

**CAPITAL
Development
BOARD**

Building a Better Illinois

Pat Quinn, Governor

Peter O'Brien, Sr., Chairman

BOARD BOOK

December 9, 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

**December 9, 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 November 18, 2014 Minutes..... 1-6
- 6. Approval of November 18, 2014 Executive Session Minutes
- 7. Introduction of Guests

BOARD ACTION

- 8. Change Order
 WIU Quad Cities Riverfront Campus, Phase II7-12
- 9. Staff Recommendations for Architect/Engineer Selections
 PSB 20213-18
- 10. Higher Education Recommendations for Architect/Engineer Selections19-22

INFORMATIONAL ITEM

- 11. Awarding of Alternate Bids as Change Orders23-24

EXECUTIVE SESSION

- 12. Personnel Issue (5 ILCS 120/2 (c)(1))

Staff contact: Amber Evans, 217.782.8726

SUBJECT: Meeting Minutes for November 18, 2014 Board Meeting

The November 18, 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 and the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois.

The following Board Members were present:

Chicago

Peter O'Brien, Sr., Chairman
Michael Chin
Stewart Muñoz
Anthony Garippo
William A. Lowry, Sr.

Others present:

Chicago

Jim Underwood, CDB
Tom Klein, CDB
Andrea Bauer, CDB
Adrienne Levatino, CDB
James Cockrell, CDB
Shannon Bookey, CDB
Keith Haines, CDB
David Yandel, FGM Architects
Tom Holzheimer, Gilbane Building Co.
Ebony White, CDB
Jesse Martinez, CDB
Abdulgaffar Shedbalkar, CDB
Mike Wilson, CDB
Ron Wright, CDB

Springfield

Amber Evans, CDB
Charles Craddock, Clark Dietz
Charles Park, Clark Dietz
Ken Morris, CPO
Don Broughton, CDB
Nancy Fuchs, CDB
Brent Lance, Design Architects
Claudia André, CDB
Jerry Burlingham, CPO
Paula Sorensen, CDB
Lorri Lawton, CPO
Josh Weger, CDB
Marcy Joerger, CDB
Kirk Fernandes, CDB
Lisa Mattingly, CDB
Gus Behnke, CDB
Van Austin, CPO

Chairman O'Brien called the meeting to order at 10:45 a.m.

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

A motion was made and seconded for the adoption of the agenda. Chairman O'Brien called for a vote, and the motion was approved unanimously.

Mr. Garippo moved and Mr. Chin seconded a motion to approve the minutes of the October 14, 2014 meeting. Chairman O'Brien called for a vote, and the motion was approved unanimously.

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

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

Modification – Illinois State University - Normal

Life Safety Improvements/Turner-Stevenson

Normal, McLean County, Illinois

CDB Project No. 821-010-095

A/E: Clark Dietz, Inc.

Modification No. 1.....\$177,228.00

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

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

Change Order – University of Illinois at Chicago

Masonry Restoration and Window Replacement

Chicago, Cook County, Illinois

CDB Project No. 830-030-155

A/E: McGuire Iglesias & Associates

Change Order G-08R.....\$157,528.49

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

Mr. Wright presented the following Proceed Order and introduced Mr. David Yandel with FGM Architects who gave a brief presentation and helped answer questions from Board members:

Proceed Order – Olive Harvey College

Transportation Distribution and Logistics Center (TDL)

Chicago, Cook County, Illinois

CDB Project No. 810-018-006

A/E: FGM Architects

Change Order G-3005.....\$200,000.00

Mr. Lowry moved and Mr. Muñoz seconded a motion to approve the Proceed Order. Chairman O'Brien called for a vote, and the motion was approved unanimously.

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

1.	120-040-024	DEPARTMENT OF CORRECTIONS Rehabilitate Hot Water Distribution System Danville Correctional Center Vermillion County, Illinois 1. G.H.R. Engineers & Associates, Inc. 2. Henneman Engineering, Inc. 3. Singh & Associates, Inc.	Appropriation: \$820,000 Project Cost: \$820,000
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Mr. Chin moved and Mr. Garippo seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, and the motion was approved unanimously.

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

2.	120-135-062	DEPARTMENT OF CORRECTIONS Replace Roofing Systems Logan Correctional Center Lincoln, Logan County, Illinois 1. AndersonBloom + Associates, Inc. 2. Graham and Hyde Architects, Inc. 3. Allied Design Consultants, Inc.	Appropriation: \$570,000 Project Cost: \$570,000
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Mr. Lowry 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, and the motion was approved unanimously.

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

3.	120-175-133	DEPARTMENT OF CORRECTIONS Replace Plumbing - South Cell House Menard Correctional Center Randolph County, Illinois 1. BRiC Partnership, LLC 2. Henneman Engineering, Inc. 3. Primera Engineers, Ltd.	Appropriation: \$5,700,000 Project Cost: \$5,700,000
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Mr. Garippo 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, and the motion was approved unanimously.

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

4.	120-200-119	DEPARTMENT OF CORRECTIONS Renovate Showers and Replace Plumbing South Cell House Pontiac Correctional Center Livingston County Illinois 1. O & N Engineering-Development, P.C. 2. SMT Architects, P.C. 3. Henneman Engineering, Inc.	Appropriation: \$759,000 Project Cost: \$759,000
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Mr. Chin moved and Mr. Muñoz seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, and the motion was approved unanimously.

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

5.	120-230-128	DEPARTMENT OF CORRECTIONS Replace Roofing Systems Stateville Correctional Center Joliet, Will County, Illinois 1. SMT Architects, P.C. 2. #9 Design, LLC 3. Bowman Consulting Group, Ltd.	Appropriation: \$1,100,000 Project Cost: \$1,100,000
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Mr. Muñoz moved and Mr. Lowry seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, and the motion was approved unanimously.

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

6.	120-255-025	DEPARTMENT OF CORRECTIONS Replace Roofing Systems Shawnee Correctional Center Vienna, Johnson County, Illinois 1. Baysinger Architects, PLLC 2. Architechniques, Ltd. 3. Baysinger Design Group, Inc.	Appropriation: \$3,200,000 Project Cost: \$3,200,000
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Mr. Garippo moved and Mr. Lowry seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, and the motion was approved unanimously.

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

7.	120-270-040	DEPARTMENT OF CORRECTIONS Replace Roofing Systems Graham Correctional Center Hillsboro, Montgomery County, Illinois 1. Graham and Hyde Architects, Inc. 2. Oates Associates, Inc. 3. Design Architects, Inc.	Appropriation: \$560,000 Project Cost: \$560,000
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Mr. Chin moved and Mr. Lowry seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, and the motion was approved unanimously.

Mr. Cockrell presented the following State's Best Interest Director A/E Selection's as informational items:

1.	104-172-006	HISTORIC PRESERVATION AGENCY Replace Roof and Structural Repairs Mount Pulaski Courthouse Historic Site Logan County, Illinois 1. Melotte Morse Leonatti Parker, Ltd.	Appropriation: \$173,000 Project Cost: \$173,000
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2.	821-010-095	BOARD OF HIGHER EDUCATION Life Safety Improvements Stevenson and Turner Halls Illinois State University Normal, McLean County, Illinois 1. Clark Dietz, Inc.	Appropriation: \$21,466,187 Project Cost: \$21,466,187
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Mr. Muñoz moved and Mr. Chin seconded a motion to move to Executive Session for the purpose of discussing pending litigation at 11:21 a.m. Chairman O'Brien called for a vote, and the motion was approved unanimously.

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

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

Regular session was reconvened at 11:39 a.m.

Mr. Garippo moved and Mr. Lowry seconded a motion to adjourn. Chairman O'Brien called for a vote, and the motion was approved unanimously. The meeting adjourned at 11:40 a.m.

Executive Summary for Board Level Change Order

CDB Project No. 818-020-005
Project Description: WIU Quad Cities Riverfront Campus Phase II
Project Location: Western Illinois University
300 River Drive
Moline, Rock Island County, Illinois

Project History:

The scope of the project was to construct three additional buildings at the WIU Quad Cities Riverfront Campus totaling 94,380 sq. ft. They are connected via overhead enclosed glass corridors, which is deemed one building for LEED purposes. The design goal was to meet at least a LEED Silver rating, but Gold is now being pursued. It was bid as a single prime project on October 1, 2012. The contract was awarded on December 20, 2012. Authorization to Proceed (ATP) was granted on January 30, 2013.

The contractor broke ground in March 2013. The facility was ready for occupancy on August 15, 2014 in time for the start of the fall semester. Full substantial completion was granted on November 19, 2014 when all site work was completed. Final Acceptance will be granted once final changes requested by the university are complete.

Requested Action:

We are requesting approval of RFP/CO G-084 in the amount of \$170,000.00 to compensate the contractor for the removal of bedrock obstructions that were encountered at elevations higher than expected.

Note: This work was approved via Proceed Order G-1R by the Board on June 11, 2013, followed by approval by the CPO on June 20, 2013.

Project Number: 818-020-005
Description: WIU Quad Cities Riverfront Campus
 Phase II
 Moline, IL. 61265
Total Project Budget: \$42,000,000.00
Unobligated Funds: \$3,636,635.31
Percent Completion: 99.9%

Using Agency: Western Illinois University
Architect/Engineer: Holabird & Root, LLP
 104 South Dearborn
 Chicago, IL. 60603
Project Manager: Tim Dietz

Reason for Change:

The contractor encountered bedrock in areas outside the footprint of the buildings at elevations higher than expected. A Proceed Order G-1R was executed to allow them to remove the extra rock obstruction up to a limit of \$170,000.00. All work has been completed and they are requesting payment.

Description of Change:

Compensate the contractor \$170,000.00 for removing the bedrock obstructions found at elevations higher than expected, outside the footprint of the buildings.

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
Bush Affiliates, LLC	General	\$ 170,000.00	\$ 29,481,300.00	.75%
Total All Change Orders		\$ 170,000.00	\$ 29,481,300.00	.75%

Completion Effect: (0) days

State of Illinois
CAPITAL DEVELOPMENT BOARD

**REQUEST FOR PROPOSAL
& CHANGE ORDER**

Date: November 7, 2014 RFP Number: 084

1. (Contractor's Name, Address, Telephone, Fax & Attention) CDB Project #: 818-020-095
 Bush Affiliates, LLC CDB Project Name: Western Illinois University-Riverfront Campus Phase II
 5401 Victoria Avenue & Location: Moline, IL
 Davenport, IA 52807
 (563)344-3791 Fax (563)344-3792
 Attn: Rob Davis e-mail: RJ_Davis@bushconstruct.com
 CDB Contract #: 13-0488-41
 Contract Work: General

2. REQUEST for change by: Contractor Request

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

3. REASON for change:
Bedrock was found in multiple areas at varying depths during excavation.

4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued.
A unit price of \$218.81/cubic yard was established during excavation. The total excavation was 903 cubic yards. Refer to documentation of removal quantities provided by TEAM Services. Proceed order G-1R limited the total reimbursement to \$170,000.00.

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 0 Calendar Days from Approval of RFPCO.
NOTE: Unless specifically indicated above, this does not extend the contract time.

The Contract Sum is INCREASED by the total sum of\$ 170,000.00

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

RECOMMEND issuance of a change order
 A/E Firm Name: Holabird & Root
 BY [Signature] signature
 COORDINATING CONTRACTOR or CONSTRUCT. MANAGER
 BY [Signature] signature
 CONTRACTOR
 BY [Signature] DATE 11/17/14
[Signature] print name
[Signature] signature
 VP of Operations title

APPROVE as to form and content
 USING AGENCY name: Western Illinois University
 BY [Signature] signature
 CDB/PM APPROVE
[Signature] DATE 11-20-14
 signature
 CDB APPROVE change order
 BY _____ DATE _____
 print name
 signature
 title

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

Revised August 2008

PROCEED ORDER NO. G-1R

CDB PROJECT NO.: 818-020-005

CONTRACT NO.: 13-0486-41

DATE: 05-17-13

CONTRACTOR (Name, Address)
Bush Affiliates, LLC
5401 Victoria Avenue
Daytonport, IA, 52807

PROJECT (Name, City, County)
Quad Cities Riverfront Campus Ph. II
Moline
Rock Island County

Contract Work: General Using Agency: Western Illinois University

DESCRIPTION OF CHANGE IN WORK:

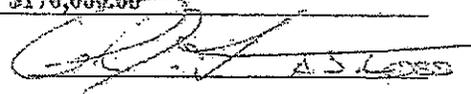
The Unit cost of \$218.81 per cubic yard has been determined to be an acceptable price in dealing with the removal of unknown obstructions and bedrock that cannot be removed by normal methods as outlined in the specifications when installing sewers, underground utilities, geothermal laterals and excavations.

Justification for the proceed order:

Under Proceed Order G-1 the contractor was allowed to proceed with the removal of the obstructions and bedrock as mentioned above to a limit of \$75,000.00, which calculates out to be around 343 cubic yards of material. As of this date they have removed 328 cubic yards. Further calculations have determined that an additional 403 cubic yards could still be encountered and we are requesting that this limit be increased up to \$170,000.00 to allow for that and a little extra if needed.

TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$170,000.00

One Hundred Seventy Thousand Dollars
Contractor Representative's Signature



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

Authorization to Proceed by:

My review of this change order has determined that the circumstances which have necessitated this change order were not reasonably foreseeable at the time the contract was signed, or the change is germane to the original contract as signed, or the change order is in the best interest of the State and authorized by law, as described. (Applicable only to a change order or a series of change orders increasing or decreasing the contract amount more than \$10,000.00 or the contract time by more than 30 days.)

(Up to \$24,999)

(Up to \$49,999)

(Up to \$74,999)

(Up to \$100,000)

If Board Level insert Agenda Item No.

Lizbeth P. Diet 05-20-13
Project Manager Date

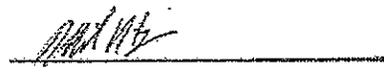
Paul [unclear] 05-21-13
Regional Manager Date

R. White 5/21/13
Construction Administrator Date

John [unclear] 5-28-13
Deputy Director - Construction Date

[Signature] 6/13/13
Executive Director Date
and Board Meeting Date

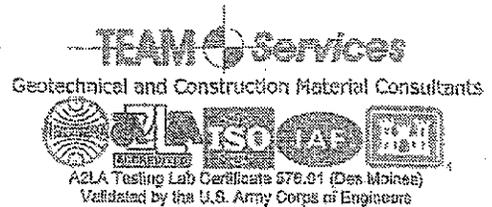
CPO/SPO APPROVAL



DATE: 6/20/13

Form date: April 2012

May 20, 2013



Holabird & Root, LLC
140 S. Dearborn Street
Chicago, IL 60603

Attn: Cory Kamholz, AIA

RE: Bedrock Removal Observation
WIU Quad Cities Riverfront Campus Phase 2
Moline, Illinois
TEAM No. 16-750.004 Rev. 1

Dear Mr. Kamholz:

TEAM Services witnessed elevations of bedrock as exposed by Miller Truck & Excavating at the above project. Locations observed were in both the storm sewer and the sanitary sewer line and at a portion of the East Parking Lot. Bedrock was encountered during trench excavations above the proposed bottom of trench. Total yardage of bedrock removal is listed below:

- A) 30.00 cubic yards – FES #1 to STM MH #1
- B) 85.08 cubic yards – STM MH #1 to STIN #1 to STIN #6
- C) 10.51 cubic yards – STM MH #2 toward STIN #7
- D) 5.24 cubic yards – STM MH #2 toward STIN #6
- E) 4.08 cubic yards – STIN #2 toward STIN #3
- F) 9.2 cubic yards – STM MH #2 toward STIN #7
- G) 25.5 cubic yards – STIN #7 toward 6" Water Line
- H) 23.0 cubic yards – 6" Water Line toward STIN #8
- I) 22.22 cubic yards – 4" and 6" Water Main to Building C
- J) 11.00 cubic yards – 6" Fire Line North and South of Intersection with Storm Lines
- K) 101.84 cubic yards – East Parking Lot

327.67 @ \$218.81 = \$71,697.47

TOTAL
Jmc

Page 1 of 2

717 S.E. 6th St, Des Moines, IA 50309 (515) 282-8818 fax: (515) 282-8741 www.teamsvcs.com staff@teamsvcs.com
Des Moines • Council Bluffs • Fort Dodge • Spirit Lake • Sioux Falls • Mason City • Cedar Rapids • Waterloo • Davenport

WIU Quad Cities Riverfront Campus Phase 2
Moline, Illinois
TEAM No. 16-750.004 Rev. 1
May 20, 2013



We appreciate the opportunity to be of service to you on this project. Should you have any questions regarding this document, or if we can be of assistance to you in another matter, please do not hesitate to contact us.

Sincerely,
TEAM Services

A handwritten signature in black ink, appearing to read "Jeffrey Roberts".

Jeffrey Roberts
Construction Services Manager

Engineering Technician: Chad Hale, Quad Cities Construction Manager

CC: Dennis Vovos - Holabird & Root
Kevin Dunphy - Holabird & Root
Scott Seligman - Bush Construction

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

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>TOTAL PROJECT AMOUNT</u>
120-125-017	Replace Duct Work Department of Corrections Jacksonville Correctional Center Jacksonville, Morgan County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> <i>Henneman Engineering, Inc.</i> <i>Hurst- Rosche Engineering, Inc.</i> <i>Ross & Baruzzini, Inc.</i>	\$875,000
120-200-120	Renovate Inmate Kitchen and Cold Storage Department of Corrections Pontiac Correctional Center Pontiac, Livingston County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> <i>AndersonBloom + Associates, Inc.</i> <i>DLZ Illinois, Inc.</i> <i>Henneman Engineering, Inc.</i>	\$6,700,000
120-205-006	Renovate Water Tower Department of Corrections Robinson Correctional Center Robinson, Crawford County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> <i>Hurst-Rosche Engineering, Inc.</i> <i>Kuhn & Trello Consulting Engineers, LLC</i> <i>McClure Engineering Associates, Inc.</i>	\$570,000

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

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>TOTAL PROJECT AMOUNT</u>
630-442-051	Renovate Records Center Department of Transportation Administration (Hanley) Building Springfield, Sangamon County	\$400,000

RECOMMENDED FIRMS IN ALPHA ORDER:

- Carlile Architects, LLC*
- Eilering Architecture*
- Hurst-Rosche Engineers, Inc.*

A/E SELECTION COMMITTEE RECOMMENDATIONS
December 9, 2014

CDB PROJECT NO: 120-125-017

PROJECT DESCRIPTION: Replace Duct Work

PROJECT LOCATION: Department of Corrections
Jacksonville Correctional Center
Jacksonville, Morgan County

APPROPRIATION AMOUNT: \$ 875,000

ESTIMATED TOTAL PROJECT COST: \$ 875,000

PROJECT SCOPE OF WORK:

The Dietary Building (C6009) is a 14,400 square foot, one-story building constructed in 1984.

The scope of work provides for removing the existing duct work, the ceiling below the duct work and electrical light fixtures. The scope also includes new metal duct work, ceilings and electrical fixtures. This project may include the abatement of asbestos-containing materials as needed.

There are no MBE/FBE/VBE goals applied to the A/E team but participation is encouraged.

A/E SELECTION COMMITTEE RECOMMENDATIONS
December 9, 2014

CDB PROJECT NO: 120-200-120

PROJECT DESCRIPTION: Renovate Inmate Kitchen and Cold Storage

PROJECT LOCATION: Department of Corrections
Pontiac Correctional Center
Pontiac, Livingston County

APPROPRIATION AMOUNT: \$6,700,000

ESTIMATED TOTAL PROJECT COST: \$6,700,000

PROJECT SCOPE OF WORK:

The Resident Kitchen (C0713) is a 19,544 square foot, two-story building constructed in 1954. The Cold Storage Area (C0714) is a 23,430 square foot, two-story building constructed in 1895.

The scope of work provides for renovating the inmate kitchen and cold storage areas, including new kitchen equipment and mechanical and electrical upgrades. This project includes the abatement of asbestos-containing thermal system insulation.

A combined MBE/FBE goal of 15 percent is applicable to the A/E team.

A VBE goal of 2 percent is applicable to the A/E team.

**A/E SELECTION COMMITTEE RECOMMENDATIONS
December 9, 2014**

CDB PROJECT NO: 120-205-006

PROJECT DESCRIPTION: Renovate Water Tower

PROJECT LOCATION: Department of Corrections
Robinson Correctional Center
Robinson, Crawford County

APPROPRIATION AMOUNT: \$ 570,000

ESTIMATED TOTAL PROJECT COST: \$ 570,000

PROJECT SCOPE OF WORK:

The Water Tower (C6221) is a one-story building constructed in 1990.

The scope of work provides for repairing the water tower to be fully compliant with IDPH and OSHA requirements. A recent inspection identified deficiencies that require attention. These include but are not limited to, removing debris and general tank maintenance, making repairs to various areas of the tank for IDPH compliance, adding a water mixing system, renovating outside areas surrounding the tank, and replacing access doors for OSHA compliance. The scope also includes priming and painting the entire water tower and making electrical changes for beacon lighting, lightning protection and transformer performance.

There are no MBE/FBE/VBE goals applied to the A/E team but participation is encouraged.

A/E SELECTION COMMITTEE RECOMMENDATIONS
December 9, 2014

CDB PROJECT NO: 630-442-051

PROJECT DESCRIPTION: Renovate Records Center

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

APPROPRIATION AMOUNT: \$ 400,000

ESTIMATED TOTAL PROJECT COST: To be Determined

PROJECT SCOPE OF WORK:

The Administration (Hanley) Building (D0600) is a 277,091 square foot, four-story concrete and steel building constructed in 1965.

The scope of work provides for converting approximately 12,000 square feet of existing office space into a record storage center, including removing several interior walls and all current drop ceiling tiles; repainting interior walls; investigation and potentially installing a fire suppression system; replacing flooring; upgrading electrical, lighting and HVAC systems and any other work necessary to make all affected areas code compliant. The scope also provides for relocating and consolidating multiple current condensed filing systems to this area, including installing new mechanical shelving units. Compliance with the National Fire Protection Association's (NFPA) 101 Life Safety Code is required.

A combined MBE/FBE goal of 15 percent is applicable to the A/E team.

A VBE goal of 2 percent is applicable to the A/E team.

SUBJECT: *Board Concurrence/Higher Education Selection*

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
810-058-023	Construct Workforce Relocation Center Illinois Community College Board Lake Land College Mattoon, Coles County	\$9,881,700
	<i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>	
	<i>Demonica – Kemper Architects, Inc.</i>	
	<i>FGM Architects, Inc.</i>	
	<i>Legat Architects, Inc.</i>	
810-080-016	Construct Performance Venue Facility Illinois Community College Board Rock Valley College Rockford, Winnebago County	\$7,751,760
	<i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>	
	<i>BLDD Architects, Inc.</i>	
	<i>Larson & Darby Architects, Inc.</i>	
	<i>Saavedra Gehlhausen Architects, Inc.</i>	
810-080-017	Renovate/Expand Classroom Building II Illinois Community College Board Rock Valley College Rockford, Winnebago County	\$16,619,707
	<i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>	
	<i>Hagney Architects, LLC</i>	
	<i>Larson & Darby, Inc.</i>	
	<i>Saavedra Gehlhausen Architects, Inc.</i>	

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
December 9, 2014**

CDB PROJECT NO: 810-058-023

PROJECT DESCRIPTION: Construct Workforce Relocation Center

PROJECT LOCATION: Illinois Community College Board
Lake Land College
Mattoon, Coles County

APPROPRIATION AMOUNT: \$9,881,700

ESTIMATED TOTAL PROJECT COST: \$9,881,700

PROJECT SCOPE OF WORK:

The Lake Land College is a 21-building campus established in 1910.

The scope of work provides for renovating Lake Land College's Workforce Development Center, approximately 68,000 gross square feet, including space for The Center for Business and Industry (CBI), TRiO Talent Search, Commercial Driver's License Training (CDL), Adult Education, Highway Construction, Pathways, Workforce Investment Act (WIA), C.E.F.S. Economic Opportunity Corporation (CEFS) and Corrections, administrative offices and conference rooms. The work also provides for replacing the roofing system; tuckpointing; modifying retail space; upgrading the building façade, commons areas, restroom facilities, mechanical, electrical, plumbing and electrical systems; site improvements, including landscaping, storm water systems, walkways, parking areas, site lighting, signage and controls.

The project will include Building Information Modeling (BIM), installation of energy saving systems, including but not limited to, geothermal heating and air-conditioning, passive and active solar energy systems, high efficiency lighting, and daylighting.

LEED Silver required (minimum).

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
December 9, 2014**

CDB PROJECT NO: 810-080-016

PROJECT DESCRIPTION: Construct Performance Venue Facility

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

APPROPRIATION AMOUNT: \$7,751,760

ESTIMATED TOTAL PROJECT COST: \$10,335,680

PROJECT SCOPE OF WORK:

The Rock Valley College is a 477,558 square foot, 22-building campus established in 1970.

The scope of work provides for constructing an approximately 30,408 square foot performance venue facility to LEED gold standards, including a music performance hall with 500 seats and a thrust theater with 250 seats; performance hall and stage service/support space; control, rehearsal and dressing rooms; and a shared lobby, coat room, concessions and a box office suite. The work also provides for site improvements, including upgrading utilities, providing sidewalks, landscaping and site lighting.

LEED Silver required (minimum).

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
December 9, 2014**

CDB PROJECT NO: 810-080-017

PROJECT DESCRIPTION: Renovate/Expand Classroom Building II

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

APPROPRIATION AMOUNT: \$16,619,707

ESTIMATED TOTAL PROJECT COST: \$23,565,681

PROJECT SCOPE OF WORK:

The Rock Valley College is a 477,558 square foot, 22-building campus established in 1970.

The scope of work provides for renovating approximately 29,117 square feet in classroom building II (CLII), including upgrading the HVAC, electrical plumbing, hot and chilled water, storm sewer and fire protection systems; reconfiguring and renovating classrooms, laboratories, offices, restrooms and support spaces; and abating asbestos-containing materials. The work also provides for constructing an approximately 24,000 square foot addition to classroom building II (CLII), including classrooms, laboratories and study space and site improvements.

LEED Silver required (minimum).

Subject: Awarding of Alternate Bids as Change Orders

Project History:

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) in Paris, IL, 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 a covered exterior vehicle wash bay with an underground storage tank and fuel dispensing system.

Bids were received on September 4, 2014 for the Heating, Plumbing and Electrical trades on CDB Project No. 546-250-018, Field Maintenance Shop Conversion, Paris, Edgar County, Illinois. The three trades were awarded without issue. This was the first bidding of the Heating, Plumbing and Electrical work.

A single bid was received on September 11, 2014 for the General trade on this same project. This was the first bidding of the General work.

Architect/Engineer: Oates & Associates
 Eastport Business Center
 100 Lanter Court, Suite 1
 Collinsville, Illinois 62234
 (618) 345-2200

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
General	\$894,000.00	\$741,358.00	20%
Alternate #1	\$91,000.00	\$83,919.00	8%
Alternate #2	\$156,000.00	\$141,523.00	10%
TOTAL	\$1,141,000.00	\$966,800.00	18%

The Single Bid was approved at a Special Board Meeting held on September 24, 2014, and awarded to:

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

General Work plus Alternates 1 & 2: \$1,141,000.00

Board Resolution states that Change Orders which incorporate alternate bids at the bid price or less, regardless of their value, do not require Board approval. However, we are presenting as an informational item.



CAPITAL
Development
BOARD

Building a Better Illinois

JIM UNDERWOOD • Executive Director

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MEMORANDUM

TO: Gary Kitchen, Regional Manager
FROM: Matt Williams, Project Manager
DATE: November 19, 2014
RE: CDB Project No. 546-250-018
DMA Field Maintenance Shop Conversion
Paris Armory, Edgar County
Award of Alternate Bids as Change Orders

Wm. G. Stratton Building
401 South Spring Street
Third Floor
Springfield, Illinois
62706-4050

James R. Thompson Center
100 West Randolph Street
Suite 14-600
Chicago, Illinois
60601-3283

Dunn-Richmond
Economic Development Center
1740 Innovation Drive
Suite 258
Carbondale, Illinois
62903-6102

IDOT District 3 Headquarters
700 East Norris Drive
Second Floor
Ottawa, Illinois
61350-0697

East St. Louis
Community College Center
601 James R. Thompson Blvd.
Building B, Suite 1025
E. St. Louis, Illinois
62201-1129

The Capital Development Board on September 4th and September 11th, 2014 received bids for the above referenced project. On October 28, 2014 contracts were awarded by CDB for base bid work to the following contractors:

Grunloh Construction	General	\$ 894,000.00
Skill Electric	Electrical	\$ 364,300.00
Heartland Mechanical	Heating	\$ 207,500.00
Davis – Houk Mechanical	Plumbing	\$ 193,000.00

The project is funded with 100% federal dollars split over two (2) federal fiscal years. At the time of the bidding and the initial award, the documents also included alternate bid work that could not be awarded with the base bids because the corresponding federal funding had not yet been released. It was and remains the intent of the Department of Military Affairs to award all of the work that was bid.

Subsequently those FY 2015 federal funds have now become available, the contractors have agreed to honor their respective alternate bid proposals offered with the original bids and CDB intends to award two alternate bids as change orders.

Alternate bid #1 includes work for Grunloh - \$91,000.00 , Skill Electric - \$1,100, Davis Houk - \$9,000.00. Alternate bid #2 affects Grunloh only and includes \$156,000.00 of new metal roof, gutters and downspouts. The award of the two alternates does not affect the ranking of the low bidders. Both changes exceed the usual threshold of \$100,000 for Board review and approval. However, alternate bids incorporated into the contract by change order at the bid price or less are exempt by Board rule.

Please allow this memo to serve as an informational item to the Board.

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
Special Board Meeting September 24, 2014	2:30 p.m.	Chicago & Springfield 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