolition work.
- Each room accurately represents the quantity of wall, ceiling and cornice area that has been requested to be restored.

The costs associated for this additional work should be reviewed by CDB estimating, although we offer the following comments:

- Quantity of hours assigned for each of the demolition activities to be performed by Path was reviewed extensively by MIA prior to the final submission. We provided suggested cost saving activities and helped reduce the demolition charges. The hours represented correspond with the hours spent during the now completed plaster work that MIA observed onsite.
- Compared to the completed wall and plaster scope and the total man hours actually spent on the plaster work, we feel that a reasonably expected completion rate of

5.85 SF/ man hour can be used to predict the labor required to complete the walls and ceilings.

- A total area of 7,134 SF is included in this scope, we calculate this to cost about 1,220 man hours, using the average labor rate shown in the RFPCO of \$78.68, a labor cost of \$95,989.60 is possible.
  - Using a Chicago area material rate of \$1.80/ SF, material costs are estimated at \$12,841.12.
  - A total cost of \$108,830.8 is estimated for walls and ceilings. The value as requested by Skyline plastering is approximately 5% higher than our estimates.
  - This 5% difference could be a result of the man hours required for mobilizing and demobilizing at each room.
- The decorative cornice plaster work at the Hotel will be required to be run on a bench and installed at 4'-5' lengths. This type of work is complex and we can not offer a suggested cost per lineal foot. However, as the costs for wall and ceiling work appear within a reasonable range, we consider the man hours estimated to perform this work by Skyline to be appropriate.

Sincerely,

McGuire Iglesias & Associates, Inc.



Amy Gauen



**Illinois Historic  
Preservation Agency**

1 Old State Capitol Plaza • Springfield, Illinois 62701-1507 • Teletypewriter Only (217) 524-7128

Voice (217) 782-4836

06/25/2012

Capital Development Board  
James R. Thompson Center  
Room 14-600  
100 West Randolph Street  
Chicago, IL 60601

**Attn:** Mr. Abdulgaffar Shedbalkar, Project Manager / CDB  
**Re:** **CDB # 104-212-011; Pullman State Historic Site - Hotel Florence**  
Finalize Stabilization and Beginning Restoration  
IHPA User Request; plaster work clarifications, first floor

Dear Abdulgaffar,

Pursuant to our 06/07/2012 site meeting regarding efforts to further define the decorative cornice and flat wall & ceiling plaster scope, CDB requested IHPA submit a user request letter to document the intent and direction.

IHPA is requesting an RFPCO to complete the plaster restoration of the Hotel first floor areas as prioritized and defined below;

Rooms: 103, 104, 105, 111, 112 and Main Stair Hall 209.

Goal: Restoration of plaster; walls, ceilings and decorative cornice.

Rooms: 109A, 109B. (Note; Rm 109 is understood to be complete w/ no added revisions.)

Goal: Restoration of plaster; walls and ceilings. Existing decorative cornice, as identified, to remain.

Rooms: 101, 102 and 108.

Goal: Restoration of plaster walls and ceilings.

Please advise if you require additional information to expedite this request.

Thanks for your time and effort.

Sincerely,

Jane Rhetta

Project Designer, IHPA / Historic Sites Division

cc: Amy Gauen, Project Architect / McGuire Iglesias & Associates, Inc  
Mike Wagenbach, Site Manager / IHPA-Pullman SHS  
file;

**SUBJECT: Staff A/E Recommendations for Concurrence in the Selection of Architects/Engineers**

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>APPROP. &amp; PROJECT AMOUNT</u>
546-010-002	Replace Roof/Renovate Interior and Exterior	\$ 825,000
	Department of Military Affairs Beardstown Armory, Cass County	\$ 825,000
<i>FIRMS BEING CONSIDERED IN ALPHA ORDER:</i>		
	○ <i>Apace Design Architects + Engineers</i>	
	○ <i>Poepping, Stone, Bach &amp; Associates, Inc.</i>	
	○ <i>Steckel Parker Architects, Inc.</i>	
546-080-013	Install Elevator	\$ 660,000
	Department of Military Affairs Northwest Armory, Chicago, Cook County	\$ 660,000
<i>FIRMS BEING CONSIDERED IN ALPHA ORDER:</i>		
	○ <i>#9 Design, LLC</i>	
	○ <i>DuSABLE, Inc.</i>	
	○ <i>Taylor Made Design, Inc.</i>	
546-105-013	Renovate Armory	\$ 1,100,000
	Department of Military Affairs Delavan Armory, Tazewell County	\$ 1,100,000
<i>FIRMS BEING CONSIDERED IN ALPHA ORDER:</i>		
	○ <i>Apace Design Architects + Engineers</i>	
	○ <i>FWAI Architects, Inc.</i>	
	○ <i>HDR Engineering, Inc.</i>	
546-205-020	Upgrade Wash Rack	\$ 275,000
	Department of Military Affairs Mattoon Armory, Coles County	\$ 275,000
<i>FIRMS BEING CONSIDERED IN ALPHA ORDER:</i>		
	○ <i>#9 Design, LLC</i>	
	○ <i>ADG Architecture and Design Group, Ltd.</i>	
	○ <i>ESI Consultants Ltd</i>	

**SUBJECT: Staff A/E Recommendations for Concurrence in the Selection of Architects/Engineers**

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>APPROP. &amp; PROJECT AMOUNT</u>
546-260-023	Construct Military Vehicle Bay Department of Military Affairs Bartonville Readiness Center Peoria County	\$ 825,000 \$ 825,000
	<i>FIRMS BEING CONSIDERED IN ALPHA ORDER:</i>	
	<ul style="list-style-type: none"> <li>o <i>Ament, Inc.</i></li> <li>o <i>Farnsworth Group, Inc.</i></li> <li>o <i>Steckel Parker Architects, Inc.</i></li> </ul>	
546-318-010	Construct Training Living Quarters (Billets) Department of Military Affairs Sparta Armory, Randolph County	\$ 825,000 \$ 825,000
	<i>FIRMS BEING CONSIDERED IN ALPHA ORDER:</i>	
	<ul style="list-style-type: none"> <li>o <i>Baysinger Design Group, Inc.</i></li> <li>o <i>EWR Associates, Inc.</i></li> <li>o <i>Quadrant Design, Inc.</i></li> </ul>	
546-318-011	Construct Parking Lot Department of Military Affairs Sparta Armory, Randolph County	\$ 440,000 \$ 440,000
	<i>FIRMS BEING CONSIDERED IN ALPHA ORDER:</i>	
	<ul style="list-style-type: none"> <li>o <i>Kaskaskia Engineering Group, LLC</i></li> <li>o <i>Oates Associates, Inc.</i></li> <li>o <i>Thouvenot, Wade &amp; Moerchen, Inc.</i></li> </ul>	
546-325-070	Replace Perimeter Fencing Department of Military Affairs Camp Lincoln Springfield, Sangamon County	\$ 275,000 \$ 275,000
	<i>FIRMS BEING CONSIDERED IN ALPHA ORDER:</i>	
	<ul style="list-style-type: none"> <li>o <i>Charles Joseph Pell Architects, Inc.</i></li> <li>o <i>Midwest Engineering Associates, Inc.</i></li> <li>o <i>Sarti Architectural Group, Inc.</i></li> </ul>	

**SUBJECT: Staff A/E Recommendations for Concurrence in the Selection of Architects/Engineers**

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>APPROP. &amp; PROJECT AMOUNT</u>
546-325-071	Construct Parking Lot Department of Military Affairs Camp Lincoln Springfield, Sangamon County	\$ 550,000 \$ 550,000
	<i>FIRMS BEING CONSIDERED IN ALPHA ORDER:</i>	
	<ul style="list-style-type: none"> <li>○ Crawford, Murphy &amp; Tilly, Inc.</li> <li>○ Lewis Yockey &amp; Brown, Inc.</li> <li>○ Oates Associates, Inc.</li> </ul>	
546-375-005	Replace Roof/Renovate Interior and Exterior Department of Military Affairs Woodstock Armory, McHenry County	\$ 825,000 \$ 825,000
	<i>FIRMS BEING CONSIDERED IN ALPHA ORDER:</i>	
	<ul style="list-style-type: none"> <li>○ Bauer Latoza Studio, Ltd.</li> <li>○ Frega Associates, Ltd.</li> <li>○ Green Associates, Inc.</li> </ul>	
630-000-176	Provide Power Generators, Construct Building Department of Transportation Bloomington, McLean County; Champaign-Leverett, Champaign County; Champaign-Market, Champaign County; Clinton, DeWitt County; Danville, Vermilion County; Fithian, Vermilion County; LeRoy, McLean County; Monticello, Piatt County; Paris, Edgar County; Towanda McLean County; and, Tuscola, Douglas County	\$ 750,000 \$ 750,000
	<i>FIRMS BEING CONSIDERED IN ALPHA ORDER:</i>	
	<ul style="list-style-type: none"> <li>○ #9 Design, LLC</li> <li>○ EWR Associates, Inc.</li> <li>○ Sarti Architectural Group, Inc.</li> </ul>	
630-000-177	Repair/Replace Roofing Systems, Construct Building Addition and Pole Building Riverton, Sangamon County; Decatur, Macon County; Lincoln, Logan County; and, Jacksonville, Morgan County	\$ 955,000 \$ 955,000
	<i>FIRMS BEING CONSIDERED IN ALPHA ORDER:</i>	
	<ul style="list-style-type: none"> <li>○ Allied Design Consultants, Inc.,</li> <li>○ Gorski Reifsteck Architects, Inc.</li> <li>○ LZT Associates, Inc.</li> </ul>	

**SUBJECT: Staff A/E Recommendations for Concurrence in the Selection of Architects/Engineers**

<b><u>PROJECT #</u></b>	<b><u>FIRM/JOB DESCRIPTION</u></b>	<b><u>APPROP. &amp; PROJECT AMOUNT</u></b>
630-000-178	Repair/Replace Roofing Systems and Construct Building Addition Department of Transportation Olney, Richland County; Robinson, Crawford County; and, Effingham, Effingham County	\$ 500,000 \$ 500,000
	<i>FIRMS BEING CONSIDERED IN ALPHA ORDER:</i>	
	o ADG Architecture and Design Group, Ltd.	
	o Baysinger Architects, LLC	
	o EWR Associates, Inc.	
630-000-179	Construct Cold Storage Building and Salt Dome Department of Transportation East St. Louis, St. Clair County and Godfrey, Madison County	\$ 500,000 \$ 500,000
	<i>FIRMS BEING CONSIDERED IN ALPHA ORDER:</i>	
	o David A. Loyet & Associates, Inc.	
	o EWR Associates, Inc.	
	o Oates Associates, Inc.	
630-000-180	Repair/Replace Roofing Systems, Replace Septic System Department of Transportation Vienna, Johnson County; Dixon Springs, Pope County; Carbondale, Jackson County; Cairo, Alexander County; and, Murphysboro, Jackson County	\$ 505,000 \$ 505,000
	<i>FIRMS BEING CONSIDERED IN ALPHA ORDER:</i>	
	o ADG Architecture and Design Group, Ltd.	
	o Baysinger Architects, LLC	
	o Baysinger Design Group, Inc	
630-437-036	Various Building Components - Remodeling and Upgrading Department of Transportation Springfield, Sangamon County	\$ 475,000 \$ 475,000
	<i>FIRMS BEING CONSIDERED IN ALPHA ORDER:</i>	
	o #9 Design, LLC	
	o EWR Associates, Inc.	
	o Sarti Architectural Group, Inc.	

**SUBJECT: Staff A/E Recommendations for Concurrence in the Selection of Architects/Engineers**

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>APPROP. &amp; PROJECT AMOUNT</u>
910-010-149	AHERA Reinspections - North Asbestos Abatement Authority Warrenville, DuPage County; Joliet, Will County; St. Charles, Kane County; and, Chicago, Cook County	\$ 20,000 \$ 20,000
	<i>FIRMS BEING CONSIDERED IN ALPHA ORDER:</i>	
	<ul style="list-style-type: none"> <li>○ <i>Carnow Conibear &amp; Associates, Ltd.</i></li> <li>○ <i>Terracon Consultants, Inc.</i></li> </ul>	
910-010-150	AHERA Reinspections - Central Asbestos Abatement Authority Jacksonville, Morgan County and Springfield, Sangamon County	\$ 20,000 \$ 20,000
	<i>FIRMS BEING CONSIDERED IN ALPHA ORDER:</i>	
	<ul style="list-style-type: none"> <li>○ <i>David A. Loyet &amp; Associates, Inc.</i></li> <li>○ <i>Farmer Environmental Services, LLC</i></li> <li>○ <i>Terracon Consultants, Inc.</i></li> </ul>	
910-010-151	AHERA Reinspections - South Asbestos Abatement Authority Harrisburg, Saline County; Grafton, Jersey County; Anna, Union County; Chester, Randolph County; and, Centralia, Clinton County	\$ 18,000 \$ 18,000
	<i>FIRMS BEING CONSIDERED IN ALPHA ORDER:</i>	
	<ul style="list-style-type: none"> <li>○ <i>David A. Loyet &amp; Associates, Inc.</i></li> <li>○ <i>Farmer Environmental Services, LLC</i></li> <li>○ <i>Terracon Consultants, Inc.</i></li> </ul>	

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**September 11, 2012**

**CDB PROJECT NO:** 546-010-002

**PROJECT DESCRIPTION:** Replace Roof/Renovate Interior and Exterior

**PROJECT LOCATION:** Department of Military Affairs  
Beardstown Armory, Cass County

**APPROPRIATION AMOUNT:** \$ 825,000

**ESTIMATED TOTAL PROJECT COST:** \$ 825,000

**PROJECT SCOPE OF WORK:**

The Beardstown Armory is an 18,400 square foot, one-story brick building constructed in 1987.

The scope of work provides for replacing approximately 18,000 square feet of built-up roofing system, including replacing roof hatches and installing flashing, drains and gutters. The scope of work also provides for tuckpointing; sealing the masonry; replacing windows, sills and exterior doors; repainting the drill hall ceiling; and, upgrading the exterior sidewalks and drives.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**September 11, 2012**

**CDB PROJECT NO:** 546-080-013

**PROJECT DESCRIPTION:** Install Elevator

**PROJECT LOCATION:** Department of Military Affairs  
Northwest Armory, Chicago, Cook County

**APPROPRIATION AMOUNT:** \$ 660,000

**ESTIMATED TOTAL PROJECT COST:** \$ 660,000

**PROJECT SCOPE OF WORK:**

The Northwest Armory is a 224,959 square foot, four-story concrete and brick building constructed in 1940.

The scope of work provides for installing a service elevator, including access to all floors that meet ADA requirements and providing associated controls and necessary interior improvements.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**September 11, 2012**

**CDB PROJECT NO:** 546-105-013

**PROJECT DESCRIPTION:** Renovate Armory

**PROJECT LOCATION:** Department of Military Affairs  
Delevan Armory, Tazewell County

**APPROPRIATION AMOUNT:** \$1,100,000

**ESTIMATED TOTAL PROJECT COST:** \$1,100,000

**PROJECT SCOPE OF WORK:**

The Delevan Armory is a 29,365 square foot, two-story building constructed in 1938.

The scope of work provides for upgrading the HVAC system, including upgrading the boilers, replacing the controls, exhaust systems and dampers and associated interior upgrades. The scope of work also provides for upgrading the electrical system, including replacing the distribution and breaker panels, installing conduit and associated interior upgrades.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
September 11, 2012**

**CDB PROJECT NO:** 546-205-020

**PROJECT DESCRIPTION:** Upgrade Wash Rack

**PROJECT LOCATION:** Department of Military Affairs  
Mattoon Armory, Coles County

**APPROPRIATION AMOUNT:** \$ 275,000

**ESTIMATED TOTAL PROJECT COST:** \$ 275,000

**PROJECT SCOPE OF WORK:**

The Mattoon Armory is a 59,411 square foot, five-building facility constructed in 1956.

The scope of work provides for upgrading the wash rack, including installing drains, oil/water separator and an overhead cover and providing exterior lighting.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**September 11, 2012**

**CDB PROJECT NO:** 546-260-023

**PROJECT DESCRIPTION:** Construct Military Vehicle Bay

**PROJECT LOCATION:** Department of Military Affairs  
Bartonville Readiness Center  
Peoria County

**APPROPRIATION AMOUNT:** \$ 825,000

**ESTIMATED TOTAL PROJECT COST:** \$ 825,000

**PROJECT SCOPE OF WORK:**

The Bartonville Readiness Center is a 177,951 square foot, five-building facility constructed in 1989.

The scope of work provides for constructing an approximately 9,000 square foot military vehicle maintenance bay, including areas for maintenance and tools/supplies, vehicle exhaust system, restrooms, offices and a crane. The scope of work also provides for site utilities and secured parking.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
September 11, 2012**

**CDB PROJECT NO:** 546-318-010

**PROJECT DESCRIPTION:** Construct Training Living Quarters (Billets)

**PROJECT LOCATION:** Department of Military Affairs  
Sparta Armory, Randolph County

**APPROPRIATION AMOUNT:** \$ 825,000

**ESTIMATED TOTAL PROJECT COST:** \$ 825,000

**PROJECT SCOPE OF WORK:**

The Sparta Training Area is a 50,250 square foot, seven-building facility constructed in 1989.

The scope of work provides for constructing an approximately 4,500 square foot, training living quarters (billets), including restrooms, showers, offices and classroom space. The scope of work also provides for associated site utilities and constructing secured military parking.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**September 11, 2012**

**CDB PROJECT NO:** 546-318-011

**PROJECT DESCRIPTION:** Construct Parking Lot

**PROJECT LOCATION:** Department of Military Affairs  
Sparta Armory, Randolph County

**APPROPRIATION AMOUNT:** \$ 440,000

**ESTIMATED TOTAL PROJECT COST:** \$ 440,000

**PROJECT SCOPE OF WORK:**

The Sparta Training Area is a 50,250 square foot, seven-building facility constructed in 1989.

The scope of work provides for constructing an approximately 10,000 square yard gravel parking lot, including installing fencing, lighting and site drainage.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**September 11, 2012**

**CDB PROJECT NO:** 546-325-070

**PROJECT DESCRIPTION:** Replace Perimeter Fencing

**PROJECT LOCATION:** Department of Military Affairs  
Camp Lincoln  
Springfield, Sangamon County

**APPROPRIATION AMOUNT:** \$ 275,000

**ESTIMATED TOTAL PROJECT COST:** \$ 275,000

**PROJECT SCOPE OF WORK:**

Camp Lincoln is a 557,848 square foot, 55-building facility constructed in 1935.

The scope of work provides for replacing the perimeter fence from the northeast corner at the museum and the north-end of the main post and the separation fence between the main post and the training area and the west-side fence, from the southwest corner of the post to the northwest point near the training area separation fence.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
September 11, 2012**

**CDB PROJECT NO:** 546-325-071

**PROJECT DESCRIPTION:** Construct Parking Lot

**PROJECT LOCATION:** Department of Military Affairs  
Camp Lincoln  
Springfield, Sangamon County

**APPROPRIATION AMOUNT:** \$ 550,000

**ESTIMATED TOTAL PROJECT COST:** \$ 550,000

**PROJECT SCOPE OF WORK:**

Camp Lincoln is a 557,848 square foot, 55-building facility constructed in 1935.

The scope of work provides for constructing an approximately 6,300 square yard parking lot, including installing site lighting, fencing and constructing concrete drives and entries.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**September 11, 2012**

**CDB PROJECT NO:** 546-375-005

**PROJECT DESCRIPTION:** Replace Roof/Renovate Interior and Exterior

**PROJECT LOCATION:** Department of Military Affairs  
Woodstock Armory, McHenry County

**APPROPRIATION AMOUNT:** \$ 825,000

**ESTIMATED TOTAL PROJECT COST:** \$ 825,000

**PROJECT SCOPE OF WORK:**

The Woodstock Armory is a 23,581 square foot, one-story brick and block building constructed in 1992.

The scope of work provides for replacing approximately 23,400 square feet of built-up roofing system, including replacing roof hatches and installing flashing, drains and gutters. The scope of work also provides for tuckpointing; sealing the masonry; replacing windows, sills and exterior doors; repainting the drill hall ceiling; and, upgrading the exterior sidewalks and drives.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**September 11, 2012**

**CDB PROJECT NO:** 630-000-176

**PROJECT DESCRIPTION:** Provide Power Generators, Construct Building Addition, Repair/Replace Roofing System

**PROJECT LOCATION:** Department of Transportation  
Bloomington, McLean County; Champaign-Leverett, Champaign County; Champaign-Market, Champaign County; Clinton, DeWitt County; Danville, Vermillion County; Fithian, Vermillion County; LeRoy, McLean County; Monticello, Piatt County; Paris, Edgar County; Towanda McLean County; and, Tuscola, Douglas County

**APPROPRIATION AMOUNT:** \$ 750,000

**ESTIMATED TOTAL PROJECT COST:** \$ 750,000

**PROJECT SCOPE OF WORK:**

The Bloomington Team Section Office Storage Building (D0328) is a 9,600 square foot, one-story building constructed in 1970. The Champaign-Market Team Section Storage Building 1 (D0505) is a 6,800 square foot, one-story building constructed in 1959. The Champaign-Leverett Team Section Office Truck Storage Building (D0521) is a 42,200 square foot, one-story building constructed in 1958. The Clinton Team Section Storage Building (D0555) is an 8,300 square foot, one-story building constructed in 1976. The Danville Team Section Storage Building 1 (D0512) is a 5,800 square foot, one-story building constructed in 1957. The Fithian Team Section Equipment Storage Building (D0515) is an 8,700 square foot, one-story building constructed in 1963. The Leroy Team Section Office Maintenance Building (D0354) is a 7,800 square foot, one-story building constructed in 2004. The Monticello Team Section Storage Building (D0550) is an 8,300 square foot, one-story building constructed in 1976. The Paris Team Section Equipment and Supply Building (D0503) is a 42,200 square foot, one-story building constructed in 1958. The Towanda Team Section Equipment Building (D0375) is a 7,200 square foot, two-story building constructed in 1979. The Tuscola Team Section Storage Building 1 (D0525) is a 5,500 square foot, one-story building constructed in 1972. The Tuscola Maintenance Yard Equipment Storage Pole Building (D0527) is a 6,800 square foot, one-story building constructed in 1978. The District 5 Headquarters-Paris Salt Dome (D0502) is a 4,100 square foot, one-story building constructed in 1991.

The scope of work at each of the District 5 Team Section Facilities (Bloomington, Champaign-Market, Champaign-Leverett, Clinton, Danville, Fithian, Leroy, Monticello, Paris, Towanda and Tuscola) provides for new various-sized diesel powered generators, including underground fuel tanks where needed at each of the facilities and include all necessary accessories.

The scope of work at the Tuscola Storage Pole Building provides for construction of an addition with staff offices, male and female restrooms, including mechanical, electrical and plumbing systems. The scope of work also includes the removal of the existing septic system and installation of a new septic system.

The scope of work provides for upgrading the salt dome at the District 5 Headquarters in Paris, including assessment of the shingle roofing system and repairing or replacing the roofing system, sheathing, wood roof deck and structural roof members, including concrete walls, entry and electrical components.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**September 11, 2012**

**CDB PROJECT NO:** 630-000-177

**PROJECT DESCRIPTION:** Repair/Replace Roofing Systems, Construct Building Addition and Pole Building

**PROJECT LOCATION:** Department of Transportation  
Riverton, Sangamon County; Decatur, Macon County;  
Lincoln, Logan County; and, Jacksonville, Morgan County

**APPROPRIATION AMOUNT:** \$ 955,000

**ESTIMATED TOTAL PROJECT COST:** \$ 955,000

**PROJECT SCOPE OF WORK:**

The Riverton Yard Storage Bins (D0697) are a 2,160 square foot structure constructed in 1983. The Decatur Yard Salt Storage/Domar (D0542) is a 7,850 square foot dome constructed in 1981. The Lincoln Team Section Equipment Storage Building (D0620) is a 3,456 square foot, one-story building constructed in 1958. The Jacksonville Yard is a 20,698 square foot, five-building facility constructed in 1955.

The scope of work at the Riverton Yard Storage Bins provides for constructing a roof over the bins.

The scope of work at the Decatur Yard Salt Storage/Domar provides for the assessment of the existing shingle roofing system and repairing or replacing the roofing system, sheathing, wood roof deck and structural roof members, including concrete walls, entry and electrical components.

The scope of work at the Lincoln Team Section Equipment Storage Building provides for construction of an addition to the existing building, including overhead doors, electrical, plumbing and mechanical systems.

The scope of work at the Jacksonville Yard provides for construction of a three-sided pole building on an existing concrete slab, including electrical.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**September 11, 2012**

**CDB PROJECT NO:** 630-000-178

**PROJECT DESCRIPTION:** Repair/Replace Roofing Systems and Construct Building Addition

**PROJECT LOCATION:** Department of Transportation  
Olney, Richland County; Robinson, Crawford County; and, Effingham, Effingham County

**APPROPRIATION AMOUNT:** \$ 500,000

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

**PROJECT SCOPE OF WORK:**

The Olney Yard Equipment Storage Building (D0762) is a 2,000 square foot, one-story building constructed in 1966. The Robinson Yard Salt Storage/Domar (D0741) is a 2,921 square foot dome constructed in 1975. The Effingham West Yard Equipment Storage Building (D0790) is a 4,032 square foot, one-story building constructed in 1997.

The scope of work at the Olney Yard Equipment Storage Building provides for the assessment of the existing roofing system, repairing or replacing the roofing system to prevent leaking, repair damaged framework and rafters, including entry and electrical components and include all necessary accessories.

The scope of work at the Robinson Yard Salt Storage/Domar provides for the assessment of the existing shingle roofing system, repairing or replacing the roofing system, sheathing, wood roof deck and structural roof members, including concrete walls, entry and electrical components and include all necessary accessories.

The scope of work at the Effingham West Yard Equipment Storage Building provides for construction of an addition with offices, restroom, break room and second floor storage area to the existing building, including electrical, mechanical and plumbing systems. The scope of work also includes upgrades to the existing electrical, mechanical and plumbing systems, including insulation of the existing building.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**September 11, 2012**

**CDB PROJECT NO:** 630-000-179

**PROJECT DESCRIPTION:** Construct Cold Storage Building and Salt Dome

**PROJECT LOCATION:** Department of Transportation  
East St. Louis, St. Clair County and  
Godfrey, Madison County

**APPROPRIATION AMOUNT:** \$ 500,000

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

**PROJECT SCOPE OF WORK:**

The East St. Louis Yard is a 38,800 square foot, eight-building facility constructed in 1968. The Godfrey Satellite will be a new facility.

The scope of work at the East St. Louis Yard provides for construction of a cold storage building, including overhead doors, man doors, concrete floor, electrical, plumbing and mechanical systems.

The scope of work at the Godfrey Satellite provides for construction of a salt dome, including concrete walls and a covered entry. The scope of work also includes construction of a pole building, including overhead doors, man doors, concrete floor, electrical, plumbing and mechanical systems.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**September 11, 2012**

**CDB PROJECT NO:** 630-000-180

**PROJECT DESCRIPTION:** Repair/Replace Roofing Systems, Replace Septic System and Upgrade Electrical System

**PROJECT LOCATION:** Department of Transportation  
Vienna, Johnson County; Dixon Springs, Pope County;  
Carbondale, Jackson County; Cairo, Alexander County;  
and, Murphysboro, Jackson County

**APPROPRIATION AMOUNT:** \$ 505,000

**ESTIMATED TOTAL PROJECT COST:** \$ 505,000

**PROJECT SCOPE OF WORK:**

The Vienna Maintenance Yard Salt Storage Domar (D0928) is a 5,400 square foot building constructed 1995. The Dixon Springs Maintenance Yard Salt Storage Building (D0965) is a 3,800 square foot, one-story building constructed in 1989. The Carbondale Survey/Utility Annex Land Acquisition Building – Annex (D0971) is a 2,560 square foot, one-story building constructed in 1998. The Cairo Maintenance Yard Office/Garage/Equipment Storage Building (D0927) is a 5,500 square foot, one-story building constructed in 1972. The Murphysboro Maintenance Yard Garage/Equipment Maintenance/Storage Building (D0940) is a 7,700 square foot building constructed in 1976.

The scope of work at the Vienna Maintenance Yard Salt Storage Domar provides for the assessment of the shingle roofing system and repairing or replacing the roofing system, sheathing, wood roof deck and structural roof members including concrete walls, entry and electrical components.

The scope of work at the Dixon Springs Maintenance Yard Salt Storage Building provides for the assessment of the shingle roofing system and repairing or replacing the roofing system, sheathing, wood roof deck and structural roof members including concrete walls, entry and electrical components.

The scope of work at the Carbondale Survey/Utility Annex Land Acquisition Building – Annex provides for the assessment of the asphalt roofing system and repairing or replacing the roofing system and structural roof members, include all necessary accessories.

The scope of work at the Cairo Maintenance Yard provides for the removal of the existing septic system and the installation a new septic system.

The scope of work at the Murphysboro Maintenance Yard Garage/Equipment Maintenance/Storage Building provides for the assessment of the electrical system and repair or replacement of the electrical system and accessories.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**September 11, 2012**

**CDB PROJECT NO:** 630-437-036

**PROJECT DESCRIPTION:** Various Building Components - Remodeling and Upgrading

**PROJECT LOCATION:** Department of Transportation  
Springfield, Sangamon County

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

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

**PROJECT SCOPE OF WORK:**

The Day Labor Lumber Shed (D0648) is a 2,016 square foot, one-story building constructed 1986. The Day Labor Unit F (D0611) is an 8,640 square foot, one-story building constructed 1957. The Day Labor Unit A and D (D0612) is an 8,352 square foot, one-story building constructed 1957. The Springfield Sign Shop Day Labor Unit C (D0615) is a 4,500 square foot, one-story building constructed 1966. The Day Labor Unit B (D0618) is a 5,280 square foot, two-story building constructed 1966.

The scope of work at the Lumber Shed provides for renovating/repairing various exterior/interior building components and replacing or installing light fixtures.

The scope of work at the Unit F, Unit A and D and Unit C provides for upgrading or replacing mechanical and electrical systems.

The scope of work at the Unit B provides for replacing lighting fixtures, including all necessary electrical accessories.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**September 11, 2012**

**CDB PROJECT NO:** 910-010-149

**PROJECT DESCRIPTION:** AHERA Reinspections - North

**PROJECT LOCATION:** Asbestos Abatement Authority  
Warrenville, DuPage County; Joliet, Will County;  
St. Charles, Kane County; and, Chicago, Cook County

**APPROPRIATION AMOUNT:** \$ 20,000

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

**PROJECT SCOPE OF WORK:**

The Illinois Youth Center at Warrenville is a 72,411 square foot, 18-building facility constructed in 1973. The Illinois Youth Center at Joliet is a 22,058 square foot, 20-building facility constructed in 1863. The Illinois Youth Center at St. Charles is a 538,807 square foot, 62-building facility constructed in 1904. The Illinois Rehabilitation and Education Center in Chicago is a 138,869 square foot, 11-building facility constructed in 1966.

The scope of work provides for performing AHERA reinspections at 16 buildings, containing 396,647 square feet, following the CDB's A/E Manual of Procedures for Asbestos Inspections and Management Plans, dated July 2011, at the following four locations:

- Illinois Youth Center at Warrenville
- Illinois Youth Center at Joliet
- Illinois Youth Center at St. Charles
- Illinois Rehabilitation and Education Center (Chicago)

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**September 11, 2012**

**CDB PROJECT NO:** 910-010-150

**PROJECT DESCRIPTION:** AHERA Reinspections - Central

**PROJECT LOCATION:** Asbestos Abatement Authority  
Jacksonville, Morgan County and  
Springfield, Sangamon County

**APPROPRIATION AMOUNT:** \$ 20,000

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

**PROJECT SCOPE OF WORK:**

The Illinois School for the Visually Impaired in Jacksonville is a 230,942 square foot, 17-building facility constructed in 1926. The Illinois School for the Deaf in Jacksonville is a 498,909 square foot, 18-building facility constructed in 1845. The Andrew McFarland Mental Health Center in Springfield is a 192,934 square foot, 10-building facility constructed in 1967.

The scope of work provides for performing AHERA re-inspections at 26 buildings, containing 775,619 square feet, following the CDB's A/E Manual of Procedures for Asbestos Inspections and Management Plans, dated July 2011, at the following locations:

- Illinois School for the Visually Impaired (Jacksonville)
- Illinois School for the Deaf (Jacksonville)
- Andrew McFarland Mental Health Center (Springfield)

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
September 11, 2012**

**CDB PROJECT NO:** 910-010-151

**PROJECT DESCRIPTION:** AHERA Reinspections - South

**PROJECT LOCATION:** Asbestos Abatement Authority  
Harrisburg, Saline County; Grafton, Jersey County; Anna,  
Union County; Chester, Randolph County; and,  
Centralia, Clinton County

**APPROPRIATION AMOUNT:** \$ 18,000

**ESTIMATED TOTAL PROJECT COST:** \$ 18,000

**PROJECT SCOPE OF WORK:**

The Illinois Youth Center at Harrisburg (Bowen) is a 211,016 square foot, 15-building facility constructed in 1965. The Illinois Youth Center at Grafton (Pere Marquette) is a 36,538 square foot, 10-building facility constructed in 1920. The Choate Mental Health Center in Anna is a 779,138 square foot, 47-building facility constructed in 1872. The Chester Mental Health Center is a 206,336 square foot, 26-building facility constructed in 1975. The Warren G. Murray Developmental Center in Centralia is a 394,598 square foot, 17-building facility constructed in 1940.

The scope of work provides for performing AHERA reinspections at 18 buildings, containing 368,076 square feet, following the CDB's A/E Manual of Procedures for Asbestos Inspections and Management Plans, dated July 2011, at the following locations:

- Illinois Youth Center at Harrisburg (Bowen)
- Illinois Youth Center at Grafton (Pere Marquette)
- Choate Mental Health Center (Anna)
- Chester Mental Health Center
- Warren G. Murray Developmental Center (Centralia)



## CDB MEMORANDUM

TO: CDB Board Members  
FROM: CDB Finance and Audit Committee  
DATE: September 11, 2012  
RE: Proposed Changes to A/E Fee Structure

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CDB staff recommends the following changes to the Architect/Engineer Fee Structure:

- that the A/E's receive an additional compensation for meeting attendance in the form of an Additional Services line item to add a lump sum amount for project meeting attendance allowance. The amounts suggested are the following.
  - \$2,000 for projects \$300,000 and under
  - \$1,500 for project \$301,000 to \$500,000
  - \$1,000 for projects \$501,000 to \$900,000
  - \$500 for projects \$901,000 to \$1,200,000
- that the base fee rate be increased by 10%.

## CDB MEMORANDUM

TO: CDB Board Members

DATE: September 11, 2012

RE: Quincy Veterans Home Ash Handling and Chimney Stack Status  
(Project #: 040-010-094)

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Proceed order G-8 for this project was approved by the Board on August 14, 2012.

**Current Status:** CDB received the approved proceed order from the CPO office on August 28, 2012.

- The contractor was forwarded the approved documents asap and they went to work on scheduling of the disposal of the hazardous materials. This normally takes two weeks for the hazardous materials to be reviewed and approved as the project is disposing of dry ash, slurry (wet ash/water combination), and the containment materials that are packaged in drums. The disposal of these different materials are to be sent to three separate dump sites to support the work for this project. We are still waiting approval from the state and federal EPA approved disposal sites as of 9/5/12 to accept the contractors materials.
- The specialized training for the sub-contractor to deal with the hazardous ash was completed on 9/6 and 9/7. The training was part of this proceed order and was not scheduled until the proceed order was approved.

**30 Day Look Ahead:** Our project team should complete removal of all material within 14 days on the inside of the smokestack. After the clean-up is complete, the full inspection and report of the chimney conditions will be done as per the proceed order. We will start repairs upon the team review of that inspection report.

## 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
October 26, 2012	TBD	SIU-C Transportation Center, Carbondale, Illinois
(RESCHEDULED) 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