

**CAPITAL
Development
BOARD**

Building a Better Illinois

Pat Quinn, Governor

Peter O'Brien, Sr., Chairman

BOARD BOOK

July 9, 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

**July 9, 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
3rd 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 June 11, 2013 Minutes 1-7
- 6. Introduction of Guests

BOARD ACTION

- 7. Proceed Order
 - Logan Correctional Center.....8-10
- 8. Staff Recommendations for Architect/Engineer Selections
 - PSB 186 11-14
- 9. Higher Education Recommendations for Architect/Engineer Selections 15-17

INFORMATIONAL ITEM

- 10. UIUC Lincoln Hall 18-19

EXECUTIVE SESSION

staff contact: Amber Evans
217.782.8726

SUBJECT: Meeting Minutes for June 11, 2013 Board Meeting

The June 11, 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
Michael Chin
Stewart Muñoz
Anthony Garippo
Miles Beatty

Others present:

Chicago

Jim Underwood, CDB
Karla Springer, CDB
Jesse Martinez, CDB
Tim Dietz, CDB
David Gill, ISU
Dennis Vovos, H & R
Tony Steinhardt, RATIO Architects
Karen Kissel, GSU
Ed Choklek, FGM Architects
Andrea Bauer, CDB
Ellen Dickson, Bailey Edward
Meghan Van Vuren, Bailey Edward
Keith Horton, CDB
John Lanctot, CDB
Elaine Lockwood Bean, BSA
Don Broughton, CDB
Ron Wright, CDB
Brian McPartlin, GEC
Bill Sitton, RADA Architects

Springfield

Amber Evans, CDB
Nancy Fuchs, CDB
Steve Halm, CDB
Cheryl Roelfsema, IVCC
Paul Basalay, Basalay, Cary & Alstadt Architects
Paula Sorensen, CDB
Sherri Sullivan, CDB
Randy Scott, DMA
Gus Behnke, CDB
Lorri Rosenfeldt, CPO
Marcy Joerger, CDB
Lisa Mattingly, CDB
Nick Williams, CDB
Kirk Fernandes, CDB

Collinsville

Brad McCormick, John A. Logan
Community College

Chairman O'Brien called the meeting to order at 10:41 a.m.

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

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

Mr. Garippo moved and Mr. Muñoz seconded a motion to approve the minutes of the April 9, 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.

Member Miles Beatty entered the room at the Chicago meeting site and was added to the roll call at 10:43 a.m.

Mr. Ron Wright presented the following Proceed Order and introduced Mr. Dennis Vovos with Holabird & Root who further explained the project and answered questions from Board members:

PROCEED ORDER – WIU Quad Cities Riverfront Campus

Western Illinois University
Moline, Rock Island County, Illinois
CDB Project No. 818-020-005
A/E: Holabird & Root, LLP

Proceed Order No. G-1R..... \$170,000.00

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

Mr. Wright presented the following Proceed Order and introduced Mr. Paul Basalay with Basalay, Cary & Alstadt Architects who further explained the project and answered questions from Board members:

PROCEED ORDER – Illinois Valley Community College

Construct Community Technology Center
Oglesby, LaSalle County, Illinois
CDB Project No. 810-046-016
A/E: Basalay, Cary & Alstadt Architects, Inc.

Proceed Order No. G-46R..... \$117,000.00

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

Mr. Wright presented the following Modification:

MODIFICATION – Harper College

Renovate Engineering & Technology Center
 Palatine, Cook County, Illinois
 CDB Project No. 810-032-023
 A/E: Holabird & Root, LLC

Modification No. 2..... \$108,000.00

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

Mr. Wright presented the following Modification and introduced Ms. Ellen Dickson with Bailey Edward Design who further explained the project and answered questions from Board members:

MODIFICATION – Illinois Department of Military Affairs

Construct Army Aviation Support Facility and Readiness Center
 Kankakee, Kankakee County, Illinois
 CDB Project No. 546-006-001
 A/E: Bailey Edward Design

Modification No. 2..... \$249,534.00

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

The following four recommendations were approved under one motion:

Mr. Don Broughton presented the following A/E selection recommendations:

1.	102-040-009	DEPT. OF NATURAL RESOURCES Rehabilitate Exterior Wall System Dickson Mounds Museum Lewistown, Fulton County, Illinois 1. Architechnics, Inc. 2. Sarti Architectural Group, Inc. 3. Bailey Edward Design, Inc.	Appropriation: \$270,000 Project Cost: \$270,000
2.	102-202-025	DEPT. OF NATURAL RESOURCES Improve Dam and Boat Ramp and Replace Roofing Systems Argyle Lake State Park Colchester, McDonough County, Illinois 1. Hoelscher Engineering, P.C. 2. Vasconcelles Engineering Corp. 3. Hanson Professional Services, Inc.	Appropriation: \$1,460,000 Project Cost: \$1,460,000

3.	102-419-077	DEPT. OF NATURAL RESOURCES Upgrade Lodge Attic Ventilation and Exhaust Air Systems Pere Marquette State Park Grafton, Jersey County, Illinois 1. BRiC Partnership, LLC 2. Horner & Shifrin, Inc. 3. EDM of Illinois, Inc.	Appropriation: \$280,000 Project Cost: \$280,000
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4.	102-704-049	DEPT. OF NATURAL RESOURCES Construct Sub-Impoundment Carlyle Lake State Fish & Wildlife Area Vandalia, Fayette County, Illinois 1. Juneau Associates, Inc. 2. Curl and Associates, Inc. 3. Bacon Farmer Workman Engineering and Testing	Appropriation: \$210,000 Project Cost: \$210,000
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Mr. Muñoz moved and Mr. Chin seconded a motion to approve the previous four recommendations for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

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

5.	104-030-013	HISTORIC PRESERVATION AGENCY Upgrade HVAC System/Fountain Repairs/Roof Repairs/Replacement Dana-Thomas House State Historic Site Springfield, Sangamon County, Illinois 1. AltusWorks, Inc. 2. BRiC Partnership, LLC 3. FWAI Architects, Inc.	Appropriation: \$540,000 Project Cost: \$540,000
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Mr. Beatty moved and Mr. Garippo seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

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

6.	814-010-071	BOARD OF HIGHER EDUCATION Renovate/Upgrade Jones Convocation Center Chicago State University Chicago, Cook County, Illinois 1. Moody-Nolan, Inc. 2. Globetrotters Engineering Corporation 3. Lothan Van Hook DeStefano Architecture, LLC	Appropriation: \$5,000,000 Project Cost: \$5,000,000
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Mr. Garippo moved and Mr. Muñoz seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

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

7.	814-010-078	BOARD OF HIGHER EDUCATION Renovate/Construct Child Care Center - Education Building Chicago State University Chicago, Cook County, Illinois 1. RADA Architects, Ltd. 2. Nia Architects, Inc. 3. Cordogan Clark & Associates, Inc.	Appropriation: \$7,863,997 Project Cost: \$7,863,997
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Mr. Muñoz moved and Mr. Beatty seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton presented the following Higher Ed A/E selection recommendation and introduced Mr. Brad McCormick with John A. Logan Community College who further explained the project:

1.	810-064-019	ILLINOIS COMMUNITY COLLEGE BOARD Build-Out 2 nd Floor - Community Health Education Center John A. Logan Community College Carterville, Williamson County, Illinois 1. White & Borgognoni Architects, PC 2. Architechniques, Ltd.	Appropriation: \$379,800 Project Cost: \$414,099
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Mr. Chin moved and Mr. Muñoz seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton presented the following Higher Ed A/E selection recommendation and introduced Ms. Karen Kissel with Governors State University who further explained the project:

2.	816-010-038	BOARD OF HIGHER EDUCATION Campus Roadway and Sidewalk Improvements Governors State University University Park, Will County, Illinois 1. Terra Engineering, Ltd. 2. Wight & Company 3. V3 Companies of Illinois, Ltd.	Appropriation: \$2,028,000 Project Cost: \$2,028,000
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Mr. Muñoz moved and Mr. Chin seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton presented the following Higher Ed A/E selection recommendation and introduced Mr. David Gill with Illinois State University who further explained the project:

3.	821-010-097	BOARD OF HIGHER EDUCATION Renovate Visual Arts Center Complex Illinois State University Normal, McLean County, Illinois 1. RATIO Architects, Inc. 2. Dewberry Architects 3. FGM Architects	Appropriation: \$54,250,100 Project Cost: \$54,250,100
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Mr. Chin moved and Mr. Muñoz seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Director Underwood gave a brief staffing and bond authorization update to the Board.

Mr. Muñoz moved and Mr. Beatty seconded a motion to move to Executive Session at 11:34 a.m. for the purpose of discussing personnel matters. Chairman O'Brien called for a vote, which was approved unanimously.

Executive Session was convened. Two 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 12:04 p.m.

Mr. Muñoz moved and Mr. Beatty seconded a motion to approve the proposed FY14 CDB Board meeting schedule. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Chin moved and Mr. Muñoz seconded a motion to approve the adjustment of the Executive Director's salary as discussed in executive session. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Garippo moved and Mr. Muñoz, Mr. Beatty and Mr. Chin seconded a motion to adjourn. Chairman O'Brien called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 12:05 p.m.

Executive Summary for Board Level Proceed Order

CDB Project No. 120-135-059
Project Description: Replace Roofing Systems
Project Location: Logan Correctional Center
Lincoln, Logan County, Illinois

Project History:

The scope of work provides for removing and replacing approximately 141,110 square feet of roofing on seven buildings. This would include seven housing units (C2805 thru C2811). The current roofs are predominately shingles with a single-ply membrane on the center section.

In early June 2013, during demolition on the first building, the contractor (Designed Roofing Systems) identified a solid wood soffit under the vented aluminum soffit at the eave of Building C2807. Upon further investigation, they found the same solid soffit under the eaves of the remaining six buildings. The soffit has 18" long openings cut about 15'-20' which provides the only ventilation for the roofing, well under the minimum requirements for an asphalt-shingled system. This problem has contributed to the deterioration of the existing roofs.

The contractor stated that in the discovery of the solid wood soffit, they found that the aluminum soffit had been stapled to the wood fascia. This makes it necessary to remove the metal fascia which has been face-nailed. With this form of attachment, removing the fascia leaves it unsuitable for reuse.

Requested Action:

We are requesting approval of Proceed Order G-1 in the not-to-exceed amount of \$120,000.00 which will allow for the removal of the plywood discovered under the existing ventilated soffit and replacement with new metal ventilated soffit on all seven buildings.

Processing of this proceed order will allow work to be completed in conjunction with the ongoing work and facilitate the current overall schedule. (Construction is currently 20% complete and on schedule. Substantial Completion is scheduled for October 8, 2013.)

Project Number: 120-135-059	Using Agency: Illinois Department of Corrections
Description: Replace Roofing Systems Logan Correctional Center Lincoln, Logan County, Illinois	Architect/Engineer: Prather Tucker Associates, Inc. 1111 South 8 th Street Springfield, Illinois 62703
Total Project Budget: \$1,659,535.00	Project Manager: Jane Gucker
Unobligated Funds: \$70,550 + \$50,000	
Percent Completion: 20%	

Reason for Change: The existing soffit, which is normally ventilated, was solid wood and needs to be removed.

Description of Change: Remove existing soffit board and replace with ventilated soffit on all 7 buildings.

CONTRACTOR	Trade	Proceed Order Amount	Original Contract	% CHANGE
Designed Roofing Systems, Inc.	General	\$ 120,000.00	\$ 1,410,985.00	8.5%
		\$	\$	%
		\$	\$	%
		\$	\$	%
		\$	\$	%
		\$	\$	%
Total All Change Orders		\$ 120,000.00	\$ 1,410,985.00	8.5%

Completion Effect: 14 days

PROCEED ORDER NO. G-1

CDB PROJECT NO.: 120-135-059

CONTRACT NO.: 13-0587-81

DATE: 6/18/13

CONTRACTOR (Name, Address)
Designed Roofing Systems, Inc.
4850 Jeffery Street
Springfield, Illinois 62703

PROJECT (Name, City, County):
Replace Roofing Systems
Logan Correctional Center
Lincoln, Logan County

Contract Work: General/Roofing Using Agency: Department of Corrections

DESCRIPTION OF CHANGE IN WORK:

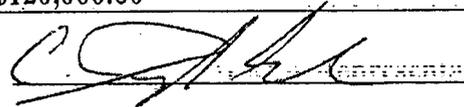
Remove existing plywood from roof soffits on 7 buildings & replace with aluminum painted ventilated soffit as stated in attached RFP/CO G-1.

Justification for the proceed order:

To allow the work to continue on schedule so the project may be completed on time. Since this work is being performed in a correctional facility it will also minimize the User's personnel required to accompany the contractor while all the work is performed.

TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$ \$120,000.00

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:

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)

Jarrett G. Tucker 6/19/13
Project Manager Date

(Up to \$49, 999)

Luc Jaraman 06.19.13
Regional Manager Date

(Up to \$74,999)

R. N. Nicks 6/21/13
Construction Administrator Date

(Up to \$100,000)

Joh. Jaeger 6-24-13
Deputy Director - Construction Date

If Board Level insert
Agenda Item No. _____

Executive Director _____ Date _____
and Board Meeting Date _____

SUBJECT: *Staff Recommendations for Board Selection of Architect/Engineer*

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
102-117-036	Rehabilitate Sewage System & Replace Roofing System Department of Natural Resources Mississippi Palisades State Park - Carroll County <i>FIRMS RECOMMENDED IN ALPHA ORDER:</i> <i>#9 Design, LLC</i> <i>Missman, Inc.</i>	\$340,000
102-728-025	Rehabilitate Shower Building Department of Natural Resources Fort Massac State Park - Massac County <i>FIRMS RECOMMENDED IN ALPHA ORDER:</i> <i>Architechniques, Ltd.</i> <i>Baysinger Design Group, LLC</i> <i>Horner & Shifrin, Inc.</i>	\$390,000
630-442-049	Repair Windows, Window Seals/Prevent Water Infiltration/Upgrade Entrance Department of Transportation Administration/Hanley Building Springfield, Sangamon County <i>FIRMS RECOMMENDED IN ALPHA ORDER:</i> <i>David A. Loyet and Associates, Inc.</i> <i>David Mason & Associates, Inc.</i> <i>Ferry & Associates Architects, LLC</i>	\$475,000

A/E SELECTION COMMITTEE RECOMMENDATIONS
July 9, 2013

CDB PROJECT NO: 102-117-036

PROJECT DESCRIPTION: Rehabilitate Sewage System & Replace Roofing System

PROJECT LOCATION: Department of Natural Resources
Mississippi Palisades State Park - Carroll County

APPROPRIATION AMOUNT: \$ 340,000

ESTIMATED TOTAL PROJECT COST: \$ 340,000

PROJECT SCOPE OF WORK:

The Mississippi Palisades State Park is a 33,060 square foot, 75-building facility.

The scope of work provides for rehabilitating the sewage treatment plant and conveyance systems, including repairing or replacing the piping and filter bed, sand filter media, timber structures, liners, lift station and other sewage treatment accessories. The work also includes replacing the roofing systems, including necessary roofing accessories on three site buildings.

**A/E SELECTION COMMITTEE RECOMMENDATIONS
July 9, 2013**

CDB PROJECT NO: 102-728-025

PROJECT DESCRIPTION: Rehabilitate Shower Building

PROJECT LOCATION: Department of Natural Resources
Fort Massac State Park - Massac County

APPROPRIATION AMOUNT: \$ 390,000

ESTIMATED TOTAL PROJECT COST: \$ 390,000

PROJECT SCOPE OF WORK:

The Fort Massac State Park is a 29,198 square foot, 37-building facility.

The scope of work provides for rehabilitating or replacing the existing shower building to include up to eight unisex shower/restroom units, heating, ventilating and duct work, exhaust fans, insulated piping, a natural gas water heater and various site improvements.

A/E SELECTION COMMITTEE RECOMMENDATIONS
July 9, 2013

CDB PROJECT NO: 630-442-049

PROJECT DESCRIPTION: Repair Windows, Window Seals/Prevent Water Infiltration/Upgrade Entrance

PROJECT LOCATION: Department of Transportation
Administration/Hanley Building
Springfield, Sangamon County

APPROPRIATION AMOUNT: \$ 475,000

ESTIMATED TOTAL PROJECT COST: \$ 475,000

PROJECT SCOPE OF WORK:

The Administration (Hanley) Building is a 277,091 square foot, four-story concrete and steel building constructed in 1965.

The scope of work provides for preventing water infiltration in to the Hanley Building, including replacing perimeter caulking between precast and aluminum window frames, applying sealant between glass and window frames, repairing precast joints and repairing or replacing windows and window components. The work also provides for upgrading the front entrance to enhance security and ensure code compliance.

SUBJECT: *Board Concurrence/Higher Education*

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>TOTAL PROJECT AMOUNT</u>
810-080-015	LEED and Building System Commissioning Renovate/Expand Classroom Building Illinois Community College Board Rock Valley College Rockford, Winnebago County <i>FIRMS RECOMMENDED IN ALPHA ORDER:</i> <i>Horizon Engineering Associates, LLP</i> <i>Primera Engineers, Ltd.</i> <i>SSRCx</i>	\$20,670,673
830-030-160	Exterior Repairs - Science and Engineering South Board of Higher Education University of Illinois Chicago, Cook County <i>FIRMS RECOMMENDED IN ALPHA ORDER:</i> <i>Bauer Latoza Studio</i> <i>McGuire Igleski and Associates, Inc.</i> <i>STR Partners</i>	\$2,600,000

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
7/9/2013**

CDB PROJECT NO: 810-080-015

PROJECT DESCRIPTION: Building System Commissioning
Renovate/Expand Classroom Building

PROJECT LOCATION: Illinois Community College Board
Rock Valley College
Rockford, Winnebago County

APPROPRIATION AMOUNT: \$10,082,529

ESTIMATED TOTAL PROJECT COST: \$20,670,673

PROJECT SCOPE OF WORK:

Rock Valley College is a 477,558 square foot, 22-building campus constructed in 1969.

The scope of work provides for LEED and building commissioning services for the construction/renovation of approximately 61,206 square feet in classroom building 1 (CL1), including upgrading the mechanical, electrical, plumbing, lighting, the hot and chilled water, storm sewer, sanitary sewer, domestic water service, fire protection, fire alarm and computer systems, reconfiguring classroom space and abating asbestos-containing materials. The scope also provides for constructing an approximately 21,000 square foot, 2-story addition, including installing elevators and stairways.

The commissioning services will be a five-level process including planning (design intent), design (reviews), construction (field inspection and start-up), functional performance testing (including O & M training) and warranty review. LEED Gold certification will be pursued for the project.

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
7/9/2013**

CDB PROJECT NO: 830-030-160

PROJECT DESCRIPTION: Exterior Repairs - Science and Engineering South

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

APPROPRIATION AMOUNT: \$1,500,000

ESTIMATED TOTAL PROJECT COST: \$2,600,000

PROJECT SCOPE OF WORK:

The Science and Engineering South is a 456,722 square foot, 7-story building constructed in 1969.

The scope of work provides for repairing the exterior of the Science and Engineering South building, including tuckpointing and replacing lintels, distressed and deteriorating masonry and copings, limestone panels and trim and various anchorage devices. The scope also provides for replacing skylights and windows.

MEMORANDUM

TO: Ron Wright

FROM: Kirk Fernandes

DATE: July 2, 2013

**RE: Gateway Memorial Archway
Lincoln Hall, UIUC
830-010-327**

A change order was taken to the Board in April for \$179k to repair this structure along with the Eternal Flame. We have raised the Gateway but the brick's mortar is beyond re-pointing. The work has completely stopped and the contractor is waiting for direction. Obviously it would be ideal to complete this before school resumes.

There is an existing layer of pointing mortar on the face of each joint that APPEARS to be solid. That mortar is inappropriately hard for the age of the brick. (Mortar with a compressive strength of around 750 psi would be good) Behind that, the mortar is sand. At one location, brick fell out of the wall. The contractor temporarily braced the wall with wood until a solution is determined. Through this opening one can see that there is no core of masonry – each face of the curve is a single Wythe shell. Mortar at the back (cavity side) of all the head and bed joints is pure sand. It has no integrity what-so-ever. There is, just to the right of the opening, a transverse row of header that acts to tie the shells together. These are much softer brick than the face shells. Their mortar appears to be in no better condition than that on the face shells.

The structure should be disassembled, salvaging all existing stone and brick. Rebuild with CMU back-up, using eye and pintle style horizontal reinforcing and ties to tie brick veneer to CMU back up. Provide weep holes and flashing to drain water out of base, provide flashing under coping stones to prevent water from getting into cavity.

Rebuilding with back-up provides opportunity to tie front and back face of shell to core with modern masonry ties. Use style of ties that provide as much differential movement as possible. Rebuilding provides the opportunity to properly flash base and head of wall to keep water from getting into cavity. Retaining cavity structure within the wall provides a path for any water that does enter the wall to drain out. This ensures good solid mortar bed for all brick. Reaching into the existing hole, I can feel that the back of the mortar joints in that area are pure crumbly sand. It is also the safest for workers that we do the wall disassembly from the top down

which keeps workers out of the way of potentially falling objects

I have received a "ball park" from estimating. The grand total is \$123,375 but in discussing the breakdown with him there are some "mark-up" items which are routinely used in their estimates which may not apply. General conditions are shown as 25% but given there is no presence on site anymore and no trailer, etc. this should be much less. Supervision is also included at \$25,000 but we already have supervision in the original RFP which should generally cover this though a small increase is possible. Since the tuck-pointing was not completed a credit can be expected for that work and I would guess that to be in the \$15-\$20,000 range. The contractor is working on a NTE cost as well and hopefully I will have that this week.

All said, I would hope to get this added work done for less than another \$75,000 at most and ideally about \$50,000. If possible I would like to be able to issue them a proceed order to cover the difference so they can begin as soon as possible but I don't know the mechanics of that given the original RFP's size and that this is a change to a change order. Currently the work is completely on hold. The university really wants to have this very busy area opened up by fall semester. Please let me know if I can answer any questions or how we might proceed.

There is approximately \$4.4 M unobligated on the system.

FY14 CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 9, 2013	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
August 13, 2013	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
September 10, 2013	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
October 8, 2013	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
November 12, 2013	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
December 10, 2013	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
January 14, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
February 11, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
March 11, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
April 8, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
May 13, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
June 10, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference