

**CAPITAL
Development
BOARD**

Building a Better Illinois

Pat Quinn, Governor

Peter O'Brien, Sr., Chairman

BOARD BOOK

August 12, 2014

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, III
Anthony Garippo
William A. Lowry, Sr.

Jim Underwood, Executive Director



CAPITAL DEVELOPMENT BOARD

August 12, 2014, 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 July 8, 2014 Minutes..... 1-6
6. Approval of July 21, 2014 Special Board Meeting Minutes..... 7-8
7. Introduction of Guests

BOARD ACTION

9. Modification
 I & M Canal.....9-12
10. Proceed Order
 UIUC - ECE Building..... 13-17
11. Single Bid Awards
 North Riverside Armory18-24
 Illinois Eastern Community Colleges25-33
12. Staff Recommendations for Architect/Engineer Selections
 PSB 19834-44
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INFORMATIONAL ITEMS

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EXECUTIVE SESSION (5 ILCS 120/2(c)(11))

Staff contact: Amber Evans, 217.782.8726

SUBJECT: Meeting Minutes for July 8, 2014 Board Meeting

The July 8, 2014 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
Miles Beatty, III
Anthony Garippo
William A. Lowry, Sr.

Others present:

Chicago

Jim Underwood, CDB
Karla Springer, CDB
Ron Wright, CDB
Howard Firestone, Patrick Engineering
Ronnie Watson, CSU
Alan O'Neal, CSU
Tracy Obershan, CSU
Ann Tranter, FGM Architects
David D. Johnson, CSU
Micaela Vidaña, CDB
Joseph Vitowsky, U of I
Marva Boyd, CDB
Mike Wilson, CDB
Adrienne Levatino, CDB
Leonard McGee, CDB
James Cockrell, CDB

Springfield

Amber Evans, CDB
Gary Kitchen, CDB
Lisa Mattingly, CDB
Sean Ryan, CDB intern
Claudia André, CDB
Gus Behnke, CDB
Josh Weger, CDB
Marcy Joerger, CDB
Don Broughton, CDB
Paula Sorensen, CDB
Shannon Miller, CDB
John Begue, CDB

Collinsville

Amy Romano, CDB

Chairman O'Brien called the meeting to order at 10:35 a.m.

Amber Evans took roll call. For the record, Chairman O'Brien and members Michael Chin, Stewart Muñoz, Miles Beatty, Anthony Garippo and William Lowry were present at the Chicago 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. Garippo moved and Mr. Beatty seconded a motion to approve the minutes of the June 10, 2014 meeting. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Beatty moved and Mr. Muñoz seconded a motion to approve the executive minutes of the June 10, 2014 meeting. Chairman O'Brien called for a vote, which was approved unanimously.

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

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

PROCEED ORDER – University of Illinois at Chicago

Masonry Restoration and Window Replacement

Chicago, Cook County, Illinois

CDB Project No. 830-030-155

A/E: McGuire Igelski & Associates

Proceed Order G-008..... \$191,000.00

Mr. Muñoz moved and Mr. Beatty 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 and introduced Mr. John Begue, CDB Project Manager, who further explained the project and helped answer questions from Board members:

SINGLE BID – Eastern Illinois University

ADA Upgrades

Charleston, Coles County, Illinois

CDB Project No. 815-010-504

A/E: Upchurch Group, Inc.

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
General	\$1,032,000.00	\$963,610.30	+7%
Alternate #1	\$162,000.00	\$45,000.00	+360%
Alternate #2	\$132,000.00	\$106,910.00	+23%
TOTAL	\$1,326,000.00	\$1,115,520.00	+18.87%

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

Grunloh Construction, Inc.
 101 West Temple Avenue
 Effingham, Illinois 62401

General Work: \$1,326,000.00

Mr. Lowry moved and Mr. Garippo 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 and answered questions from Board members:

SINGLE BID – Chicago State University

Upgrade Electrical System
 Chicago, Cook County, Illinois
 CDB Project No. 814-010-074
 A/E: Patrick Engineering, Inc.

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Electrical	\$2,340,000.00	\$2,104,658.75	+11.09%
Alternate #1	\$458,800.00	\$348,073.00	+32%
Alternate #2	\$1,088,000.00	\$1,134,864.00	-4%
Alternate #3	\$73,000.00	\$55,000.00	+33%
TOTAL	\$3,959,800.00	\$3,643,595.75	+9%

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

Broadway Electrical
 831 Oakton Street
 Elk Grove Village, Illinois 60007

Electrical Work: \$3,959,800.00

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

1.	102-304-034	DEPARTMENT OF NATURAL RESOURCES Repair Storm Damage DesPlaines Game Farm Will County, Illinois 1. Bowman Consulting Group, Ltd. 2. Richard Wade Architects, PC 3. SMT Architects, PC	Appropriation: \$350,000 Project Cost: \$350,000
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Mr. Chin 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. Cockrell presented the following A/E selection recommendation:

2.	102-615-016	DEPARTMENT OF NATURAL RESOURCES Replace Sewage Treatment Plant Washington County Conservation Area Washington County, Illinois 1. Heneghan and Associates, PC 2. J.T. Blankinship, Inc. 3. Horner & Shifrin	Appropriation: \$600,000 Project Cost: \$600,000
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Mr. Beatty 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. Cockrell noted the following Director A/E Selection as an informational item:

1.	040-010-104	DEPARTMENT OF VETERANS' AFFAIRS Provide Boundary Survey and Environmental Assessment Illinois Veterans' Home Quincy, Adams County, Illinois FIRM SELECTED: Poepping, Stone, Bach & Associates, Inc.	Project Cost: \$25,000
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Mr. Cockrell noted the following State's Best Interest Director A/E Selection as an informational item:

1.	810-056-024	ILLINOIS COMMUNITY COLLEGE BOARD Construct Student Services/Adult Education Center College of Lake County Waukegan, Lake County, Illinois	Project Cost: \$47,000,000
FIRM SELECTED: Legat Architects, Inc.			

Mr. Lowry requested that CDB provide a breakdown of this high dollar project. Mr. Cockrell stated he would provide that information before the next Board meeting.

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

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

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

Regular session was reconvened at 11:40 a.m.

General Counsel Klein requested that the following executive session meeting minutes be opened to the public:

- January 10, 2012
- June 12, 2012
- August 14, 2012
- October 26, 2012
- January 8, 2013
- February 14, 2013
- June 11, 2013

Mr. Muñoz moved and Mr. Lowry seconded a motion to open the executive session minutes to the public. Chairman O'Brien called for a vote, which was approved unanimously.

Chairman O'Brien announced that he has been made aware that CDB's Chief Procurement Office has decided to discontinue any further initial reviews for Board level items. Chairman O'Brien stated that he has tried to contact the CPO's office and will continue to attempt to learn the reasoning for this as well as continue to request input from their office.

Mr. Muñoz moved and Mr. Lowry seconded a motion to adjourn. Chairman O'Brien called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 11:42 a.m.

SUBJECT: Meeting Minutes for July 21, 2014 Special Board Meeting

The July 21, 2014 special 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 and the Illinois Department of Transportation Office, 1102 East Port Plaza, Collinsville, Illinois.

The following Board Members were present:

Chicago

Stewart Muñoz, Acting Chairman
Anthony Garippo
William A. Lowry, Sr.

Collinsville

Glyn Ramage

Others present:

Chicago

Jim Underwood, CDB
Ron Wright, CDB
John Nalis, CDB
Robert Livingston, Environ Corp.
Natalie Fox, Environ Corp.
Mihai Jugureanu, STR
John Wandolowski, IMSA
David Heydenberk, CDB
Adrienne Levatino, CDB
Marva Boyd, CDB
Shannon Bookey, CDB

Springfield

Amber Evans, CDB
Amy Romano, CDB
Josh Weger, CDB
Lorri Lawton, CPO
Brad Nell, CDB
Claudia André, CDB
Paula Sorensen, CDB
Ken Morris, CPO
Gerry Burlingham, CPO

In Chairman O'Brien's absence, member Stewart Muñoz chaired the meeting. Acting Chairman Muñoz called the meeting to order at 10:38 a.m.

Amber Evans took roll call. For the record, Acting Chairman Stewart Muñoz and members Anthony Garippo and William Lowry were present at the Chicago meeting site. Member Glyn Ramage was present at the Collinsville meeting site.

A motion was made and seconded for adoption of the agenda. Acting Chairman Muñoz called for a vote, which was approved unanimously.

All attendees and guests in Springfield and Chicago introduced themselves to the Board. There were no guests in Collinsville.

Mr. Ron Wright presented the following proceed order and introduced Mr. John Wandolowski with the Illinois Math & Science Academy who further explained the project and helped answer questions from Board members:

PROCEED ORDER - Illinois Math & Science Academy

Renovate Residence Halls

Aurora, Kane County, Illinois

CDB Project No. 805-030-017

A/E: STR Partners, LLC

Proceed Order G-5R..... \$800,000.00

A motion was made and seconded to approve the proceed order. Acting Chairman Muñoz called for a vote, which was approved unanimously.

A motion was made and seconded to adjourn. Acting Chairman Muñoz called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 11:03 a.m.

Executive Summary for Board Level Modification

CDB Project No. 102-332-002
Project Description: Improve DuPage River Spillway
Project Location: I & M Canal, Channahon
Lockport, Grundy County, Illinois

Project History:

The Illinois Department of Natural Resources began this project in 2004 with the purpose of bringing the existing DuPage River Spillway into compliance with all current state and federal regulations. The Channahon Dam has its origins in the construction of the historic I&M Canal. The canal was constructed between 1835-1848 and played a crucial role in the development of the Chicago Metropolitan Area into the trading and industrial center it has become today. The canal linked the Great Lakes to the Mississippi River Basin and paralleled the lower Des Plaines and Illinois Rivers between Chicago and LaSalle, where it connected with the Illinois River. The DuPage River Spillway was replaced in 1877 to provide a stable impoundment of the DuPage River for the I&M Canal to cross. The spillway continues its function of providing a stable water elevation for the DuPage River. The spillway that creates this man-made waterfall is 165 feet long and 11.5 feet high with a slope of 2.5:1. The original scope was valued at \$1,404,320.00.

The 100% design was completed and then submitted to outside regulatory agencies. The review comments from regulatory agencies -- Army Corp of Engineers (ACOE), Illinois Environmental Protection Agency (EPA) and DNR Office of Water Resources -- required additional design to incorporate more regulatory requirements before the project can be bid. Additional funding increased by \$900,000.00 to total \$2,304,320.00 to accommodate the added design.

The engineering firm of Foth Infrastructure & Environmental, LLC is engaged to complete the design. This modification authorizes the scope changes needed to accommodate the requirements of the regulatory agencies.

Requested Action:

Modification No. 6 is for additional services and updates in the amount of \$204,200.00 required after review by the regulatory agencies.

We are requesting approval of Modification No. 6 which will allow Foth to update the 100% bid documents to comply with requirements set forth by the regulatory agencies and provide for the completion of the studies, planning, and specifications requested for the project's completion.

**State of Illinois
Capital Development Board**

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

Project Number:	102-332-002	Using Agency:	Department of Natural Resources
Contract Number:	58-0208-10	Project	Improve DuPage River Sillway
Modification No.:	6	Description:	I & M Canal, Channahon Lockport, Grundy County, Illinois
Total Project Budget:	\$2,304,320.00		
Unobligated Funds:	\$1,982,099.68		
Project Manager:	Leonard McGee		
Regional Manager:	Andrea Bauer	Project Status:	Design Phase

Architect-Engineer: Foth Infrastructure & Environmental, LLC

PURPOSE OF THIS AGREEMENT:

Extend A/E contract end date. Design review comments from Regulatory Agencies - Army Corp of Engineers (ACOE), Environmental Protection Agency (EPA), Office of Water Resources (OWR-part of DNR), require additional design and time to resolve and incorporate in the documents before project can be bid.

Agreement will be amended to replace Appendix A M5 with Appendix A M6. A/E contract end date is changed from 12/01/2014 to 06/17/2017. Certifications dated March 2011 are hereby incorporated into the A/E contract.

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	\$ 0.00	\$ 118,000.00	\$ 9,700.00	\$ 127,700.00
2. Additional Services	\$ 8,200.00	\$ 40,200.00	\$ 125,400.00	\$ 165,600.00
3. CAF	\$ 300.00	\$ 4,900.00	\$ 4,100.00	\$ 9,000.00
4. On-Site Observations	\$ 0.00	\$ 65,000.00	\$ 30,000.00	\$ 95,000.00
5. Subsoil Investigation	\$ 0.00	\$ 14,000.00	\$ 0.00	\$ 14,000.00
6. Design Testing	\$ 0.00	\$ 29,250.00	\$ 0.00	\$ 29,250.00
7. Construction Testing	\$ 0.00	\$ 6,000.00	\$ 0.00	\$ 6,000.00
8. Reproduction	\$ 0.00	\$ 1,500.00	\$ 0.00	\$ 1,500.00
9. Public Hearings	\$ 0.00	\$ 8,200.00	\$ 0.00	\$ 8,200.00
10. Travel Reimbursement	\$ 0.00	\$ 1,000.00	\$ 0.00	\$ 1,000.00
11. SEC Inspection	\$ 0.00	\$ 0.00	\$ 35,000.00	\$ 35,000.00
12.	\$	\$	\$	\$
TOTALS	\$ 8,500.00	\$ 288,050.00	\$ 204,200.00	\$ 492,250.00

MODIFICATION

State of Illinois
Capital Development Board

Professional Services Agreement
Modification No. 6
Project No. 102-332-002
Date: 12/18/2013

FIRM NAME, ADDRESS
Foth Infrastructure & Environmental, LLC
7500 N. Harker Drive
Peoria, IL 60615

PROJECT:
Improve Du Page River Spillway
I & M Canal, Channahon
Lockport Grundy

This Modification

- Establishes a Full Service Agreement
Increases the Full Service Agreement By 0%
 Decreases the Full Service Agreement By 0%

AGREEMENT
Date: 10/23/2007
Number: 58-0208-10

PURPOSE OF THIS AGREEMENT MODIFICATION: Extend A/E Contract End date. Design review comments from Regulatory Agencies COE, EPA, OWR, ACOE require additional design and time to resolve and incorporate in documents before project can be bid.

SUBJECT AGREEMENT AMENDED AS FOLLOWS: See chart below. Replace Appendix -A M5 with Appendix-A M6. A/E Contract End Date is changed from 12/1/ 2014 to 06/17/2017. Attached Certifications dated March 2011 are hereby incorporated into the A/E Contract.

AGREEMENT SUMMARY	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
1. Basic Services	\$0.00	\$118,000.00	\$118,000.00	\$9,700.00	\$127,700.00
2. C.A.F.	\$300.00	\$4,600.00	\$4,900.00	\$4,100.00	\$9,000.00
3. Additional Services	\$8,200.00	\$32,000.00	\$40,200.00	\$125,400.00	\$165,600.00
4. On-Site Rep	\$0.00	\$65,000.00	\$65,000.00	\$30,000.00	\$95,000.00
5. Subsoil Investigation	\$0.00	\$14,000.00	\$14,000.00	\$0.00	\$14,000.00
6. Design Testing	\$0.00	\$29,250.00	\$29,250.00	\$0.00	\$29,250.00
7. Construction Testing	\$0.00	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00
8. Reproduction	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00
9. Public Hearings	\$0.00	\$8,200.00	\$8,200.00	\$0.00	\$8,200.00
10. Travel Reimb	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00
11. SEC Inspection	\$0.00	\$0.00	\$ 0.00	\$35,000.00	\$35,000.00
TOTALS	\$8,500.00	\$279,550.00	\$288,050.00	\$204,200.00	\$492,250.00

C.A.F. ADJUSTMENT \$4,100.00
C.A.F. TOTAL \$9,000.00

CDB FISCAL (FUNDS AVAILABLE)

\$ Guy Bernick 7-17-14
Guy Bernick CEO

My review of this modification has determined that the circumstances which have necessitated this modification: Were not reasonably foreseeable at the time the contract was signed; were not within the contemplation of the contract as signed; or, are in the best interest of the State of Illinois; and are authorized by law, as described above.
(Applicable only to modifications increasing or decreasing the contract amount more than \$10,000.00 or extending the contract time 30 days or more.)

RB / R. N. N. 7/17/17
REGIONAL MANAGER

Prepared by: Leonard E. Mc Gee 7/8/2014
Project Manager Date

USING AGENCY
By: N/A

Approved by: T. J. J. 7/19/14
Legal

A/E FIRM Foth Infrastructure & Environmental, LLC

CAPITAL DEVELOPMENT BOARD

By: Larry A. Johnson
Typed Name: LARRY A JOHNSON Date: 7-8-14

By: _____ Date: _____
Typed Name/Title

Title: Project Dir.

CA R. N. N. 7/17/14

Thomas B Jordan 7-8-14
THOMAS B JORDAN

From: Burlingham, Gerald
To: Smith, Elizabeth
Cc: McGee, Leonard; Lazarides, Christine
Subject: RE: 102-332-002 Improve DuPage River Spillway Mod 6 valuation detail 2011 to 2014
Date: Tuesday, July 01, 2014 3:57:18 PM

Please feel free to finalize this MOD as we await the PPB waiver approval. Thanks to all for taking time to discuss this!

v/r,

Gerald S. Burlingham
State Purchasing Officer
CPO - CDB
William Stratton Building, Rm 318
Springfield, IL. 62706
(217)-558-2192

(30 ILCS 500/50-1)

Sec. 50-1. Purpose. It is the express duty of all chief procurement officers, State purchasing officers, and their designees to maximize the value of the expenditure of public moneys in procuring goods, services, and contracts for the State of Illinois and to act in a manner that maintains the integrity and public trust of State government. In discharging this duty, they are charged to use all available information, reasonable efforts, and reasonable actions to protect, safeguard, and maintain the procurement process of the State of Illinois.
(Source: P.A. 90-572, eff. 2-6-98.)

From: Smith, Elizabeth
Sent: Tuesday, July 01, 2014 2:48 PM
To: Burlingham, Gerald
Subject: FW: 102-332-002 Improve DuPage River Spillway Mod 6 valuation detail 2011 to 2014

Costs referencing justification for 2014

From: McGee, Leonard
Sent: Tuesday, July 01, 2014 10:58 AM
To: Smith, Elizabeth
Subject: 102-332-002 Improve DuPage River Spillway Mod 6 valuation detail 2011 to 2014

Please call me ..

Leonard E. Mc Gee, LF98
312.814.1495 (o) 312.814.2041 (f) 312.519.5478 (c)
leonard.mcgee@illinois.gov

 Please consider the environment before printing this e-mail
PEACE....

From: Smith, Elizabeth
Sent: Tuesday, July 01, 2014 9:56 AM

Executive Summary for Board Level Proceed Order

CDB Project No. 830-010-331
Project Description: Construct Electrical and Computer Engineering Building
Project Location: University of Illinois at Urbana-Champaign
Urbana, Champaign County, Illinois

Project History:

This project is the construction of a new, approximately 230,000 square-foot Electrical and Computer Engineering Building (ECE) which will serve as the department's center of research and education. ECE is located in the North Engineering Quad on the campus.

The building is organized into two distinct areas; a five-story lab and research tower (Area A) and a three-story classroom building (Area B). These two elements are connected by a three-story atrium which forms a large volume entrance and gathering space.

The site improvements include all new walkways surrounding the site. New plazas will be installed at the main entrance on the East and smaller entrance on the Southwest corner of the building. Vehicular access is included with all new curb and gutter along Wright Street. New site lighting is to be installed. The entire site will be landscaped with trees, shrubs, and ground cover.

Requested Action:

We are requesting approval of a not-to-exceed Proceed Order G-75, in the amount of \$144,000.00, which provides for the removal of existing duct insulation between existing fire smoke dampers and the first floor slab. It also adds fire barrier duct wrap and unistrut framed supports around the fire smoke dampers. The proceed order also includes the addition of a fire smoke damper and relocation of existing duct access panel. The scope of work is to conform to RFP/CO G-151R.

Note: The resulting change order is expected to be coded as an "A/E Omission."

Project Number:	830-010-331	Using Agency:	University of Illinois at Urbana-Champaign
Description:	Construct Electrical and Computer Engineering Bldg UIUC Urbana, IL	Architect/Engineer:	SmithGroupJJR 35 E. Wacker Drive, Suite 2200 Chicago, IL 60601
Total Project Budget:	\$85,297,329	Project Manager:	Chris MacGibbon
Unobligated Funds:	\$ 1,327,518.84		
Percent Completion:	95%		

Reason for Change:

Supply ducts servicing Lobby C1000 and Vestibule C1000A1 & C1000A2 require fire protection below first floor slab that was omitted from the contract documents. This work must proceed in order to minimize any impact to the schedule/cost. The work must be completed after commissioning activities are complete, which requires additional temporary protection to be put in place in this area. The A/E requested a manufacturer's engineering judgment for the fire wrap product that was approved and eliminates the need for the fire-rated suspended partitions.

Description of Change:

The scope of work provides for the removal of existing duct insulations between existing fire smoke dampers and the first floor slab. Add 3M Fire Barrier Duct Wrap per SMU/DI 120-01. Add unistrut framed supports around the fire smoke dampers and wrap the unistrut framed supports. Add a fire smoke damper and relocate existing duct access panel and apply the same fire protection details at BCU-003 and BCU-004. Scope of work per RFP/CO G-151R.

CONTRACTOR	Trade	Proceed Order Amount	Original Contract	% CHANGE
Williams Brothers Construction, Inc.	General	\$ 144,000.00	\$ 71,099,000.00	0.20%
Total All Change Orders		\$ 144,000.00	\$ 71,099,000.00	0.20%

Completion Effect: 60 days

PROCEED ORDER NO. G75

CDB PROJECT NO.: 830-010-331

CONTRACT NO.: 12-0449-41

DATE: May 14, 2014

CONTRACTOR (Name, Address)
Williams Brothers Construction, Inc.
PO Box 1366
Peoria, Illinois 61654

PROJECT (Name, City, County)
Construct ECE Building
Urbana
Champaign County

Contract Work: General Using Agency: UIUC

DESCRIPTION OF CHANGE IN WORK:

The scope of work provides for the removal of existing duct insulations between existing fire smoke dampers and the first floor slab. Add 3M Fire Barrier Duct Wrap per SMU/DI 120-01. Add unistrut framed supports around the fire smoke dampers and wrap the unistrut framed supports. Add a fire smoke damper and relocate existing duct access panel and apply the same fire protection details at BCU-003 and BCU-004. Scope of work per RFP/CO G-151R (attached).

Justification for the proceed order:

Supply ducts servicing Lobby C1000 and Vestibule C1000A1 & C1000A2 require fire protection below first floor slab that was omitted from the contract documents. This work must proceed in order to minimize any impact to the schedule/cost.

TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$ 144,000.00

Contractor Representative's Signature

Joseph Williams

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)

Chris McRobb
Project Manager Date 07.29.14

(Up to \$49, 999)

Joe Francis
Regional Manager Date 07.29.14

(Up to \$74,999)

[Signature]
Construction Administrator Date 7/29/14

(Up to \$100,000)

[Signature]
Deputy Director - Construction Date 7-27-14

If Board Level insert
Agenda Item No. _____

Executive Director _____ Date _____

and Board Meeting Date _____



CDB MEMORANDUM

TO: Ron Wright

FROM: Chris MacGibbon *CM*

DATE: July 15, 2014

RE: Re: Proceed Order G-75/Request for Proposal G-151
Project #830-010-331, Construct Electrical and Computer Engineering Building
University of Illinois at Urbana-Champaign

The Proceed Order G-75 for the referenced project is being submitted and routed for the Board's consideration at the August board meeting in the amount of \$144,000.00. This omission was discovered in May 2014 and was unable to be priced and presented at the June board meeting. Subsequent discussions and objections to the price and complexity of work prompted the A/E, SmithGroup JJR, to investigate alternative solutions. SmithGroup, in conjunction with their consultant KJWW, identified a product which may be acceptable to use in lieu of building fire-rated partitions in the basement ceiling. The product is not intended for this particular application and use will require an engineering judgment from the manufacturer. Product judgments such as these tend to take a considerable amount of time to issue. The project team is still awaiting a response from the manufacturer and it appears the resolution will be favorable. If approved, it is likely that the proceed order amount will decrease significantly. A fifty percent reduction could be realized but the exact savings are still unclear at this point.

While the alternative product would greatly reduce the impact to the project, the team cannot wait in hopes that the manufacturer will approve. The PO is being submitted per the original plan in order to be placed on the board agenda, as this work is required by code. If the approval from the engineering judgment is received prior to the August meeting, the PO will be removed from the agenda, revised, and routed at the appropriate signature authority level.

If you have any questions or would like to discuss further, please let me know.

Thank you.

cc: Kirk Fernandes
Central File

SMITHGROUPJJR

Mr. Chris MacGibbons
Capital Development Board
401 South Spring Street, 3rd Floor
Springfield, IL, 62706

July 15, 2014

Re: Electrical and Computer Engineering Building
University of Illinois Urbana Champaign
CDB# 830-010-331
RFP – G151 Fire Wrap

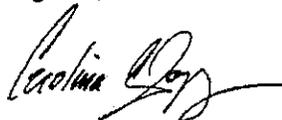
Dear Chris,

Upon recent site visits, it was brought to the AE team's attention that the necessary fire protective wrap or fire rating at supply ducts servicing Lobby C1000 and Vestibules C1000A1 and C1000A2, below the first floor slab needed to be added.

While the attached RFP contains one approach for this work to be completed, the AE team has also researched what we believe to be a more cost effective option and are waiting for a final engineering judgment.

In order to support current construction efforts we agree that the scope of work contained in RFP-G151 be issued within a Proceed Order.

Regards,



Carolina E. Lopez, AIA, LEED AP

Subject: Single Bid Award

Project History:

The North Riverside Armory is a 136,700 square-foot facility constructed in 1945.

The scope of work provides for replacing the Field Maintenance Shop #9 standing seam roof, including tuckpointing, installing flashing, gutters and downspouts. The scope of work also provides for renovating the maintenance bays, including upgrading the HVAC and electrical systems and abating asbestos-containing materials.

Requested Action:

Bids were received on March 27, 2014 for the Plumbing Work on CDB Project Number 546-235-018, Renovate Facility Maintenance Shop #9, North Riverside Armory, North Riverside, Cook County, Illinois.

A single bid was received on the Plumbing trade on March 2, 2014. Six contractors held drawings for the bidding. This was the 1st bidding of this work.

Architect/Engineer: The Dobbins Group
 11 East Illinois St, Suite 600
 Chicago, IL, 60611

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Plumbing	\$262,700.00	\$137,460.00	+91%

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

C.W.Burns Co., Inc
 1536 Brook Drive, Suite E
 Downers Grove, IL, 60515

Plumbing Work: \$262,700.00



Strategic Project Planning
architecture | interiors | construction

CHICAGO LAKE FOREST

May 28, 2014

11 East Illinois, Suite 600
Chicago, Illinois 60611

T: 312.321.0400
F: 312.321.0402
www.dobbinsgroup.com

Emily Zgonjanin
Project Manager
Capital Development Board
State of Illinois

Re: Project Number: 546-235-018
Project Name: Renovate Facility Maintenance Shop #9
North Riverside Armory
North Riverside, Illinois

Ms. Zgonjanin:

As requested in your May 21st email and required by the CDB, we offer this clarification of our efforts to obtain competitive bids. We understand that despite our collective efforts to advertise the project for bid and provided documents available for pick up and through several online plan rooms, only 1 bid was received for both asbestos and plumbing trades. We are confident in our diligence during the bid process, responding to every phone call and email request for plans, as well as communicating regularly with 5 online plan rooms with project updates. And, prior to and on each bid date, we submitted the official plan holders list, consolidated from all sources noted above. One item of note: 2 plan rooms do not track their registered users activity so we are unable to determine if a potential bidder may have viewed plans and even downloaded but decided not to submit a bid. Below are more detailed efforts by our engineering consultants for each single bid.

Asbestos

We confirmed with our engineering consultant EDI that the responsive bidder, Midwest Service Group, was the only plan holder. EDI did contact Midwest Service Group for bid scope confirmation after the opening, but did not contact other CDB approved asbestos contractors prior to the bid opening date. In their experience with CDB projects competitive bids are usually received.

Plumbing

We confirmed the following with our engineering consultant, dbHMS:

- Chas F. Bruckner did not bid the project because he thought the oil lube and compressed air equipment was not within their expertise and would have liked

North Riverside Armory
CDB Project Number: 546-235-018
Page 1 of 2



Strategic Project Planning
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to see it assigned to the mechanical. He would be interested in bidding if it is reissued with this scope removed.

- Unique plumbing Co. was simply too busy and would be interested in bidding again, given the opportunity
- Apex pumping (I assume this is the third "plumber" referred to) is not a plumbing contractor. They are a product vendor who was interested in providing equipment.

We trust the above adequately explains that our bid efforts constitute an acceptable diligence to obtain competitive bids for the project. We are committed to continuing to work with CDB and the DMA to address budget and bid clarifications as needed, in order to maintain a competitive a bid process.

Respectfully submitted,

Mark Kluemper, AIA
Director of Architecture / Engineering
The Dobbins Group
Strategic Project Planning, LLC

Cc: W. Thomas Dobbins Jr., B. Rubach, P. Feeley

MEMORANDUM

5/20/2014

To: Andrea Bauer
From: Emily Zgonjanin
Re: CDB Project no 546-235-018
Renovate Facility Maintenance Shop #9
N. Riverside Armory
Recommendation of the award of a Single Bid

This Project was bid on 3/27/2014. The sole bidder was C.W.Burns Co., Inc. CDB Contracts has reviewed the Bid Form and found the C.W.Burns Co., Inc. to be a responsive bidder.

I recommend the award of a single bid on this project for the following reasons:

1. There are sufficient CDB prequalified Plumbing Contractors in the Chicago and Chicago Suburban area that made for competitive environment.
2. The project was released for bid 2/13/2014. Pre bid was held 2/20/2014. Bid opening was held on 3/27/2014. Thirty days from Bid advertisement to Bid opening is sufficient notification to Contractors.
3. Two prequalified Plumbing contractors obtained plans from A/E's office and 4 through bid tools. One of the Plumbing Contractors (C.W.Burns Co) attended the pre bid mtg.
4. The A/E estimate was \$137,460.00. Per conversation with the user, DMA, they were aware that the estimate is off and had their own which was in the \$ range of the single bid. DMA approves this \$ amount for the work to be done.
5. The project is large enough to warrant interest from Plumbing Contractors.
6. The C.W.Burns Co bid is \$268,700.00-\$6,000.00 (for product substitution) = \$262,700.00 which is 95% over the A/E's estimate. The A/E provided a letter of explanation and the user accepted the bidder's proposal.

Documents attached: Pre-Bid Meeting Minutes with attendance sheet, A/E List of Plan holders & A/E's letter of explanation.

Company	Address	Trade	Name	Phone	Fax
Airport Electric Company	6342 S. Central Ave, Chicago, IL 60638	Electrical		773.735.5757	
Alltech Energy	1000 E. State Parkway, Schaumburg, IL 60173	Electrical	Mulchrone, John	847.344.1723	847.882.0800
Amber Mechanical Contractors Inc.	11950 S. Central Ave., Alsip, IL 60803	Mechanical	Major, James	708.597.9700	708.597.5875
Anchor Mechanical	215 S Aberdeen, Chicago, IL 60607	Mechanical	Lankford, Katie	312.492.6994	312.492.6996
Argo Electric Inc	1007 N Ellsworth Ave., Villa Park, IL 60181	Electrical	Sulkowski, Ted	630.833.9925	630.833.9348
Argo Electric Company	1700 Leider Lane, Buffalo Grove, IL 60089	Electrical	Cacioppo, Ron	847.364.2200	847.364.2205
Argo Enterprises, Inc.	7643 W. 100th Place, Bridgeview, IL 60455	Mechanical	Arigo, Rob	708.430.8545	708.430.8547
Brown & Momen	823 E Drexel Sq., Chicago, IL 60615	GC	Helm, Reginald	773.493.3743	773.493.1268
Chas F. Bruckner & Son Inc.	503 W. 26th Street, Chicago, IL 60616	Plumbing	Bruckner, Jim	312.842.1020	312.842.2003
Construction Solutions of Illinois, Inc.	12540 S Holiday Drive, Alsip, IL 60803	GC	Schimpa, Peter	708.239.0001	
CMM Group, Inc.	17704 Paxton Ave, Lansing, IL 60438		Bergin, Michael	708.251.5910	
Lyons Pinner Elec Co		Electrical	Olson, John	708.588.6821	
Loyola Electric	5632 N Western Ave, Chicago, IL 60659	Electrical	Oberlander, Lee	773.769.5512	
Path Construction Company Inc.	3550 W Salt Creek Lane, Arlington Heights, IL 60006	GC	Mueller, Patrick	847.398.7100	847.397.7101
Premier Mechanical Inc.	111 South Fairbank, Addison, IL 60101		Chan, Jason	630.543.3500	
Reliable & Associates Construction Co.	235 N Odgen Ave, Chicago, IL 60607	GC	Duran, Arecell		
RJ Olmen Company	3200 W Lake Avenue, Glenview, IL 60026	Mechanical	Olmen, Stanley	847.724.0994	847.724.7309
Tristate Enterprises	150 Anton Drive, Romeoville, IL 60446	GC	Dowiwala, Mansoon	815.372.3033	630.452.2787

Viewed through ISQFT:

Jim Murray, Inc. N116W18455 Morse Dr, Germantown, WI 53022 (262) 253-1353
 Michels Foundations 773.525.0275
 Troop Contracting, Inc 648 Executive Dr, Willowbrook, IL 60527

Viewed through Bid Tools:

John Burns Construction 708.326.3500
 Midwest Asbestos Abatement Corp 219.322.4477
 D&P Mechanical Inc 773.229.1026
 Unique Plumbing Co Inc. 708.485.8860
 Lowery Tile Co 708.389.9200
 Apex Pumping Equipment 866.563.2739
 Paul Borg Construction 773.523.1111
 Sullivan Roofing 847.908.1000
 Fence Connection 847.622.8860
 Mike Harris Mason Contractor Inc 815.378.0592
 Metalmaster Roofmaster Inc 815.459.6415
 All American Commercial Roofing 847.384.4131
 Karl Tyler 708.326.3500
 Brian Hughes 219.322.4477
 Greg Zwartz 773.229.1026
 Jim Nolan 708.485.8860
 William Lowery 708.389.9200
 Brad Clemmons 866.563.2739
 Dipesh Thakkar 773.523.1111
 Don Cain 847.908.1000
 Ben Baraconi 815.378.0592
 Natash Coulman 815.459.6415
 Nate Strawn 847.384.4131

Roughneck Concrete Drilling and Sawing

Simpson Construction

K-Five Construction Corp

North Coast

Kremer Davis Inc.

T Mater Mechanical

April Building Services, Inc

CW Burns Co

EHC Industries Inc.

Fieldstone Building Services Inc

Total Glazing Solutions

Murrill Murphy

Jerry Maziar

Mike Borck

Jim Schnecke

Jim Johnson

Todd Maier

Greg Bodin

Ken Thomas

Mike Eschenbaum

Chris Domina

Kyle Gore

847.966.6666

708.544.3800

630.257.5600

630.790.3400

630.699.5997

708.922.9239

630.373.7666

630.629.5850

847.526.9515

630.321.9300

630.310.6302

Viewed Through McGraw Hill:

Blue Scope Steel

Hope's Windows Inc.

Schneider Electric

Robbins Lighthouse Protection, Inc

MBCI

Lucas and Associates

McGraw-Hill Construction Dodge

Carlisle Syntec/ A.J Associates

Peterson Aluminum

PROSOCO

L&M Construction Chemicals, Inc

Info Tech

Melt-Span

Op5

Kira Rogatnik

Gary Johnson

Jill Koncar

David Robbins

Don Chambers

Jim Lucas

Evelyn Montoya

Angelo Peritore

Blake Batkoff

Nick Savage

Kevin Cooper

Michael Lehman

Nancy Castillo

Rose Anne Shiver

Subject: Single Bid Award

Project History:

Illinois Eastern Community Colleges is a four-campus educational institution with locations in Olney, Robinson, Fairfield and Mt. Carmel.

The scope of work for the Mt. Carmel campus is to provide for the upgrade of the chemistry laboratories at the Wabash Valley College Science Building, including upgrading the electrical and plumbing systems, replacing laboratory tables, fume hoods and asbestos floor tiles.

Requested Action:

Bids were received on June 19, 2014, for General Work on CDB Project Number 810-038-012, Ph. 2, Various Improvements, Wabash Valley College Chemistry Lab Remodel, Illinois Eastern Community College, Richland County, Illinois.

A single bid was received on the General Trade on June 19, 2014. Three contractors and five plan rooms held drawings for the bidding. This was the 1st bidding of this work.

Architect/Engineer: Image Architects, Inc.
1118 West Main Street
Carbondale, IL 62901

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
General	\$362,000.00	\$213,000.00	+69.55%

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

Kieffer Brothers Construction Company, Inc.
933 W. 3rd Street
Mt. Carmel, IL 62863

General Work: \$362,000.00



CDB MEMORANDUM

TO: Gary Kitchen, Regional Manager
Region 3

FROM: Marci Boudet, Project Manager *MB*

DATE: June 25, 2014

RE: Single Bid
810-038-012, Ph. 2
Various Improvements, Wabash Valley Chemistry Lab Remodel
Illinois Eastern Community College
Richland County, IL

A pre-bid meeting was held on 5/29/14. There were two General Trade contractors present for the meeting. Both contractors indicated they would be submitting a bid for the project.

The project bid on 6/19/2014, and only one bid was received and it was from Kieffer Brothers Construction Company, Inc., Mt. Carmel, IL.

Based upon the location, qualified General Contractors, and a similar recent project in Southern Illinois it is my recommendation that this project award be reviewed and approved by the CDB Board and CDB CPO.

Should you need additional information or have questions, please contact me. Thank you for review and consideration in this matter.



image Architects inc.

1118 West Main Street P.O. Box 850 Carbondale, Illinois 62901

618.457.2128 618.549.5725 fax
www.imageArchitects.com

June 25, 2014

Image Architects, Inc.
1118 W. Main Street
Carbondale IL 62901

Ms. Marci Boudet, Project Manager
Capital Development Board
Dunn Richmond Center, Suite 258
1740 Innovation Drive
Carbondale IL, 62903

RE: CDB Project 810-038-012 Phase Two

Dear Ms. Boudet;

This letter is a summary of our investigation on why the bid on the above referenced project came in significantly over budget.

We have spoken with the low bidder, Keiffer Brothers Construction, and the best analysis we have is that the contractors are being quoted a very high price for the casework and scientific fume hoods. The other differences in cost are directly related to contractor mark-up to handle CDB's paperwork and the MBE, FBE requirements. After speaking with the other plan holders regarding their reasons for not bidding the project, they responded that several other larger projects were out for bid, such as a new facility for Kaskaskia Community College, which they chose to bid on instead of ours.

The increase cost for the materials, such as the casework, is so significantly higher, that I don't see any way we can re-bid the project to get the cost down keeping the same quality, type and functionality. When we did our cost estimate, we verified with the industry the numbers and felt our estimate was within line and do not have a full understanding of why the price for the quoted casework would have jumped so significantly in such a short time.

Sincerely,

John Parkinson, President
Image Architects, Inc.

IMAGE ARCHITECTS INC.

Various Improvements-Districtwide-Phase 2
Remodel WVC Chemistry Lab- Mt. Carmel, Illinois
Illinois Eastern Community Colleges
Olney, Richland County, Illinois
CDB No. 810-038-012-Phase 2

Pre-Bid Meeting

May 29, 2014 at 10:30 am

IN ATTENDANCE:

PHONE:

John Parkinson	Image Architects Inc.	jparkinson@imagearchitects.com	618-457-2128
Marci Boudet	CDB	marci.boudet@illinois.gov	618-453-8235
Roger Browning, CFO	IECC	browningr@iecc.edu	618-393-2982
Shawn Laughlin	SBI	slaughlin@shoresbuilders.com	618-532-3997
Asher Alden	Kieffer Bros	asher@kiefferbros.net	618-262-5108

Minutes:

1. Marci Boudet started the meeting with a reminder that all bidders must be pre-qualified for CDB projects.
2. John Parkinson discussed the scope of the project. He started with matters relating to the specifications.
 - a. Bidders are required to hold bid for 90 calendar days.
 - b. Progress payments are normally issued by Illinois comptroller within 30 days.
 - c. Product substitution forms are provided if product cannot be approved prior to bid; however, bid must be based on what is specified.
 - d. Single prime contract. Fill out correct form.
 - e. 2009 standard documents for construction will be used.
 - f. CDB has construction administration fee listed in paragraph 10 of project summary, which must be included in bid.
 - g. CDB requires 10% bid security.
 - h. General Contractor, as the coordinating contractor, is required to purchase Builders' Risk Insurance for the entire project.
 - i. There are MBE/FBE goals, and there are work force goals -- see PC-2.
 - j. Bidder to use bid forms in Addendum No. 2
3. June 19th is the bid opening date. Bid opening will be at 2pm at the CDB office at Dunn-Richmond Economic Development Center in Carbondale. The address is 1740 Innovation Drive, Carbondale, IL 62903.
4. Changes to bids may be submitted by fax only to CDB office at (618) 453-8233. **No Email/No Phone.**
5. Information on plans rooms with sets can be obtained from Shannon Webber at Image Architects Inc. office.
6. Addendum items: there are two addenda that have already been issued on this project. Addendum number one only modified the Project Description. Addendum number two issued new bid forms. Please note bidders are to use only the bid forms found in addendum number two.

7. Additional addenda: addendum number three will be issued, clarifying the work being performed by others prior to the start of construction.
8. Deadline for asking questions: Marci asked that any questions for John be sent to him by 6/5/14, so that an addendum can be issued the following Monday if needed. Mr. Parkinson requested that all questions be sent to his office in writing and either faxed to his office or e-mailed to jparkinson@imagearchitects.com.
9. A walk-thru of the project occurred following the meeting.
10. There being no further business, the meeting was adjourned.

PLAN HOLDERS LIST

IMAGE ARCHITECTS INC. - Project No.: 12019A

CDB Project # 810-038-012 Various Improvements Districtwide - Phase 2

Remodel WVC Chemistry Lab, Mt. Carmel IL -- IECC, Olney, Illinois

BID OPENING: June 19, 2014 at 2:00 p.m.

Illinois Capital Development Board -- Dunn-Richmond Economic Development Center

1740 Innovation Dr. Ste 258, Carbondale, IL 62903

PRE-BID MEETING: May 29, 2014 at 10:30 a.m.

Room 51 Lab. Classroom in the Science Building at Wabash Valley College

2200 College Drive, Mt. Carmel, Illinois 62863

GENERAL WORK

Shores Builders Inc.
1154 Schwartz Rd.
Centralia, IL 62801

Phone: 618-532-3997
Fax: 618-532-9719

Grunloh Construction Inc.
101 W Temple Ave.
Effingham, IL 62401

Phone: 217-342-4157
Fax: 217-347-8833

Kieffer Brothers Construction Company, Inc.
933 W. 3rd St.
Mt. Carmel, IL 62863

Phone: 618-262-5108
Fax: 618-263-3215

Phone:
Fax:

PLAN HOLDERS LIST - SUBCONTRACTORS / SUPPLIERS

IMAGE ARCHITECTS INC. - Project No.: 12019A

CDB Project # 810-038-012 Various Improvements Districtwide - Phase 2

Remodel WVC Chemistry Lab, Mt. Carmel IL -- IECC, Olney, Illinois

BID OPENING: June 19, 2014 at 2:00 p.m.

Illinois Capital Development Board -- Dunn-Richmond Economic Development Center

1740 Innovation Dr. Ste 258, Carbondale, IL 62903

PRE-BID MEETING: May 29, 2014 at 10:30 a.m.

Room 51 Lab. Classroom in the Science Building at Wabash Valley College

2200 College Drive, Mt. Carmel, Illinois 62863

SUBCONTRACTORS / SUPPLIERS

Skill Electric

1240 Bayou St.

Vincennes, IN 47591

Phone: 812-882-4344

Fax: 812-882-5377

Phone:

Fax:

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineer

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>TOTAL PROJECT AMOUNT</u>
546-070-026	Upgrade Electrical and HVAC Systems Department of Military Affairs General Jones Armory Chicago, Cook County <i>FIRMS RECOMMENDED IN ALPHA ORDER:</i> <i>DLZ Illinois, Inc</i> <i>Nest Builders, Inc.</i> <i>SMT Architects, P.C.</i>	\$2,000,000
546-070-027	Exterior and Interior Renovations Department of Military Affairs General Jones Armory Chicago, Cook County <i>FIRMS RECOMMENDED IN ALPHA ORDER:</i> <i>AltusWorks, Inc.</i> <i>Doyle & Associates</i> <i>Muller & Muller, Ltd</i>	\$1,500,000
546-095-015	Construct Addition - Readiness Center Department of Military Affairs Decatur Armory Decatur, Macon County <i>FIRMS RECOMMENDED IN ALPHA ORDER:</i> <i>Allied Design Consultants, Inc.</i> <i>Architectural Expressions, Inc.</i> <i>Baysinger Design Group, Inc</i>	\$900,000

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

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>TOTAL PROJECT AMOUNT</u>
546-135-013	Upgrade Mechanical Systems Department of Military Affairs Freeport Armory Freeport, Stephenson County	\$3,289,000
	<i>FIRMS RECOMMENDED IN ALPHA ORDER:</i>	
	<i>Hanson Professional Services, Inc.</i> <i>Thermal Energy, Inc.</i> <i>Stanley Consultants</i>	
546-150-011	Upgrade Electrical, Plumbing and Fire Alarm Systems Department of Military Affairs Galva Armory Galva, Henry County	\$1,500,000
	<i>FIRMS RECOMMENDED IN ALPHA ORDER:</i>	
	<i>Hurst-Rosche Engineers, Inc.</i> <i>Horner & Shifrin, Inc.</i> <i>Nevin Hedlund Architects, Inc.</i>	
546-170-008	Upgrade HVAC, Electrical and Plumbing Systems Department of Military Affairs Kankakee Armory Kankakee, Kankakee County	\$1,500,000
	<i>FIRMS RECOMMENDED IN ALPHA ORDER:</i>	
	<i>Bailey Edward Design, Inc.</i> <i>Nest Builders, Inc.</i> <i>Stromsland and DeYoung Architects, Inc.</i>	

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineer

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>TOTAL PROJECT AMOUNT</u>
546-260-024	Upgrade HVAC, Plumbing and Electrical Systems Department of Military Affairs Bartonville Readiness Center Peoria, Peoria County	\$1,800,000
	<i>FIRMS RECOMMENDED IN ALPHA ORDER:</i>	
	<i>Horner & Shifrin, Inc.</i>	
	<i>Hurst-Rosche Engineers, Inc.</i>	
	<i>McDonough-Whitlow, Inc</i>	
546-310-008	Upgrade Mechanical Systems/Renovate Interior and Exterior Department of Military Affairs Crestwood Armory Robbins, Cook County	\$2,000,000
	<i>FIRMS RECOMMENDED IN ALPHA ORDER:</i>	
	<i>Doyle & Associates</i>	
	<i>Frega Associates, Inc.</i>	
	<i>Nevin Hedlund Architects, Inc.</i>	

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 12, 2014

CDB PROJECT NO: 546-070-026

PROJECT DESCRIPTION: Upgrade Electrical and HVAC Systems

PROJECT LOCATION: Department of Military Affairs
General Jones Armory
Chicago, Cook County

APPROPRIATION AMOUNT: \$ 240,000

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

PROJECT SCOPE OF WORK:

The General Jones Armory (H0505) is a 299,772 square foot, five-story building constructed in 1929.

The scope of work provides for upgrading the HVAC system, including installing a building control system, upgrading the electrical system to ensure the building service can meet the building load requirements. The scope also provides for the abatement of asbestos containing materials. The IL Historic Preservation Agency should be consulted through all phases of design and construction.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 12, 2014

CDB PROJECT NO: 546-070-027

PROJECT DESCRIPTION: Exterior and Interior Renovations

PROJECT LOCATION: Department of Military Affairs
General Jones Armory
Chicago, Cook County

APPROPRIATION AMOUNT: \$ 180,000

ESTIMATED TOTAL PROJECT COST: \$1,500,000

PROJECT SCOPE OF WORK:

The General Jones Armory (H0505) is a 299,772 square foot, five-story building constructed in 1929.

The scope of work provides for exterior renovations, including replacing windows, exterior doors and tuckpointing. The scope also provides for ADA upgrades, upgrading the electrical and plumbing systems, renovating restrooms, painting and the abatement of asbestos containing materials. The IL Historic Preservation Agency should be consulted through all phases of design and construction.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 12, 2014

CDB PROJECT NO: 546-095-015

PROJECT DESCRIPTION: Construct Addition - Readiness Center

PROJECT LOCATION: Department of Military Affairs
Decatur Armory
Decatur, Macon County

APPROPRIATION AMOUNT: \$ 108,000

ESTIMATED TOTAL PROJECT COST: \$ 900,000

PROJECT SCOPE OF WORK:

The Decatur Armory (H0700) is a 66,672 square foot, one-story building constructed in 1932.

The scope of work provides for constructing an approximate 5,000 square foot addition to the Readiness Center, including a vault, classrooms, secure supply storage, administrative space and locker rooms. The scope also provides for providing new electrical service and installing an emergency generator with an automatic transfer switch.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 12, 2014

CDB PROJECT NO: 546-135-013

PROJECT DESCRIPTION: Upgrade Mechanical Systems

PROJECT LOCATION: Department of Military Affairs
Freeport Armory
Freeport, Stephenson County

APPROPRIATION AMOUNT: \$ 394,600

ESTIMATED TOTAL PROJECT COST: \$3,289,000

PROJECT SCOPE OF WORK:

The Freeport Armory (H0135) is a 33,689 square foot, one-story building constructed in 1958.

The scope of work provides for upgrading the mechanical systems, including replacing the heating system, installing controls, upgrading the plumbing system in the restrooms and electrical system upgrades. The scope also provides for the abatement of asbestos containing materials, replacing ceilings and painting.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 12, 2014

CDB PROJECT NO: 546-150-011

PROJECT DESCRIPTION: Upgrade Electrical, Plumbing and Fire Alarm Systems

PROJECT LOCATION: Department of Military Affairs
Galva Armory
Galva, Henry County

APPROPRIATION AMOUNT: \$ 180,000

ESTIMATED TOTAL PROJECT COST: \$1,500,000

PROJECT SCOPE OF WORK:

The Galva Armory is a 32,864 square foot, one-story masonry building constructed in 1953.

The scope of work provides for upgrading the electrical system, including replacing electrical panels, conduit and wiring, primary feeder cables, lighting and associated accessories and, installing an emergency generator with an automatic transfer switch. The scope also provides for upgrading plumbing in the restrooms, painting walls and ceilings and upgrading the telecommunication and fire alarm systems.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 12, 2014

CDB PROJECT NO: 546-170-008

PROJECT DESCRIPTION: Upgrade HVAC, Electrical and Plumbing Systems

PROJECT LOCATION: Department of Military Affairs
Kankakee Armory
Kankakee, Kankakee County

APPROPRIATION AMOUNT: \$ 180,000

ESTIMATED TOTAL PROJECT COST: \$1,500,000

PROJECT SCOPE OF WORK:

The Kankakee Armory (H1701) is a 36,000 square foot, masonry building constructed in 1991.

The scope of work provides for upgrading the HVAC system, including installing controls and electrical work as required for the new equipment. The scope also provides for upgrading the plumbing system in the restrooms, replacing ceilings and painting.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 12, 2014

CDB PROJECT NO: 546-260-024

PROJECT DESCRIPTION: Upgrade HVAC, Plumbing and Electrical Systems

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

APPROPRIATION AMOUNT: \$ 216,000

ESTIMATED TOTAL PROJECT COST: \$1,800,000

PROJECT SCOPE OF WORK:

The Bartonville Armory (H2705) is an 85,000 square foot, two-story building constructed in 1989.

The scope of work provides for upgrading the HVAC system, including electrical upgrades, installing controls and providing all necessary accessories. The scope of work also provides for plumbing renovations in the restrooms, painting walls and replacing ceilings.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 12, 2014

CDB PROJECT NO: 546-310-008

PROJECT DESCRIPTION: Upgrade Mechanical Systems/Renovate Interior and Exterior

PROJECT LOCATION: Department of Military Affairs
Crestwood Armory
Robbins, Cook County

APPROPRIATION AMOUNT: \$ 240,000

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

PROJECT SCOPE OF WORK:

The Crestwood Armory (VT003) is a 216,283 square foot, two-story building constructed in 1981.

The scope of work provides for replacing and upgrading the building HVAC system and controls, repairing plumbing and fire protection system, painting and sealing outside surfaces of exterior walls, replacing or resealing windows, tuckpointing, selectively replacing ceramic tile floors, replacing stair tread finishes, painting and, replacing the kitchen ceiling. The scope also provides for the abatement of asbestos containing materials.

SUBJECT: *Board Concurrence/Higher Education Selection*

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>TOTAL PROJECT AMOUNT</u>
810-002-019	Site Improvements - Central Quad Development Illinois Community College Board Southwestern Illinois Community College Belleville, St. Clair County <i>FIRM RECOMMENDED:</i> 1. <i>William B. Ittner, Inc.</i>	\$808,900
810-032-025	Replace Hospitality Facility Illinois Community College Board William Rainey Harper College Palatine, Cook County <i>FIRM RECOMMENDED:</i> 1. <i>OWP/P Cannon Design, Inc.</i>	\$5,259,700
830-030-146	LEED and Building System Commissioning Construct Advanced Chemical Technology Building Board of Higher Education University of Illinois Chicago, Cook County <i>FIRMS RECOMMENDED IN RANK ORDER:</i> 1. <i>Smith Seckman Reid, Inc.</i> 2. <i>Horizon Engineering Associates, LLP</i> 3. <i>Henneman Engineering, Inc.</i>	\$104,000,000

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
August 12, 2014**

CDB PROJECT NO: 810-002-019

PROJECT DESCRIPTION: Site Improvements - Central Quad Development

PROJECT LOCATION: Illinois Community College Board
Southwestern Illinois Community College
Belleville, St. Clair County

APPROPRIATION AMOUNT: \$ 808,900

ESTIMATED TOTAL PROJECT COST: \$ 808,900

PROJECT SCOPE OF WORK:

The Southwestern Illinois Community College in Belleville is a ten building campus established in 1971.

The scope of work provides for site improvements to the central quad, including improving site drainage, upgrading site electrical and lighting systems, sidewalk and accessibility upgrades, providing EMS and fire department access and safety and security enhancements.

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
August 12, 2014**

CDB PROJECT NO: 810-032-025

PROJECT DESCRIPTION: Replace Hospitality Facility

PROJECT LOCATION: Illinois Community College Board
William Rainey Harper College
Palatine, Cook County

APPROPRIATION AMOUNT: \$3,944,800

ESTIMATED TOTAL PROJECT COST: \$5,259,700

PROJECT SCOPE OF WORK:

William Rainey Harper College is a 22 building campus established in 1969.

The scope of work provides for construction of an approximately 10,080 square foot building, including an instructional kitchen, dining lab with lecture and demonstration space, a retail display area and a connecting link from buildings A, D and E. The scope also provides for renovating approximately 900 square feet in the existing hospitality facility.

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
August 12, 2014**

CDB PROJECT NO: 830-030-146

PROJECT DESCRIPTION: LEED and Building System Commissioning
Construct Advanced Chemical Technology Building

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

APPROPRIATION AMOUNT: \$1,365,000

ESTIMATED TOTAL PROJECT COST: \$104,000,000

PROJECT SCOPE OF WORK:

The University of Illinois at Chicago is an 106-building campus established in 1910.

The scope of work provides for LEED and building commissioning services for the construction of an approximately 150,000 square foot Chemical Science building at the University of Illinois, Chicago. 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. Special consideration for mechanical system acoustics and reporting and documentation needed for Silver certification.

SUBJECT: *Director Selection / Informational Items*

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
291-275-005	Renovation of Elevators State Police Central Headquarters Springfield, Sangamon County Department of State Police	\$1,200,000
738-020-043	Emergency HVAC Unit Replacement Springfield, Sangamon County Office of the Attorney General	\$75,000

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: August 12, 2014

CDB PROJECT NO: 291-275-005

PROJECT DESCRIPTION: Renovation of Elevators

PROJECT LOCATION: Department of State Police
State Police Central Headquarters
Springfield, Sangamon County

PROJECT AMOUNT: \$1,200,000

PROJECT SCOPE OF WORK:

The Franklin Complex is a 483,456 square foot, six-building facility established in 1972.

The scope of work provides for rehabilitating the elevators at the Illinois State Police Headquarters main building. Asbestos-containing materials are believed to be present in the elevator hoist ways. Abatement will be required in these areas.

ARCHITECT/ENGINEER: Renaissance Architects, Inc. 21401
201 East Adams Street, Suite 1B
Springfield, IL 62701

APPROVED BY THE EXECUTIVE DIRECTOR: July 10, 2014

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: August 12, 2014

CDB PROJECT NO: 738-020-043

PROJECT DESCRIPTION: Emergency HVAC Unit Replacement

PROJECT LOCATION: Office of the Attorney General
Springfield, Sangamon County

PROJECT AMOUNT: \$75,000

PROJECT SCOPE OF WORK:

The Attorney General Building (L0100) is a 60,500 square foot, four-story building constructed in 1968.

The scope of work provides for replacing the existing air conditioning unit for the Computer Room.

ARCHITECT/ENGINEER: BRiC Partnership, LLC 33160
427 East Monroe, Suite 300
Springfield, IL 62701

APPROVED BY THE EXECUTIVE DIRECTOR: June 23, 2014

FY15 CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 8, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
Special Board Meeting July 21, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
August 12, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
September 9, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
October 14, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
November 18, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
December 9, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
January 13, 2015	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
February 10, 2015	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
March 10, 2015	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
April 14, 2015	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
May 12, 2015	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
June 9, 2015	10:30 a.m.	Chicago, Springfield & Collinsville video-conference