



**CAPITAL
Development
BOARD**

Building a Better Illinois

Pat Quinn, Governor

Peter O'Brien, Sr., Chairman

BOARD BOOK

October 8, 2013

10:30 a.m.

Video-Conference between:

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

**October 8, 2013, 10:30 a.m.
Video-Conference
between
the following two locations:**

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

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

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

PRELIMINARY ITEMS

- 4. Adoption of Agenda
- 5. Approval of September 10, 2013 Minutes 1-6
- 6. Introduction of Guests

BOARD ACTION

- 7. Change Order
 Sauk Valley Community College.....7-10
- 8. Single Bid
 Lincoln's Tomb Historic Site11-20
- 9. Staff Recommendations for Architect/Engineer Selections
 PSB 18921-38

EXECUTIVE SESSION

staff contact: Amber Evans
217.782.8726

SUBJECT: Meeting Minutes for September 10, 2013 Board Meeting

The September 10, 2013 meeting of the Capital Development Board was held by video-conference at the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois, the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois and the Illinois Department of Transportation Office, 1102 East Port Plaza, Collinsville, Illinois.

The following Board Members were present:

Chicago

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

Collinsville

Glyn Ramage

Others present:

Chicago

Josh Weger, CDB
Karen Fredrickson
Joseph Vitowsky, U of I
Ellen Dickson, Bailey Edward
Karla Smalley, Bailey Edward
John Potempa, Morton College
Richey Madison, DLR Group Architects
James Cockrell, CDB
John Lanctot, CDB
Keith Horton, CDB
Andrea Bauer, CDB
Jesse Martinez, CDB
Gilbert Villegas, CDB
Elaine Lockwood Bean, BSA
Tom Klein, CDB
Ron Wright, CDB

Springfield

Amber Evans, CDB
Steve Shrake, EIU
Craig Holan, DMA
Kirk Fernandes, CDB
Chris MacGibbon, CDB
Matt Williams, CDB
Paula Sorensen, CDB
Brad Nell, CDB
Gus Behnke, CDB
Marcy Joerger, CDB
Amy Romano, CDB
Lorri Rosenfeldt, CPO
Ken Morris, CPO
Angela Davis, CPO
Gary Kitchen, CDB

Chairman O'Brien called the meeting to order at 10:48 a.m.

Due to audio difficulties at the Springfield meeting site, Chairman O'Brien took roll call. For the record, Chairman O'Brien and members Stewart Muñoz and Michael Chin were present at the Chicago meeting site. Member Glyn Ramage was present at the Collinsville meeting site.

Mr. Muñoz moved and Mr. Chin 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 August 13, 2013 meeting. Chairman O'Brien called for a vote, which was approved unanimously.

All attendees and guests in Chicago introduced themselves to the Board. There were no guests in Collinsville. Due to audio difficulties, Springfield was not able to introduce themselves.

Mr. Ron Wright presented the following Change Order:

CHANGE 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.

Change Order No. G-46..... \$113,752.62

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

Mr. Wright presented the following Change Order and answered questions from Board members:

CHANGE ORDER – Illinois State Fairgrounds

Repair and Replace Roofing Systems

Springfield, Sangamon County, Illinois

CDB Project No. 039-150-170

A/E: Kenyon & Associates Architects

Change Order No. G-1..... \$136,850.68

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

Mr. Wright presented the following Proceed Order and introduced Mr. Joe Vitowsky with the University of Illinois and Ms. Ellen Dickson and Ms. Karla Smalley with Bailey Edward Design who further explained the project and answered questions from Board members:

PROCEED ORDER – University of Illinois at Urbana-Champaign

Interior & Exterior Renovation to the Education Building

Champaign, Champaign County, Illinois

CDB Project No. 830-010-337

A/E: Bailey Edward Design, Inc.

Change Order No. G-03..... \$655,000.00

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 Single Bid Award:

SINGLE BID – Department of Military Affairs

Renovate/Upgrade Mechanical Systems

Lawrenceville Armory

Lawrenceville, Lawrence County, Illinois

CDB Project No. 546-185-012

A/E: McDonough-Whitlow, P.C.

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
General	\$206,250.00	\$115,944.00	+77.89%

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

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

1.	104-145-020	HISTORIC PRESERVATION AGENCY Restore Receiving Vault Lincoln's Tomb Historic Site Springfield, Sangamon County, Illinois 1. Coombe-Bloxdorf, PC 2. Charles Joseph Pell Architects, Inc. 3. Quigg Engineering, Inc.	Appropriation: \$386,000 Project Cost: \$386,000
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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. Cockrell presented the following A/E selection recommendation:

2.	120-175-130	DEPARTMENT OF CORRECTIONS Demolish Buildings Menard Correctional Center Randolph County, Illinois 1. Quadrant Design, Inc. 2. Sarti Architectural Group, Inc. 3. EWR Associates, Inc.	Appropriation: \$3,000,000 Project Cost: \$3,000,000
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Mr. Muñoz moved and Mr. Ramage 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. Cockrell presented the following A/E selection recommendation:

3.	630-000-186	DEPARTMENT OF TRANSPORTATION Replace Roof/New Salt Dome/Replace Hot Water Heating Pipe Statewide Program - District 6 Springfield, Sangamon County and Rushville, Schuyler County, Illinois 1. SNDB Designs, Inc. 2. Horner & Shifrin, Inc. 3. Architechnics, Inc.	Appropriation: \$720,000 Project Cost: \$720,000
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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. Cockrell presented the following A/E selection recommendation:

4.	630-000-189	DEPARTMENT OF TRANSPORTATION Building Addition/Upgrade HVAC/Replace Insulation and Lighting Statewide Program - District 7 Effingham, Effingham County and Mattoon, Coles County, Illinois 1. Blank, Wesselink, Cook & Associates, Inc. 2. Raibley & Wright Design Group, Ltd. 3. HOH Architects, Inc.	Appropriation: \$650,000 Project Cost: \$650,000
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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. Cockrell presented the following A/E selection recommendation:

5.	630-000-190	DEPARTMENT OF TRANSPORTATION Renovate/Replace Storage Building/Construct Wash Bay Statewide Program - District 9 Vienna, Johnson County; Marion, Williamson County; and Enfield, White County, Illinois 1. Architechniques, Ltd. 2. D.A.R.T. Design, Inc. 3. Raibley & Wright Design Group, Ltd.	Appropriation: \$700,000 Project Cost: \$700,000
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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. Cockrell presented the following A/E selection recommendation:

6.	630-400-004	DEPARTMENT OF TRANSPORTATION Connect to City Water and Sewer Litchfield Maintenance/Weigh Station District 6 - Montgomery County, Illinois 1. McDonough-Whitlow, PC 2. Russell W. Martin Engineering, PC 3. Vasconcelles Engineering Corporation	Appropriation: \$200,000 Project Cost: \$1,500,000
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Mr. Chin moved and Mr. Ramage 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. Cockrell presented the following Higher Ed A/E selection recommendation and introduced Mr. John Potempa with Morton Community College who further explained the project and answered questions from Board members:

1.	810-070-016	ILLINOIS COMMUNITY COLLEGE BOARD Install Emergency Generator Morton Community College Cicero, Cook County, Illinois 1. Demonica Kemper Architects	Appropriation: \$247,000 Project Cost: \$247,000
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Mr. Chin moved and Mr. Ramage 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. Cockrell presented the following Higher Ed A/E selection recommendation:

2.	815-010-079	BOARD OF HIGHER EDUCATION HVAC Upgrades - Old Steam Plant, Blair Hall and Old Main Eastern Illinois University Charleston, Coles County, Illinois 1. KJWW, PC 2. TRC Worldwide Engineering, Inc. 3. BRiC Partnership, LLC	Appropriation: \$600,000 Project Cost: \$600,000
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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. Cockrell presented the following Higher Ed A/E selection recommendation:

3.	815-010-080	BOARD OF HIGHER EDUCATION Campus Electrical Upgrades Eastern Illinois University Charleston, Coles County, Illinois 1. BRiC Partnership, LLC 2. KJWW, PC 3. TRC Worldwide Engineering, Inc.	Appropriation: \$650,000 Project Cost: \$650,000
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Mr. Muñoz moved and Mr. Ramage 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. Cockrell noted the following informational items:

1. Architects/Engineers approved and/or concurred by Executive Director.

Chairman O'Brien noted that the next meeting of the Capital Development Board will be held on October 8, 2013.

Mr. Muñoz moved and Mr. Ramage seconded a motion to adjourn. Chairman O'Brien called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 11:34 a.m.

Executive Summary for Board Level Change Order

CDB Project No.: 810-084-010
Project Description: Upgrade Parking Lot
Project Location: Sauk Valley Community College
Dixon, Lee County, Illinois

Project History:

This is a project to upgrade one of the main student parking lots on campus. The lot is approximately 4.38 acres in size and has 425 parking spaces. The scope called for removing the existing bituminous surface down to the aggregate base and adding a new bituminous surface. The scope also called for the replacement of sections of sidewalk to make them ADA compliant.

The total funding for this project was originally \$477,650.00, with \$426,000.00 coming from Capital Renewal funds and \$51,650.00 from local User funds. On 07-18-13 the User committed to add another \$56,000.00.

The project was released for bidding on 02-27-13 and bids were received on 3-27-13. The Notice of Award was issued 05-22-13 and the Authorization to Proceed was issued on 06-25-13. The contractor mobilized and started work on 07-01-13 and work was to be substantially completed by 08-01-13.

During the course of removing the old bituminous surface it was discovered that the sub-base was too soft to support the equipment and trucks. The entire lot was proof-rolled to determine the extent of the problem. The engineer determined the total area requiring repair was 12,206 square yards. This calculated to 5,086 cubic yards of material that needed to be removed and then replaced with approximately 8,341 tons of breaker-run stone.

Unit costs for removing the unsuitable material at \$17.00 per cubic yard and filling it with breaker-run stone at \$10.00 per ton was already established in the bidding documents and approved by CDB Estimating. Based on these prices and the quantities calculated, that comes to approximately \$166,172.00 in extra work.

A not-to-exceed Proceed Order G-01 in the amount of \$166,855.00 was approved at the 08-13-13 Board Meeting. The Proceed Order allowed the contractor to complete the removal of the unstable sub-base material and replace it with breaker-run stone.

Requested Action:

We are requesting approval of RFP/CO G-03 in the amount of \$160,358.19 to compensate Civil Constructors, Inc. of Illinois for the work performed as stipulated in the Proceed Order and Change Order issued hereto.

Project Number: 810-084-010
Description: Upgrade Parking Lot
 Sauk valley Community College
 Dixon, IL. 61021
Total Project Budget: \$533,650.00
Unobligated Funds: \$166,855.00
Percent Completion: 99 %

Using Agency: Illinois Community College Board
Architect/Engineer: Willett Hofmann & Associates Inc.
 809 E. 2nd Street
 Dixon, IL 61021
Project Manager: Tim Dietz

Reason for Change: During the process of milling off the existing bituminous parking lot surface, there were more soft spots detected in the sub-base than anticipated. There were unit prices established in the bidding documents for the removal of unsuitable soils and replacing with breaker run stone. Estimated quantities were established and a Proceed Order in a not-to-exceed amount of \$166,855.00 was approved at the August 13, 2013 Board Meeting. The proceed order allowed the contractor to continue with the upgrading of the lot. Quantities were monitored during the coring out of the soft spots and the placement of the breaker run. The amounts stayed within the not-to-exceed limit and the change order can now be processed

Description of Change: The contractor removed an additional 4,426.87 cubic yards of existing sub-base soils and replaced it with 8,510.14 tons of stone.

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
Civil Constructors Inc.	General	\$ 160,358.19	\$ 328,174.00	48.86%
Total All Change Orders		\$ 160,358.19	\$ 328,174.00	48.86%
Completion Effect: (30*)		days		

State of Illinois
CAPITAL DEVELOPMENT BOARD

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 09-13-13

RFP Number: G-3

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

Civil Constructors, Inc. 2283 US Highway 20 E, P.O. Box 750 Freeport, IL 61032 (815)297-8538 Fax (815)235-9590 Attn: Dennis Heer e-mail: dheer@civilinc.com	CDB Project #: 810-084-010 CDB Project Name: Upgrade Parking Lot & Location: Sauk Valley community College CDB Contract #: 13-0554-81 Contract Work: General
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2. REQUEST for change by: A/E

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:
 During the process of milling off the existing bituminous parking lot surface, there were more soft spots detected in the sub-base than anticipated. These areas needed to be dug out and filled with stone so the sub-base could support the equipment to construct the new bituminous surface. There were unit costs established in the bidding documents for additional sub base excavation and rock installation and those were used in calculating the additional cost. A Proceed Order was previously executed to allow the work to be done and total quantities verified.

4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued.
 Remove the unstable sub-base material to a minimum depth of fifteen (15) inches. The cored out areas are to be replaced with large breaker - run stone and capped with smaller road stone. The additional volume cored out separate from the base bid amount was 4,426.87 Cu Yd. The amount of stone used to fill the cored out areas totaled 8,510.14 tons.

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

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 30 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.....\$ 160,358.19

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 <u>Willett Hofmann & Associates, Inc.</u> BY <u>[Signature]</u> <u>9/16/13</u> signature COORDINATING CONTRACTOR or CONSTRUCT. MANAGER BY _____ signature CONTRACTOR BY <u>Dennis Heer</u> _____ DATE _____ print name _____ signature _____ title	APPROVE as to form and content: USING AGENCY name <u>Sauk Valley Community College</u> BY <u>[Signature]</u> <u>9-16-13</u> signature CDB/PM APPROVE <u>[Signature]</u> <u>9-17-13</u> signature CDB APPROVE change order _____ DATE _____ print name BY _____ signature _____ title
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8. FOR CDB USE ONLY	Type of Change	% Assess	Package No.	CO Date	CO No.	CO AMOUNT add (deduct)
						\$ _____

Revised August 2008

PROCEED ORDER NO. G-1

CDB PROJECT NO.: 810-084-010

CONTRACT NO.: 13-0554-81

DATE: 07-18-13

CONTRACTOR (Name, Address)

Civil Constructors Inc. of Illinois

2283 Route 20 East

Freeport, IL. 61032

PROJECT (Name, City, County)

Upgrade Parking Lot

Sauk Valley Community College

Dixon, Lee County

Contract Work: General

Using Agency:

IL. Community College Board

DESCRIPTION OF CHANGE IN WORK:

Remove unsuitable soils from soft spots in the parking lot and access drive and replacer with breaker run stone.

Justification for the proceed order:

The A/E had estimated that there could be around 100 cubic yards of bad sub base and it would take 200 ton of breaker-run rock to replace it. Unit costs were established in the bidding documents for those amounts. During the removal of the existing parking lot surface it was found that there was alot more area where the sub base needs to be replaced. The parking lot and access drive was proof rolled and measured to determine the extent of the sub base that would need to be taken out and replaced. According to the engineer's calculations approximately 5,086 cubic yards of removal is needed with 8,341 tons of breaker-run replacement. Unit costs of \$17.00 per cu yd for removal and \$10.00 per ton of breaker-run rock replacement were included in the bid. The value listed below does not include the amount already accounted for in the bid.

TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$166,855.00

Contractor Representative's Signature

Dennis Deen

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)

Tristram P. Deit 07-19-13
Project Manager Date

(Up to \$49, 999)

Aimee Farawanda 07.22.13
Regional Manager Date

(Up to \$74,999)

Ben [unclear] 7/22/13
Construction Administrator Date

(Up to \$100,000)

Josh Wagner 7-24-13
Deputy Director - Construction Date

If Board Level insert
Agenda Item No. _____

[Signature] 8 15 13
Executive Director Date

and Board Meeting Date

GPO/SPO APPROVAL

Frederick [unclear]

DATE: 15 August 2013

Form date: April 2012

Subject: Single Bid Award

Bids were received on September 12, 2013, for the General Work on CDB Project Number 104-145-017, Restore Tomb Interior, Lincoln's tomb Historic Site, Springfield, Sangamon County, Illinois.

A single bid was received on the General trade on September 12, 2013. Two contractors held drawings for the bidding. This was the 2nd bidding of this work. The first bid was held on June 20, 2013, and there was only one bid received.

Architect/Engineer: RATIO Architects, Inc.
 301 N Neil Street, Suite 102
 Champaign, Illinois 61820

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
General	\$555,321.00	\$398,796.00	+39.25%

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

R. D. Lawrence Construction Company, Ltd.
603 N. Amos Avenue
Springfield, IL 62702

General Work: \$555,321.00



CDB M E M O R A N D U M

TO: Gary Kitchen

FROM: Felicia Burton *FB*

DATE: September 26, 2013

RE: CDB Project No. 104-145-017
Restore Tomb Interior
Lincoln's Tomb Historic Site
Springfield, Sangamon County, Illinois

Dear Mr. Kitchen:

Regarding the above project, CDB conducted a pre-bid meeting on May 30, 2013. There were six General contractors present for the meeting. All of the contractors in attendance expressed interest in submitting a bid for this project.

We received two bids on June 20, 2013. Because both bids were in excess of the budgeted amount, it was decided that we re-bid the project. After the A/E firm removed some items from the base bid and made them alternate, the project was immediately re-advertised and the bid due date was set for September 12, 2013.

After the pre-bid meeting held on September 3, 2013, the architect informed me that we only had two plan holders. I advised the architect to reach out to the contractors that previously held plans prior to the re-bid. The user also contacted a contractor that worked on a previous project for HPA to see if they were interested in bidding.

At the bid opening on September 12, 2013, we only received one bid. The bid received was from R. D. Lawrence Construction Company, Ltd. Because this single bid is over \$500,000 and more than 10% over the estimate (14% over), this bid will require review and approval by our Board.

CDB received notice on September 25, 2013, that the responsive bidder had been entered and the RTA process could begin.

We feel the bids received should be awarded accordingly to our guidelines.



RATIO

Architecture
Preservation
Interior Design
Landscape Architecture
Urban Planning &

To: Felicia Burton, Capital Development Board
CDB Project / No.: Restore Tomb Interior – Lincoln Tomb Historic Site / 104-145-017
RATIO Project No.: 10049.000
Date: September 24, 2013
Subject: Results of General Scope Rebid

Rebids for the General scope of work were due September 12, 2013. Only one bid was received, that by RD Lawrence, the apparent low bidder from the previous bid process.

RD Lawrence Bid - June 20, 2013:	Base Bid	\$561,134
	Alt G1	<u>\$ 4,950</u>
	Total	\$566,084

RD Lawrence Bid - September 12, 2013:	Base Bid	\$555,321
	Alt G1	\$ 4,950
	Alt G2	\$ 8,239
	Alt G3	<u>\$ 14,740</u>
	Total	\$583,250

It should be noted that even though scope was removed from the project and two new alternate bid items were listed, their total bid amount increased by \$17,166. We do not believe that this one bid is indicative of the actual value of the work. It is our opinion that several factors including the relatively small size of the project, the current busy bidding atmosphere, inherent CDB and IHPA project requirements, the highly specialized crafts and craftspeople requirements and scarcity of the same, the short rebid time frame and the lack of widespread solicitation have led to the inflated bid amounts.

cc: Jane Rhetta – Illinois Historic Preservation Agency
Jeff Nolte – BriC Partnership, LLC
Terry VanderWell – EverGreene Architectural Arts, Inc.
Ed Scopel – RATIO Architects, Inc. / CF 10049.000

Burton, Felicia

From: Thompson, Michele
Sent: Thursday, September 19, 2013 2:27 PM
To: Saucier, Bill
Cc: Beachy, Kyle; Nell, Brad; Burton, Felicia; Boyd, Charlie
Subject: FW: 104-145-017 - Restore Tomb Interior - Additional Funding

Bill –

Please transfer \$70,000 from 651-000-022 (CDB escalation funds – 141-51101-6600-110) to CDB #104-145-017 (Restore Tomb Interior). The funds are needed to award the construction contract. Please spend this money last. If you have any questions, please let me know.

Thanks,
Michelette

From: Burton, Felicia
Sent: Wednesday, September 18, 2013 5:00 PM
To: Thompson, Michele
Subject: 104-145-017 - Restore Tomb Interior - Additional Funding

Michelette,

The General bid for this project came in high and we need additional funding. The available funds for this project are \$595,712.00. The combined bids (General & Electrical) came in \$633,321.00, -\$37,609.00 difference. If I add a 5% contingency to the total bid cost, that will make our new total \$664,987.05. We need \$69,275.05 added to this project. Can you do this?

Total Combined Bids	\$633,321.00
Available Funds	\$595,712.00
Difference	-\$37,609.00

Requested Funds Including 5% Contingency

Total Combined Bids	\$664,987.05
Available Funds	\$595,712.00
Difference	-\$69,275.05

Thank You!

*Felicia Burton, Project Manager
Capital Development Board
William G. Stratton Office Building
401 South Spring St.*



RATIO

Architecture
Preservation
Interior Design
Landscape Architecture
Urban Planning

MEETING SUMMARY

Project: Lincoln Tomb – Restore Tomb Interior
CDB Project No.: 104-145-017
RATIO Project No.: 10049.000
Date/Time: September 3, 2013 /10:00 am CDT
Purpose: Pre-Bid Meeting
Held at: Lincoln Tomb & War Memorials SHS
Oak Ridge Cemetery
Springfield, Sangamon County, Illinois
Participants: See Sign-in Sheet Attached

The Pre-Bid Meeting for CDB Project No. 104-145-017 entitled “Lincoln’s Tomb – Restore Tomb Interior” – General Scope of Work was held September 3, 2013 at the Lincoln Tomb & War Memorials SHS and attended by representatives of the Capital Development Board (CDB), the Illinois Historic Preservation Agency (IHPA), and RATIO Architects, Inc. (RATIO). Contractors interested in bidding the project attended the non-mandatory pre-bid meeting to learn about project requirements and to tour the site.

1. The meeting started with introductions of the design team and contractors in attendance. The Attendance Record sheet is attached to this summary.
2. Felicia Burton, CBD Project Manager, discussed CDB bidding requirements as noted on the attached agenda.
 - Clarified Addendum No. 1 was dated June 6, 2013 and Addendum No. 2 was dated August 13, 2013. Both should be acknowledged on the Bid Form.
3. Peggy Morgan, CDB FEP officer, described project requirements related to Fair Employment Practices and Minority/Female Workforce Program requirements. Two handouts were provided to attendees, copies are attached to this summary.
4. David Kroll of RATIO Architects gave a brief project description.
 - Outlined the intent of Addendum No. 2 pertaining to the General Scope of Work for interior restoration.
 - Identified the new alternate bids items and those items removed from the project scope.
 - Reminded contractors to review requirements for workers’ skill/experience requirements as identified in individual specification sections. These qualifications will be reviewed as part of the submittal process and will be monitored during construction.
 - Provided copies of the General Bid Forms and envelopes.
5. Jane Rhetta and Candy Knox of IHPA, the Site User Agency, stated site operations and logistics.
 - The Memorial is open Tuesdays through Sundays from 9:00am to 5:00pm for contractors to revisit prior to bid.
 - Monument interior will be closed to public during constructions period. Site will be open and contractor will be responsible for establishing security to keep public out of monument interior.
 - IHPA has stopped scheduling bus tours as of October 1, 2013 but the Memorial will stay open to the general public until this project commences.
 - There will be an IDOT project resurfacing the parking areas but it should be complete before this project commences.

State of Illinois
CAPITAL DEVELOPMENT BOARD

ATTENDANCE RECORD

Project No.: 104-145-017
 Project: Restore Tomb Interior
 Lincoln's Tomb Historic Site
 Illinois Historic Preservation Agency
 Springfield, Sangamon County, Illinois
 Building No. A6002

Meeting Description: Pre-Bid Meeting for General
 Date: Tuesday, September 3, 2013
 Time: 10:00 A.M.
 Place: Lincoln's Tomb

Attendant

	<u>Name & Title</u>	<u>Representing</u>	<u>Phone & Fax Numbers</u>
1.	DAVID KRAL	RATIO ARCHITECTS	317-633-4040 P
2.	PAUL BERNIS	JOHNCO CONSTRUCTION 309-359-5000/3900 paulbernise@johncoconstruction.com	317-633-4153 F
3.			
4.	John Goetz	R.D. LAWRENCE CONSTRUCTION CO. LTD	217-787-1389 P -3850 F
5.	FELICIA BURTON	CDB	FELICIA BURTON @ ILLINOIS, 217-782-3081 40V
6.	Peggy Morgan	CDB	peggy.morgan@illinois.gov 217/558-6236
7.	CANDY KNOX	Lincoln's Tomb IHPA	CANDY.KNOX@ILLINOIS.GOV
8.	JANE [unclear]	IHPA / Springfield	J: (217) 782-8846 F: 217 785 8004
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20.			

Burton, Felicia

From: Rhetta, Jane
Sent: Monday, September 30, 2013 5:19 PM
To: Burton, Felicia
Cc: Norris, Michael
Subject: Lincoln Tomb Interior Restoration as requested.

Felicia

As requested, the rational is enclosed

I think this should address the significant points to getting the project under way sooner than later.

If you need more, let me know.

Thanks,

As discussed on 09/30/2013, IHPA requests the Lincoln Tomb Interior Restoration project be approved and released for construction as soon as possible.

- To efficiently complete the project, the schedule required the Tomb interior be closed to the public for the entire construction period.
- The project construction period, proposed for 90 days, was envisioned to begin late November 2013 and end no later than late February-mid-March 2014. The time frame would coincide with the low site visitation and attendance periods that traditionally occur from late fall through late winter, thereby facilitate the contractor full uninterrupted access toward project completion.
- Because the Springfield Convention and Visitors Bureau works to schedule and coordinate Springfield tours, the Tomb closure required the IHPA notify and coordinate with the Springfield Convention and Visitors Bureau on the exact dates of closure and re-opening. Because the tour companies book tours months in advance, it's important to consider the tourism dollars lost now and the tourism impact threatened if we don't complete the project within the project time frame.
- It should be noted that if the project construction commencement is significantly delayed, the project will collide with the 2014 spring school and tour bus schedule which traditionally occur from early April through mid-June and is one of, if not the highest, bus season and visitation period for the site.

PLAN HOLDERS LIST (9/12/2013 BID OPENING)

Set #	Company	Contact Person	Address	Email	phone	FAX	Bid package General/Electrical	Deposit \$/set	Notes
1	Champaign Office Set								
2	McGraw Hill Construction Dodge	Charisse Riley	7265 Kenwood Road, Cincinnati, OH 45236	charisse.riley@mhill.com	513-763-3632	888-376-4319	Plan Room	ck 32261	Electronic - 8/21
3	Continental Painting & Decorating, Inc.	Christopher Crowe	2255 S. Wabash Avenue, Chicago, IL 60616	ccrowe@continentalpainting.com	312-225-6100	312-225-6160	Sub - painting	ck 32261	Electronic - 8/16
4	Northway Construction, Inc.	Tom Brundage	473 E. Hampshire Ave., Chicago, IL 60624	tom@northway.com	312-437-5953	312-437-1563	General	returned	
5	Reed Construction Data	Charles Johnson		charles.johnson@reedbusiness.com	800-288-7986		Plan Room		Electronic - 8/16
6	IS&T	Eric Fritz	420 W. Huron Street, Chicago, IL 60654	efritz@IS&T.com	800-364-2059-8270	866-570-8187	Plan Room		Electronic - 8/16
7	Big Tool	Elizabeth Barnett	One Oakbrook Terrace, Suite 150, Oak Brook Terrace, IL 60181	plans@bigtool.net	513-634-5985	630-214-3924	Plan Room		Electronic - 8/16
8	Suburban Electric	Richard Rapp	3560 S. 4th Street, Oak Brook, IL 60138	richard@suburbanelectric.com	217-592-5472	217-592-5472	Electrical	ck 1670	Electronic - 8/16
9	RD Lawrence Construction Co., Ltd.	John Goetz	603 N. Amos Springfield, IL 62702	info@dlawrence.com	217-787-1384	217-787-3856	General	ck 1671	Electronic - 8/16
10	RD Lawrence Construction Co., Ltd.	John Goetz	603 N. Amos Springfield, IL 62702	info@dlawrence.com	217-787-1384	217-787-3856	General	ck 1671	Electronic - 8/16
11	RD Lawrence Construction Co., Ltd.	John Goetz	603 N. Amos Springfield, IL 62702	info@dlawrence.com	217-787-1384	217-787-3856	General	ck 1672	Electronic - 8/16
12	Central Illinois Plan Room	Scott	1312 E. Adam Drive II, Bloomington, IL 61704	plans@cipanroom.com	217-679-1077	217-544-6570	Plan Room	returned	Electronic - 8/16
13	First Construction, Inc.	Jeffrey Parker	1468 Greenwood Road, O'Fallon, IL 62459	wjpd@fiba-arc.org	618-624-9055	618-624-9065	Plan Room	returned	Electronic - 8/16
14	Southern Illinois Builders Association	Kaylee Berkemeier	4055 W. Lombard Street, Springfield, IL 62767	kb@sbiba.org	217-528-5666	217-528-5681	Electrical	ck 16786	Electronic - 8/16
15	Landscape Construction, Inc.	Robert Johnson	4635 W. Lombard Street, Springfield, IL 62767	rob@landscapeconstruction.com	217-528-5666	217-528-5681	General	ck 20502	Hardcopies - 8/19
16	Landscape Construction, Inc.	Robert Johnson	4635 W. Lombard Street, Springfield, IL 62767	rob@landscapeconstruction.com	217-528-5666	217-528-5681	General	ck 20502	Hardcopies - 8/19
17	Earth Electric, Inc.	Scott Jeward	700 N. North Star Street, Springfield, IL 62767	scott@earthelectric.com	217-528-5666	217-528-5681	Sub - painting	ck 20502	Hardcopies - 8/19
18	Earth Electric, Inc.	Scott Jeward	700 N. North Star Street, Springfield, IL 62767	scott@earthelectric.com	217-528-5666	217-528-5681	Sub - painting	ck 20502	Hardcopies - 8/19
19	E. C. & B. Builders, Inc.	Tim Brinkman	1925 Commerce Drive, Danvers, IL 62802	tim@bnelectric.net	217-528-5666	217-528-5681	Electrical	ck 16786	Electronic - 8/16
20	B & B Electric, Inc.	Tim Brinkman	3000 Reilly Drive, Springfield, IL 62703	tim@bnelectric.net	217-528-5666	217-528-5681	Electrical	ck 16786	Electronic - 8/16
21	Central Illinois Building, Construction, Inc.	Robert Johnson	4635 W. Lombard Street, Springfield, IL 62767	rob@landscapeconstruction.com	217-528-5666	217-528-5681	General	ck 20502	Hardcopies - 8/19
22	Central Illinois Building, Construction, Inc.	Robert Johnson	4635 W. Lombard Street, Springfield, IL 62767	rob@landscapeconstruction.com	217-528-5666	217-528-5681	General	ck 20502	Hardcopies - 8/19
23	Johnco Construction, Inc.	Bob Bern	107 W. First Street, PO Box 469, Maclean, IL 61755	johnco@johncoconstruction.com	309-359-3000	309-359-3000	General	ck 20502	Hardcopies - 8/19
24	Johnco Construction, Inc.	Bob Bern	107 W. First Street, PO Box 469, Maclean, IL 61755	johnco@johncoconstruction.com	309-359-3000	309-359-3000	General	ck 20502	Hardcopies - 8/19
25	Gre-Built Construction, Inc.	Paul Johnson	2628 N. Main Street, Maclean, IL 61755	johnco@johncoconstruction.com	309-359-3000	309-359-3000	General	ck 20502	Hardcopies - 8/19
26	Reed Construction Data, Inc.	Todd Veal	30 Technology Parkway South, Suite 100, Norcross, GA 30092	todd.veal@reedbusiness.com	770-209-3544	800-303-8629	Plan Room	ck 77996	Electronic - 8/16
27	Reed Construction Data, Inc.	Todd Veal	30 Technology Parkway South, Suite 100, Norcross, GA 30092	todd.veal@reedbusiness.com	770-209-3544	800-303-8629	Plan Room	ck 77997	Electronic - 8/16



TELEPHONE SUMMARY

RATIO

Architecture
 Preservation
 Interior Design
 Landscape Architecture
 Urban Planning & Design
 Graphic Design

Project: Restore Tomb Interior - Lincoln Tomb Historic Site
 CDB Project No.: 104-145-017
 RATIO Project No.: 10049.000
 Date/Time: July 10, 2013 / 3:30 pm
 Purpose: Discus RD Lawrence bid for General
 Participants: Kaitlin Goetz – RD Lawrence
 David Kroll - RATIO Architects, Inc.

Per the request of Felicia Burton of the CDB, David Kroll of RATIO placed a call to RD Lawrence to discuss their General bid for the interior restoration of the Lincoln Tomb.

Without divulging amounts, David informed Kaitlin Goetz of RD Lawrence that they are the apparent low bidder but their bid amount (\$561,134) was in excess of the estimate (\$445,013) in the April 5, 2013 PPCB. David asked if she could provide any breakdown in order to determine where the "budget-busts" were. Kaitlin said the numbers in their bid were divided into two groups, painting/plaster and stone/metals. She said the bid numbers for the two groups were very comparable, which would lead us to believe they were likely in the \$260,000 - \$280,000 range each. By comparison, the ratio in the PPCB estimate was approximately 70% (\$310,000) for the painting/plaster and 30% (\$135,000) for the stone/metals.

We believe the requirements that Journeyman Marble Masons and Architectural Metal Conservators, as identified in the Restoration Specialists Qualifications for the Restoration of Stone Assemblies and Restoration of Decorative Metal respectively, likely led to the stone/metals portions of the project exceeding the A/E team construction estimates. We believe the apparent scarcity of these highly specialized craftspeople caused the bids for the stone/metals to be over budget. Further, if the utilization of only these highly specialized craftspeople remains as a qualifications requirement, several of the work items proposed for the stone and decorative metals will have to be identified as alternate bid items in a second bid process.

Respectfully submitted,

David A. Kroll, Assoc. AIA
 Associate Principal/Director of Preservation

cc: Felicia Burton – Capital Development Board
 Jeff Nolte – BRIC Partnership, LLC
 Terry VanderWell – EverGreene Architectural Arts, Inc.
 Ed Scopel - RATIO Architects, Inc. / CF 10049.000

PLAN HOLDERS LIST (6/20/2013 BID OFFERING)

Set #	Company	Contact Person	Address	Email	phone	FAX	Bid package General/Electrical	Deposit \$/set	Notes
1	Champaign Office Set								
2	McGraw Hill Construction dodge		4300 Beltway Place Suite 180 Arlington, TX 76018		800-328-4542	888-376-4319	Plan Room		
3	Continental Painting	Christopher Crowe	2255 S. Wabash Ave, Chicago, IL 60616	crowe@continentalpainting.com	312-225-6100	312-225-6160	Painting	Ck 32261	Shipped 6/6
4	Kemper Construction	Ted Brandon	423 Enterprise Lane, Canton, IL 61520	ted@kemproinc.com	309-647-3836	309-647-0566	General	ck26692	Shipped 5/31
5	Reed Construction Data	Charles Johnson		charles.johnson@reedbusiness.com	630-288-7986		Plan Room		Electronic transmit of files.
6	USD, Ft	Eric Fritz	420 W. Huron St, Chicago, IL 60654	efritz@SQET.com	800-364-2059 x8270	866-570-8187	Plan Room		Electronic transmit of files.
7	Bid tool	Elizabeth Barnett	One Oakbrook Terrace, Suite 150 Oak Brook Terrace, IL 60181	plans@bidtool.net	512-634-5985	630-214-3924	Plan Room		Electronic transmit of files.
8	Anderson Electric	Rodney Frey	3501 S. 6th Street Hwy. W Springfield, IL 62703	rodneymf@anderson-electric.com	217-529-5471	217-529-0412	Electrical	Ck 128998	Shipped 4/23
9	RD Lawrence	John Goetz	603 N. Amos Springfield, IL 62702	info@rdlawrence.com	217-787-1384	217-787-3856	General	Ck 1670	Shipped 4/24
10	RD Lawrence	John Goetz	603 N. Amos Springfield, IL 62702	info@rdlawrence.com	217-787-1384	217-787-3856	General	ck 1671	Shipped 4/24
11	RD Lawrence	John Goetz	603 N. Amos Springfield, IL 62702	info@rdlawrence.com	217-787-1384	217-787-3856	General	ck 1672	Shipped 4/24
12	Central Illinois Plan Room	Scott		plans@cpianroom.com	217-679-1077	217-544-6570	Plan Room		Electronic transmit of files.
13	Tarter Construction	Jeffrey Tarter	1012 Ekstam Drive #1 Bloomington, IL 61704	jeff@tarterconstruction.com	309-261-9049	309-661-2033	General	Ck 10045	Shipped 5/2
14	Southern IL Builders Assoc.	Kayley Berkemeier	1468 Greenmount Road O'Hallon, IL 62269	wbms@siiba-afg.org	618-6249055	618-624-9065	Plan Room		Electronic transmit of files.
15	Laverdiere Construction, Inc.	Matt Lynn	4055 W. Jackson Street Macomb, IL 61455	mlynn@laxconinc.com	309-837-1258	309-833-4993	General	Ck097945	Shipped 5/6
16	Laverdiere Construction, Inc.	Matt Lynn	4055 W. Jackson Street Macomb, IL 61455	mlynn@laxconinc.com	309-837-1258	309-833-4993	General	Ck097945	Shipped 5/6
17	Egih Electric, Inc	Lorri Hill	700 N. MacArthur Blvd., Springfield, IL 62702	lhill@eeholding.com	217-528-0876	217-528-0487	Electrical	Ck 404664	Shipped 5/10
18	Evan - Mason, Inc.	Brett Seward	1021 South Grand Ave, East, Springfield, IL 62703	brett@evans-mason.com	217-522-3396	217-522-3190	Mason	ck 1887	Shipped 5/14
19	E&H Restoration	Nathan Meier	1926 Comenitz Dr., Davenport, IA 52802	ghrest@a1t.net	563-322-3335	563-323-6744	General	Ck 2449	Shipped 5/20
20	B&B Electric	Tim Brinkman	3000 Reilly Drive, Springfield, IL 62703	tim@bnbelectric.net	217-528-9666	217-528-5481	Electrical	Ck61786	Shipped 5/20
21	Conrad Schmitt Studios	Heidi Emery	2405 S. 162nd St, New Berlin, WI 53151	heid@conradschmitt.com	262-786-3030	262-786-9036	Decorative Painting subcontractor		Shipped 5/23
22	Korte & Lufjohn	Matt McDonald	12052 Highland road, Highland, IL 62249	mattmcdonald@korte-lufjohn.com	618-654-9877	618-654-9778	General	Ck 129754	Shipped 5/28
23	Johnco Construction, Inc.	Bob Bern	107 W. First Street, PO Box 469, MacKinaw, IL 61755	bobberns@johncoconstruction.com	309-359-3000	309-359-3900	General	Ck 20131	Shipped 5/28
24	Johnco Construction, Inc.	Bob Bern	107 W. First Street, PO Box 469, MacKinaw, IL 61755	bobberns@johncoconstruction.com	309-359-3000	309-359-3900	General	Ck 20131	Shipped 5/28
25	Otto Baum Company, Inc	Terri Tesdale	866 N. Main Street, Morton, IL 61550	estimating@ottobaum.com	309-266-7114	309-263-1050	General	Ck 008154	Shipped 5/28
26	Reed Construction Data	Todd Veal	30 Technology Parkway South site 100, Norcross GA 30092	todd.veal@reedbusiness.com	770-209-3544	800-303-8629	Plan Room	Ck77996	Shipped 5/29
27	Reed Construction Data	Todd Veal	30 Technology Parkway South site 100, Norcross GA 30092	todd.veal@reedbusiness.com	770-209-3544	800-303-8629	Plan Room	Ck 77997	Shipped 5/29

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineer

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
546-250-018	Field Maintenance Shop Conversion Department of Military Affairs Paris Armory Paris, Edgar County	\$1,570,000.00
	<i>FIRMS CONSIDERED IN ALPHA ORDER:</i>	
	<i>Baysinger Design Group, Inc.</i>	
	<i>Gorski Reifsteck Architects, Inc.</i>	
	<i>Oates Associates, Inc.</i>	
546-305-015	Upgrade HVAC System Department of Military Affairs Rock Island Armory Milan, Rock Island County	\$600,000
	<i>FIRMS CONSIDERED IN ALPHA ORDER:</i>	
	<i>Shive-Hattery, Inc.</i>	
	<i>SMT Architects, PC</i>	
	<i>Vania Engineering, Inc.</i>	
546-318-012	Repair Windows - Fire Station (Vehicle Bay) Department of Military Affairs Sparta Armory Sparta, Randolph County	\$100,000
	<i>FIRMS CONSIDERED IN ALPHA ORDER:</i>	
	<i>#9 Design, Inc.</i>	
	<i>Ferry & Associates Architects, Inc.</i>	
	<i>Quadrant Design, Inc.</i>	

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

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
546-325-072	Entrance Addition/Circulation Improvements - AGO Department of Military Affairs Camp Lincoln Springfield, Sangamon County <i>FIRMS CONSIDERED IN ALPHA ORDER:</i> <i>Allied Design, Inc.</i> <i>Ferry & Associates Architects, Inc.</i> <i>FWAI Architects, Inc.</i>	\$800,000
546-325-073	Install Way Finding Signage Department of Military Affairs Camp Lincoln Springfield, Sangamon County <i>FIRMS CONSIDERED IN ALPHA ORDER:</i> <i>Charles Joseph Pell Architects, Inc.</i> <i>ESI Consultants, Ltd.</i> <i>Sarti Architectural Group, Inc.</i>	\$200,000
546-340-009	Upgrade HVAC System Department of Military Affairs Streator Armory Streator, LaSalle County <i>FIRMS CONSIDERED IN ALPHA ORDER:</i> <i>Bailey Edward Design Group, Inc.</i> <i>DLZ Illinois, Inc.</i> <i>Engineering Concepts & Solutions, Inc.</i>	\$600,000

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineer

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
546-345-012	Upgrade HVAC System Department of Military Affairs Sullivan Armory Sullivan, Moultrie County	\$600,000
<i>FIRMS CONSIDERED IN ALPHA ORDER:</i>		
<i>Horner & Shifrin, Inc.</i>		
<i>Raibley & Wright Design Group, Inc.</i>		
<i>Vania Engineering, Inc.</i>		
546-345-013	Replace Drill Hall Windows Department of Military Affairs Sullivan Armory Sullivan, Moultrie County	\$145,000
<i>FIRMS CONSIDERED IN ALPHA ORDER:</i>		
<i>#9 Design, Inc.</i>		
<i>Raibley & Wright Design Group, Inc.</i>		
<i>Sarti Architectural Group, Inc.</i>		
546-355-020	Replace Roof - Drill Hall Department of Military Affairs Urbana Armory Urbana, Champaign County	\$115,000
<i>FIRMS CONSIDERED IN ALPHA ORDER:</i>		
<i>Gorski Reifsteck Architects, Inc.</i>		
<i>SMT Architects, PC</i>		
<i>SNDB Designs, Inc.</i>		

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineer

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
630-255-003	Upgrade Sewage Treatment System/Renovate Restrooms/Upgrade HVAC System Department of Transportation Funks Grove Rest Area (I-55) District 5, Funks Grove, McLean County	\$720,000
	<i>FIRMS CONSIDERED IN ALPHA ORDER:</i>	
	<i>Hurst-Rosche Engineers, Inc.</i>	
	<i>McClure Engineering Associates, Inc.</i>	
	<i>Sarti Architectural Group, Inc.</i>	
630-466-009	Renovate Restrooms/Install Emergency Lighting Department of Transportation Green Creek Rest Areas (I-57) District 7, Effingham, Effingham County	\$600,000
	<i>FIRMS CONSIDERED IN ALPHA ORDER:</i>	
	<i>EDM, Inc.</i>	
	<i>Horner & Shifrin, Inc.</i>	
	<i>Oates Associates, Inc.</i>	
630-492-006	Renovate Restrooms/Upgrade Electrical/Install Emergency Generator Department of Transportation Post Oak Rest Areas (I-57) District 8, Salem, Marion County	\$760,000
	<i>FIRMS CONSIDERED IN ALPHA ORDER:</i>	
	<i>Hurst-Rosche Engineers, Inc.</i>	
	<i>Oates Associates, Inc.</i>	
	<i>Vania Engineering, Inc.</i>	

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

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
630-501-002	Renovate Restrooms/Replace Exterior Doors Department of Transportation Skeeter Mountain Rest Area District 9, Grayville, White County	\$240,000

FIRMS CONSIDERED IN ALPHA ORDER:

- #9 Design, LLC*
- Horner & Shifrin, Inc.*
- Raibley & Wright Design Group, Inc.*

**A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2013**

CDB PROJECT NO: 546-250-018

PROJECT DESCRIPTION: Field Maintenance Shop Conversion

PROJECT LOCATION: Department of Military Affairs
Paris Armory
Paris, Edgar County

APPROPRIATION AMOUNT: \$ 170,000

ESTIMATED TOTAL PROJECT COST: \$ 1,570,000

PROJECT SCOPE OF WORK:

The Paris Armory (H2600) is a 42,046 square foot, four-building facility constructed in 1950.

The scope of work provides converting an approximately 11,745 square foot correctional gymnasium and support space to a functional Illinois Army National Guard Field Maintenance Shop (FMS), including upgrading electrical, mechanical, plumbing and HVAC systems, reconfiguring space to include administrative and supply space, men and women's restrooms and showers, locker rooms and a break room. The scope also provides for installing two drive-through maintenance bays with overhead doors, vehicle parts storage areas, vehicle exhaust and oil lube systems, an overhead crane and providing a covered exterior vehicle wash bay with an underground storage tank and fuel dispensing system.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2013

CDB PROJECT NO: 546-305-015

PROJECT DESCRIPTION: Upgrade HVAC System

PROJECT LOCATION: Department of Military Affairs
Rock Island Armory
Milan, Rock Island County

APPROPRIATION AMOUNT: \$ 100,000

ESTIMATED TOTAL PROJECT COST: \$ 600,000

PROJECT SCOPE OF WORK:

The Milan Readiness Center (H3203) is a 42,000 square foot, one-story brick building constructed in 1995.

The scope of work provides for upgrading the HVAC system, including replacing the exhaust system and dampers, upgrading the boiler system, and replacing the HVAC control system. The scope also provides for upgrading the electrical distribution system to support the HVAC upgrade, including installing distribution and breaker panels and new conduit as required.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2013

CDB PROJECT NO: 546-318-012

PROJECT DESCRIPTION: Repair Windows - Fire Station (Vehicle Bay)

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

APPROPRIATION AMOUNT: \$ 15,000

ESTIMATED TOTAL PROJECT COST: \$ 100,000

PROJECT SCOPE OF WORK:

The Fire Station (H4101) at the Sparta Armory is a 9,500 square foot, one-story building constructed in 2007.

The scope of work provides for repairing the exterior windows, including replacing the sills and flashing.

**A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2013**

CDB PROJECT NO: 546-325-072

PROJECT DESCRIPTION: Entrance Addition/Circulation Improvements - AGO

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

APPROPRIATION AMOUNT: \$ 50,000

ESTIMATED TOTAL PROJECT COST: \$ 800,000

PROJECT SCOPE OF WORK:

The AGO Building (H3438 - Illinois National Guard State Headquarters' facility) is an 87,669 square foot, four-story masonry and steel frame building constructed in 1978.

The scope of work provides for conducting a feasibility study of the AGO building front façade, including an addition of a lobby/entrance and improving the access to the second floor via constructing a stairwell or revising the existing stairwell.

Deliverables:

- 1) Executive summary discussing project requirements and solutions offered in the programming study.
- 2) A final report with up to three alternatives and an order of magnitude cost estimate for each alternative.
- 3) A presentation of findings to The Adjutant General and staff.

The initial funding is intended for the selected A/E to perform a Programming Study. When additional funding is made available, upon satisfactory performance and approved deliverables, the selected A/E may be requested to provide design and construction administration services.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2013

CDB PROJECT NO: 546-325-073

PROJECT DESCRIPTION: Install Way Finding Signage

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

APPROPRIATION AMOUNT: \$ 50,000

ESTIMATED TOTAL PROJECT COST: \$ 200,000

PROJECT SCOPE OF WORK:

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

The scope of work provides for installing directional signage and circulation signage with Camp Lincoln, including roadways, parking lots, building signage and appropriate way finding signage/directories within the buildings.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2013

CDB PROJECT NO: 546-340-009

PROJECT DESCRIPTION: Upgrade HVAC System

PROJECT LOCATION: Department of Military Affairs
Streator Armory
Streator, LaSalle County

APPROPRIATION AMOUNT: \$ 100,000

ESTIMATED TOTAL PROJECT COST: \$ 600,000

PROJECT SCOPE OF WORK:

The Streator Armory (H3500) is a 29,828 square foot, two-story masonry building constructed in 1938.

The scope of work provides for upgrading the HVAC system, including replacing the exhaust system and dampers, upgrading the boiler system and replacing the HVAC control system. The scope also provides for upgrading the electrical distribution system to support the HVAC upgrade, including installing distribution and breaker panels and new conduit as required.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2013

CDB PROJECT NO: 546-345-012

PROJECT DESCRIPTION: Upgrade HVAC System

PROJECT LOCATION: Department of Military Affairs
Sullivan Armory
Sullivan, Moultrie County

APPROPRIATION AMOUNT: \$ 100,000

ESTIMATED TOTAL PROJECT COST: \$ 600,000

PROJECT SCOPE OF WORK:

The Sullivan Armory (H3600) is a 31,374 square foot, two-story masonry building constructed in 1953.

The scope of work provides for upgrading the HVAC system, including replacing the exhaust system and dampers, upgrading the boiler system and replacing the HVAC control system. The scope of work also provides for upgrading the electrical distribution system to support the HVAC upgrade, including installing distribution and breaker panels and new conduit as required.

**A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2013**

CDB PROJECT NO: 546-345-013

PROJECT DESCRIPTION: Replace Drill Hall Windows

PROJECT LOCATION: Department of Military Affairs
Sullivan Armory
Sullivan, Moultrie County

APPROPRIATION AMOUNT: \$ 25,000

ESTIMATED TOTAL PROJECT COST: \$ 145,000

PROJECT SCOPE OF WORK:

The Sullivan Armory (H3600) is a 31,374 square foot, two-story masonry building constructed in 1953.

The scope of work provides for replacing the drill hall windows, including associated exterior repairs. Coordination with the Illinois Historic Preservation Agency (IHPA) is required.

**A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2013**

CDB PROJECT NO: 546-355-020
PROJECT DESCRIPTION: Replace Roof - Drill Hall
PROJECT LOCATION: Department of Military Affairs
Urbana Armory
Urbana, Champaign County
APPROPRIATION AMOUNT: \$ 15,000
ESTIMATED TOTAL PROJECT COST: \$ 115,000

PROJECT SCOPE OF WORK:

The Urbana Armory (H0401) is a 75,037 square foot, three-story building constructed in 1938.

The scope of work provides for replacing the built-up roofing system along the Drill Hall edges, including reflashing all roof openings, replacing drains and gutters, tuckpointing as required and installing flashing on the penthouses and parapet walls.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2013

CDB PROJECT NO: 630-255-003

PROJECT DESCRIPTION: Upgrade Sewage Treatment System/Renovate Restrooms/Upgrade HVAC System

PROJECT LOCATION: Department of Transportation
Funks Grove Rest Area (I-55)
District 5, Funks Grove, McLean County

APPROPRIATION AMOUNT: \$ 120,000

ESTIMATED TOTAL PROJECT COST: \$ 720,000

PROJECT SCOPE OF WORK:

The Funks Grove Rest Area (D0380) is a 2,100 square foot, one-story building constructed in 1981. The Water Treatment Building (D0047) is a 940 square foot, one-story building constructed in 2002.

The scope of work at the Funks Grove Rest Area provides for upgrading the sewage treatment system, including cleaning and inspecting solids storage tanks, repairing sewage lagoons, removing and replacing sand filter media and associated accessories; replacing toilet fixtures and plumbing as needed; repairing or replacing heating, ventilating and air-conditioning systems, including determining the feasibility of geothermal.

The scope of work at the Water Treatment Building provides for installing new vinyl siding and a new metal roof.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2013

CDB PROJECT NO: 630-466-009

PROJECT DESCRIPTION: Renovate Restrooms/Install Emergency Lighting

PROJECT LOCATION: Department of Transportation
Green Creek Rest Areas (I-57)
District 7, Effingham, Effingham County

APPROPRIATION AMOUNT: \$ 100,000

ESTIMATED TOTAL PROJECT COST: \$ 600,000

PROJECT SCOPE OF WORK:

The Green Creek Rest Areas, northbound (D0767) and southbound (D0768), are each 2,100 square feet, one-story brick buildings constructed in 1981.

The scope of work at Green Creek Rest Areas (northbound and southbound) provides for renovating the restrooms, including replacing partitions, toilet and sink fixtures, plumbing as needed, repairing or replacing floor and wall tile and installing automatic door openers.. The scope also provides for installing emergency lighting inside the restrooms and the foyer. Compliance with the 1997 Illinois Accessibility Code and the 2010 American with Disabilities Act Standards is required.

**A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2013**

CDB PROJECT NO: 630-492-006

PROJECT DESCRIPTION: Renovate Restrooms/Upgrade Electrical/Install Emergency Generator

PROJECT LOCATION: Department of Transportation
Post Oak Rest Areas (I-57)
District 8, Salem, Marion County

APPROPRIATION AMOUNT: \$ 120,000

ESTIMATED TOTAL PROJECT COST: \$ 760,000

PROJECT SCOPE OF WORK:

The Post Oak Rest Areas, northbound (D0775) and southbound (D0776), are each 2,262 square feet, one-story buildings constructed in 1986.

The scope of work at the Post Oak Rest Areas (northbound and southbound) provides for renovating the restrooms, including replacing the toilet and sink fixtures, plumbing as needed, counters, wall and floor finishes and Lighting. The scope also includes electrical upgrades, including a 3-phase electrical upgrade and installation of an emergency generator and associated accessories. Compliance with the 1997 Illinois Accessibility Code and the 2010 American with Disabilities Act Standards is required.

**A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2013**

CDB PROJECT NO: 630-501-002

PROJECT DESCRIPTION: Renovate Restrooms/Replace Exterior Doors

PROJECT LOCATION: Department of Transportation
Skeeter Mountain Rest Area
District 9, Grayville, White County

APPROPRIATION AMOUNT: \$ 40,000

ESTIMATED TOTAL PROJECT COST: \$ 240,000

PROJECT SCOPE OF WORK:

The Skeeter Mountain Rest Area, westbound (D0770), is a 1,800 square foot, one-story building constructed in 1982.

The scope of work for the Skeeter Mountain Rest Area provides for renovating the restrooms, including installing a ventilation system, replacing the toilet and sink fixtures, plumbing as needed, wall and floor finishes, ceiling and lighting. The scope also provides for replacing the exterior doors. Compliance with the 1997 Illinois Accessibility Code and the 2010 American with Disabilities Act Standards is required.

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