



**CAPITAL  
Development  
BOARD**

**Building a Better Illinois**

Bruce Rauner, Governor Peter O'Brien, Sr., Chairman

**BOARD BOOK**

**February 10, 2015**

**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

February 10, 2015, 10:30 a.m.  
Video-Conference  
between  
the following three locations:

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

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

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

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

## **PRELIMINARY ITEMS**

4. Adoption of Agenda
5. Approval of January 13, 2015 Minutes ..... 1-7
6. Introduction of Guests

## **BOARD ACTION**

7. Change Orders
  - Illinois Math and Science Academy .....8-11
  - Triton College .....12-15
8. Modification
  - Illinois Youth Center - Joliet .....16-21
9. Staff Recommendations for Architect/Engineer Selections
  - PSB 204 .....22-28
10. Higher Education Recommendations for Architect/Engineer Selections .....29-30

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

11. Discussion on Pending Litigation

Staff contact: Amber Evans, 217.782.8726

SUBJECT: Meeting Minutes for January 13, 2015 Board Meeting

The January 13, 2015 meeting of the Capital Development Board was held by video-conference at the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois, the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois and the Illinois Department of Transportation Office, 1102 East Port Plaza, Collinsville, Illinois.

The following Board Members were present:

**Chicago**

Peter O'Brien, Sr., Chairman  
Stewart Muñoz  
Miles Beatty, III  
Anthony Garippo

**Collinsville**

Glyn Ramage

Others present:

**Chicago**

Jim Underwood, CDB  
Karla Springer, CDB  
Ron Wright, CDB  
Andrea Bauer, CDB  
Marva Boyd, CDB  
Mike Wilson, CDB  
Mike Welch, College of Lake Co.  
Greg Evans, College of Lake Co.  
Joe Slattery, IHC Construction  
Tim Bickert, IHC Construction  
Brian Lemmon, IHC Construction  
Bruce Locke, CDB  
Kim Chavis, Harper College  
Susan King, Harley Ellis Devereaux  
Ka Lung Ng, Matrix Engineering  
Alexandra Shinewald, Harley Ellis Devereaux  
Emily Zgonjanin, CDB  
Keith Haines, CDB  
Steve Petersen, Harper College  
Al Perla, Primera Engineers  
Jeanifer Kimbrough, CDB  
Leo Aviles, KJWW  
Adrienne Levatino, CDB  
Jesse Martinez, CDB  
James Cockrell, CDB  
Tom Klein, CDB

**Springfield**

Amber Evans, CDB  
Gwen Diehl, DVA  
Amy Romano, CDB  
Claudia André, CDB  
Kirk Fernandes, CDB  
Lisa Mattingly, CDB  
George Tankersley, CDB  
Jera Muder, DMA  
Paula Sorensen, CDB  
Brad Nell, CDB  
Gus Behnke, CDB  
Marcy Joerger, CDB  
Jaclyn O'Day, CDB  
Ken Morris, CPO  
Craig Holan, DMA

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 Stewart Muñoz, Miles Beatty and Anthony Garippo were present at the Chicago meeting site. Member Ramage was present at the Collinsville meeting site.

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

Mr. Garippo moved and Mr. Muñoz seconded a motion to approve the minutes of the December 9, 2014 meeting. Chairman O'Brien called for a vote, and the motion was approved unanimously.

Mr. Muñoz moved and Mr. Garippo seconded a motion to approve the executive session minutes of the December 9, 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. There were no guests in Collinsville.

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

**Proceed Order – Chicago Veterans' Home**  
Construct 200-Bed Veterans Home  
Chicago, Cook County, Illinois  
CDB Project No. 040-080-001 (Phase II)  
A/E: Harley Ellis Devereux  
**Proceed Order G-1.....\$349,430.25**

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

Mr. Ron Wright presented the following Proceed Orders:

**Proceed Orders – College of Lake County**  
Data Center Renovation  
Grayslake, Lake County, Illinois  
CDB Project No. 810-056-026  
A/E: KJWW Engineering Consultants  
**Proceed Order G-1..... \$34,808.22**  
**Proceed Order V-1 ..... \$39,851.88**  
**Proceed Order H-1 ..... \$158,523.68**  
  
**TOTAL.....\$233,183.78**

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

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

**Single Bid Award – University of Illinois at Chicago**

College of Dentistry Infrastructure Improvements  
Chicago, Cook County, Illinois  
CDB Project No. 830-030-154  
A/E: KJWW Engineering Consultants

Bids were received on 7/24/2014 for the Asbestos, Heating, Plumbing, General, Electrical, Sprinkler and the Building Automation System (BAS) on this project. Bids were received on 7/30/2014 for Ventilation. All bids were without issue with the exception of the BAS trade, to which only two bids were received. Those two bids were rejected as they did not meet MBE/FBE/VBE goals.

The BAS work was rebid, and a single bid was received on 11/20/2014. Two contractors held drawings for the second bidding of this work.

Architect/Engineer: KJWW Engineering Consultants  
1100 Warrenville Road, Suite 400W  
Naperville, IL 60563  
Phone Number: (630) 527-2320

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Building Automation	\$979,000.00	\$1,042,019.47	-0.06%
<u>Alternate #1</u>	<u>\$198,000.00</u>	<u>\$223,110.57</u>	<u>-11.26%</u>
<u>TOTAL</u>	<u>\$1,177,000.00</u>	<u>\$1,265,130.04</u>	<u>-6.96%</u>

The A/E and CDB staff recommend that the award be made to:

Automatic Building Controls, LLC  
3315 Algonquin Road, Suite 550  
Rolling Meadows, IL 60008

Building Automation System (BAS) trade  
plus Alternate No. 1 for a total amount of \$1,177,000.00

Mr. Garippo inquired as to what the MBE/FBE/VBE goals were on the project.

Mr. Wright stated that he did not have the information with him but would have an answer for him quickly.

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

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

Mr. James Cockrell presented the following A/E selection recommendations advertised in Professional Services Bulletin (PSB) 203:

1.	120-135-063	<b>DEPARTMENT OF CORRECTIONS</b> Replace Windows Logan Correctional Center Lincoln, Logan County, Illinois 1. Allied Design Consultants, Inc. 2. Hurst-Rosche Engineers, Inc. 3. Sarti Architectural Group, Inc.	Appropriation: \$4,230,000 Project Cost: \$4,230,000
2.	120-215-064	<b>DEPARTMENT OF CORRECTIONS</b> Replace Roofing Systems Sheridan Correctional Center Sheridan, LaSalle County, Illinois 1. SMT Architects, P.C. 2. Kathleen O'Donnell, P.C. 3. Kluber, Inc.	Appropriation: \$1,720,000 Project Cost: \$1,720,000
3.	120-230-129	<b>DEPARTMENT OF CORRECTIONS</b> Repair and Replace Steam Lines Stateville Correctional Center Joliet, Will County, Illinois 1. O&N Engineering-Development, P.C. 2. Henneman Engineering, Inc.	Appropriation: \$470,000 Project Cost: \$470,000

Mr. Muñoz moved and Mr. Beatty seconded a motion to approve the previous recommendations for the selection of architects/engineers. Chairman O'Brien called for a vote, and the motion was approved unanimously.

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

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

4.	321-015-093	<b>DEPARTMENT OF HUMAN SERVICES</b> Replace Roofing Systems Choate Mental Health Center Anna, Union County Illinois 1. D.A.R.T. Design, Inc. 2. Architechniques, Ltd. 3. Eric W. Spencer	Appropriation: \$553,000 Project Cost: \$553,000
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5.	321-055-125	<b>DEPARTMENT OF HUMAN SERVICES</b> Replace Roofing Systems Elgin Mental Health Center Elgin, Kane County Illinois 1. Kluber, Inc. 2. Kathleen O'Donnell, P.C. 3. Construction Technology Laboratories, Inc.	Appropriation: \$1,928,000 Project Cost: \$1,928,000
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6.	321-055-126	<b>DEPARTMENT OF HUMAN SERVICES</b> Modifications To Meet Accessible Parking Requirements Elgin Mental Health Center Elgin, Kane County Illinois 1. Rubinos & Mesia Engineers, Inc. 2. Engineering Resource Associates, Inc. 3. K-Plus Engineering, LLC	Appropriation: \$540,000 Project Cost: \$540,000
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Mr. Garippo moved and Mr. Muñoz seconded a motion to approve the previous recommendations for the selection of architects/engineers. Chairman O'Brien called for a vote, and the motion was approved unanimously.

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

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

7.	630-000-201	<b>DEPARTMENT OF TRANSPORTATION</b> Replace Roofing Systems Statewide Program - District 5 Salt Kettle, I-74 Vermillion County and Illini Prairie, I-74 Champaign County, Illinois 1. Isaksen Glerum Wachter, LLC 2. Construction Technology Laboratories, Inc. 3. Gorski, Reifsteck Architects, Inc.	Appropriation: \$60,000 Project Cost: \$300,000
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8.	630-205-003	<b>DEPARTMENT OF TRANSPORTATION</b> Remodel Restrooms/Upgrade Water Supply System Krisdala Baka Rest Area I-74 Henry County, Illinois 1. Snarr Giffin & Associates, Inc. 2. Kenyon & Associates Architects, Inc. 3. Sarti Architectural Group, Inc.	Appropriation: \$80,000 Project Cost: \$400,000
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9.	630-510-002	<b>DEPARTMENT OF TRANSPORTATION</b> Install Septic System Statewide Program - District 5 Salt Kettle Rest Area I-74 Vermillion County, Illinois 1. Engineering Resource Associates, Inc. 2. McClure Engineering Associates, Inc. 3. The Upchurch Group, Inc.	Appropriation: \$300,000 Project Cost: \$2,000,000
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Mr. Beatty moved and Mr. Muñoz seconded a motion to approve the previous recommendations for the selection of architects/engineers. Chairman O'Brien called for a vote, and the motion was approved unanimously.

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

Mr. Cockrell presented the following A/E selection recommendations advertised in PSB 204:

1.	546-015-022	<b>DEPARTMENT OF MILITARY AFFAIRS</b> Renovate Storage Building Bloomington Readiness Center Bloomington, McClean County, Illinois 1. ATSE Consultants, LLC 2. Sarti Architectural Group, Inc. 3. DLZ Illinois, Inc.	Appropriation: \$50,000 Project Cost: \$450,000
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2.	546-261-001	<b>DEPARTMENT OF MILITARY AFFAIRS</b> Replace Roof, Exterior Repairs and Construct Building Addition Peoria Army Aviation Support Facility Peoria, Peoria County, Illinois 1. APACE, Inc. 2. Renaissance Architects, Inc. 3. Allied Design Consultants, Inc.	Appropriation: \$240,000 Project Cost: \$2,240,000
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3.	546-261-002	<b>DEPARTMENT OF MILITARY AFFAIRS</b> Construct Security Entry Point Peoria Army Aviation Support Facility Peoria, Peoria County, Illinois 1. Hanson Professional Services, Inc. 2. Ament Design, Inc. 3. Farnsworth Group, Inc.	Appropriation: \$240,000 Project Cost: \$2,240,000
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Mr. Garippo moved and Mr. Muñoz seconded a motion to approve the previous recommendations for the selection of architects/engineers. Chairman O'Brien called for a vote, and the motion was approved unanimously.

Mr. Cockrell presented the following Director's Selection as an informational item:

1.	546-115-033	<b>DEPARTMENT OF MILITARY AFFAIRS</b> Exterior/Overhead Door Repair East St. Louis Readiness Center St. Clair County, Illinois 1. Hurst-Rosche Engineers, Inc.	Project Cost: \$225,000
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Mr. Cockrell presented the following State's Best Interest A/E Selection as an informational item:

1.	810-032-025	<b>ILLINOIS COMMUNITY COLLEGE BOARD</b> Replace Hospitality Facility Construction Management Services William Rainey Harper College Palatine, Cook County, Illinois 1. Mortenson Construction Company	Project Cost: \$5,259,700
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Director Jim Underwood gave a brief management report and advised the Board of departing employees. Director Underwood thanked the departing employees for their exemplary work to CDB and the State of Illinois.

Chairman O'Brien thanked the departing employees for their tireless efforts and their service to the State of Illinois.

Mr. Garippo thanked the departing employees for their professionalism and work ethic.

Mr. Wright responded to Mr. Garippo's question regarding the MBE/FBE/VBE goals on CDB Project No. 830-030-154, College of Dentistry Infrastructure Improvements at the University of Illinois at Chicago. Mr. Wright stated the goals on that project were 10% MBE and 5% FBE.

Mr. Muñoz moved and Mr. Beatty seconded a motion to adjourn. Chairman O'Brien called for a vote, and the motion was approved unanimously. The meeting adjourned at 11:27 a.m.

## Executive Summary for Board Level Change Order

**CDB Project No.** 805-030-017 Ph. 1  
**Project Description:** Renovate Residence Halls  
**Project Location:** Illinois Math & Science Academy  
Aurora, Kane County, Illinois

### Project History:

The scope of work is to renovate seven (7) residence halls (built between 1989 and 1990) with focus on windows and HVAC systems in the dormitory rooms. The total scope of work is to be separated into two phases over a ten-week construction schedule during the summer of 2014 (Phase 1) and 2015 (Phase 2).

Phase 1 included Window and Packaged Terminal Air Conditioning (PTAC) unit replacement work only, which is the highest priority; and Phase 2 includes the remainder of the residence hall renovation scope of work.

### Requested Action:

We are requesting approval of a Change Order G-5R (revised), in the amount of \$733,929.50, which compensates the contractor for mold remediation and restoration of interior finishes in Buildings 1501, 1502, 1503, 1504, 1505, 1506, and 1507. Mold contamination was discovered (week of July 8, 2014) on the interior walls during replacement of the windows and the PTAC units during construction, and occurred in all seven residence hall buildings, primarily in the student dorm rooms.

Mold remediation was performed under Proceed Order G-5 R, in the not-to-exceed amount of \$800,000.00, and was approved by the CDB Board at the Special Board Meeting held on July 21, 2014.

*NOTE: The proceed order work was substantially completed in less than six (6) weeks.*

<b>Project Number:</b>	805-030-017	<b>Using Agency:</b>	Illinois Board of Higher Education
<b>Description:</b>	Renovate Residence Halls Illinois Math & Science Academy Aurora, Kane County, IL	<b>Architect/Engineer:</b>	STR Partners, LLC 350 West Ontario Street, Suite 20 Chicago, Illinois 60654
<b>Total Project Budget:</b>	\$7,500,000.00	<b>Project Manager:</b>	John Nalis
<b>Unobligated Funds:</b>	\$ 987,240.15		
<b>Percent Completion:</b>	100 %		

**Reason for Change:**

Mold remediation and restoration of interior finishes in Buildings 1501, 1502, 1503, 1504, 1505, 1506, and 1507. Mold contamination was also discovered (week of July 8, 2014) on exterior walls during construction in all seven buildings, and required remediation for safe indoor air quality and to allow completion of project work.

**Description of Change:**

Work was performed on a time and material basis with daily time sheets monitored for proper accountability.

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
Path Construction Co.	General	\$ 733,929.50	\$ 4,397,400.00	16.7 %
<b>Total All Change Orders</b>		<b>\$ 733,929.50</b>	<b>\$ 4,397,400.00</b>	<b>16.7 %</b>
<b>Completion Effect: 30 days</b>				

State of Illinois  
CAPITAL DEVELOPMENT BOARD

# REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 08-22-14 RFP Number: G-5R

1. (Contractor's Name, Address, Telephone, Fax & Attention) CDB Project #: 805-030-017  
CDB Project Name: Renovate Issuance Halls  
& Location: 1500 Sullivan Road, Aurora, Illinois 60505

**Path Construction Company**  
3550 W. Salt Creek Lane, Suite 116  
Arlington Heights, IL 60005  
(847)398-7100 Fax (847)398-7101  
Attn: Jon Saint Andre e-mail: jsandre@pathcc.com

CDB Contract #: 14063981  
Contract Work: General

2. REQUEST for change by: A/E

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

3. REASON for change:  
Mold remediation and restoration of the mold impacted walls in the Buildings 1501, 1502, 1503, 1504, 1505, 1506 and 1507. The week of July 1, 2014, mold contamination was discovered on walls, during construction in Buildings 1504 and 1505. The week of July 8, 2014, additional mold contamination was discovered on walls, during construction in Buildings 1501, 1502 and 1503. When construction started on Buildings 1506 and 1507 a similar level of mold contamination was discovered. (This was anticipated.)

4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued.  
Provide mold remediation in affected areas in Buildings 1501, 1502, 1503, 1504, 1505, 1506 and 1507 as prescribed in the Mold Remediation Protocol by Environ International Corporation, including but not limited to drywall or framing replacement and restoration of interior finishes due to remediation activity.

Provide pricing for mold remediation in Buildings 1501, 1502, 1503, 1504, 1505, 1506 and 1507.

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

**IMPORTANT NOTICE**

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

6. CONSIDERATION:  
Work to be accomplished in 30 Calendar Days from Approval of RFPCO. The Contract Sum is INCREASED by the total sum of.....\$ 756,848.57

NOTE: Unless specifically indicated above, this does not extend the contract time. \$ 733,929.58

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 this to be fair and proper the undersigned:

<p>RECOMMEND Issuance of a change order A/E Firm Name: ST2 Partners, LLC <span style="float: right;">10/31/14</span></p> <p>BY: <u>[Signature]</u> signature</p> <p>COORDINATING CONTRACTOR OR CONSTRUCT. MANAGER BY: <u>[Signature]</u> 9/24/14 signature</p> <p>CONTRACTOR BY: <u>Jonathan Saint Andre</u> print name <u>[Signature]</u> signature Assistant Project Manager title</p>	<p>APPROVE as to form and content USING AGENCY NAME: J. Math and Science Academy <span style="float: right;">11/5/15</span></p> <p>BY: <u>[Signature]</u> signature</p> <p>CDB/PM APPROVE <span style="float: right;">11/17/2014</span> <u>[Signature]</u> signature</p> <p>CDB APPROVE change order BY: _____ print name _____ signature _____ title</p>
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8. FOR CDB USE ONLY	Type of Change	% Assess	Package No.	CO Date	PO No.	CO AMOUNT add (deduct)
						\$

Revised August 2008

CPO/SPO APPROVAL

ASB

DATE: 2/17/14

PROCEED ORDER NO. G-5 R

CDB PROJECT NO.: 805-030-017 Ph. 1

CONTRACT NO.: 14-0639-81

DATE: July 16, 2014

CONTRACTOR (Name, Address)  
Path Construction Company  
3550 W. Salt Creek Lane, Suite # 116  
Arlington Heights, IL 60005

PROJECT (Name, City, County)  
Renovate Residence Halls  
Ill. Math. & Science Academy  
Aurora, IL

Contract Work: General Using Agency: Ill Board of Higher Education

DESCRIPTION OF CHANGE IN WORK: Initial P.O. G-5 included work in Bldg's. 1504 & 1505. P.O. G-5 R provides mold remediation & restoration of interior finishes in Bldg's. 1501, 1502, 1503, 1506 & 1507.

Justification for the proceed order: Mold contamination was also discovered on walls during construction in buildings 1501, 1502, 1503. Buildings 1506 and 1507 are currently occupied, but expected to have similar mold contamination and is included in the value of P.O. G-5 R.

NOTE:  
WORK SHALL BE PERFORMED ON A T&M BASIS, WITH CONTRACTOR PROVIDING DAILY TIME RECORDS FOR MAN. HOURS EXPENSED.  
7/17/14

TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$ 800,000.00

Contractor Representative's Signature [Signature] 7/17/14

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)

[Signature] 7/17/2014  
Project Manager Date

(Up to \$49,999)

[Signature] 7/17/14  
Regional Manager Date

(Up to \$74,999)

[Signature] 7/17/14  
Construction Administrator Date

(Up to \$100,000)

[Signature] 7-16-14  
Deputy Director - Construction Date

If Board Level insert Agenda Item No.

[Signature] 7 21 14  
Executive Director Date

and Board Meeting Date

## Executive Summary for Board Level Change Order

**CDB Project No.** 810-096-030  
**Project Description:** Technology Building Renovation  
**Project Location:** Triton College  
River Grove, Cook County, Illinois

### Project History:

The two story Technology Building previously provided classroom and shop space for various departments such as Welding, Machine Tool Technology, Electronics, and Automotive Repair.

The scope of work for this project is a complete renovation of the existing 71,230 gross square feet (GSF) building to accommodate the transformation from a Technology Building into a Health & Sciences Building.

The project consists of interior demolition, complete renovation and a 2,500 GSF addition for mechanical space. The work includes site work, demolition, concrete foundations, walls and slabs, unit masonry partitions. Interior rehab will include new gypsum partitions, new ceilings, flooring, doors and windows. The building mechanical, electrical, and plumbing systems are being replaced with more energy efficient systems. Additional improvements include new bathrooms, new windows, and a new roof.

Total funding for this project is \$16,713,230.00.

New program additions to this building include a Hospital Simulation Center, Nursing Instructional Labs, Sonography, Medical Imaging, Chemistry, Anatomy/Physiology, and Cadaver Labs.

### Requested Action:

We are requesting approval of Change Order No. G-9 in the amount of \$161,355.12.

The change order work includes additional wireless access control devices and electronic locking hardware on the majority of the interior doors in the building. This is an important security issue for Triton College, Electronic Door Hardware.

*NOTE: The approval of this change order will allow the contractor to be paid for work that was performed under Proceed Order No. 8, in a not-to-exceed amount of \$230,000.00, approved at the September 9, 2014 Board Meeting.*

Request for Board Approval of Change Order

<b>Project Number:</b>	810-096-030	<b>Using Agency:</b>	Triton College
<b>Description:</b>	Technology Building Renovatio Triton College River Grove, IL.	<b>Architect/Engineer:</b>	FGM Architects 200 W. Jackson Chicago, IL. 60606
<b>Total Project Budget:</b>	\$ 16,713,230.00	<b>Project Manager:</b>	Bruce A. Locke
<b>Unobligated Funds:</b>	\$ 972,477.58		
<b>Percent Completion:</b>	90%		

**Reason for Change:**

Triton College is requesting to add additional scope to the project to include electronic door hardware and expansion of the electronic access control system for the project. The scope of work includes additional wireless access control devices and electronic locking hardware on the majority of the interior doors in the building. The exterior doors and a limited number of interior doors have electronic locking hardware as part of the base bid scope of work. This is a security issue for the college.

**Description of Change:**

The scope of work includes installing wireless electronic latch sets at seventy (70) of the interior doors of the renovated building and expansion of the new access control system to accommodate the additional doors. This scope of work was originally included as part of Alternate Bid G-2, which was not included in original contract, for budget reasons. Triton College has since provided additional funds to the project. The scope of the additional work is identified in the Door Schedule that is included in the drawings and the hardware Schedule that is included in the technical specifications.

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
George Sollitt Const. Co.	General	\$ 161,355.12	\$ 14,589,000.00	.01%
<b>Total All Change Orders</b>		<b>\$ 161,355.12</b>	<b>\$ 14,589,000.00</b>	<b>.009%</b>

**Completion Effect: 90 days**

State of Illinois  
CAPITAL DEVELOPMENT BOARD

sent.  
sent 2<sup>nd</sup> time

**REQUEST FOR PROPOSAL  
& CHANGE ORDER**

Date: August 12, 2014 RFP Number: G-9

1. (Contractor's Name, Address, Telephone, Fax & Attention)  
 The George Sollitt Construction Company  
 790 North Central Avenue  
 Wood Dale, Illinois 60191  
 Tel: (630) 860-7333 Fax: (630) 860-7347  
 Attn: Tom Baker, Vice President  
 e-mail: tbaker@sollitt.com

CDB Project #: 810-096-030  
 CDB Project Name: Renovate Technology Building  
 & Location: Triton College

CDB Contract #: 14-0566-81  
 Contract Work: General

2. REQUEST for change by: Using Agency

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

3. REASON for change: The Using Agency is requesting revisions to the door hardware to provide wireless electronic latch sets at doors where electronic access control is not currently provided. The scope of work was originally included as part of Alternate Bid G-2 and includes installing wireless electronic latch sets at seventy (70) of the interior doors of the renovated building and expansion of the new access control system to accommodate the additional doors.

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

A. General Contractor shall provide electronic door hardware and revisions to the access control system to accommodate the additional doors as indicated on the attached drawings. Scope of work is identified as Bid Alternate G-2.

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

*None.*

NOT APPLICABLE

**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: 60  
 Work to be accomplished in 60 Calendar Days from Approval of RFP/CO.  
 NOTE: Unless specifically indicated above, this does not extend the contract time.

The Contract Sum is INCREASED / DECREASED by the total sum of.....\$ 228,490.33  
\$161,355.12

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

RECOMMEND Issuance of a Change Order  
 A/E Firm Name: FGM Architects, Inc.  
 BY: [Signature] Signature

APPROVE as to form and content:  
 USING AGENCY name: Triton College  
 BY: [Signature] Signature

COORDINATING CONTRACTOR or CONSTRUCTION MANAGER  
 BY: [Signature] Signature

CDB/SPM APPROVE  
 BY: [Signature] Signature

CONTRACTOR  
 BY: THOMAS BAKER Date: 12-11-14  
[Signature] Print Name  
VICE PRESIDENT Signature  
 Title

CDB APPROVE change order  
 BY: \_\_\_\_\_ Date: \_\_\_\_\_  
 \_\_\_\_\_ Print Name  
 \_\_\_\_\_ Signature  
 \_\_\_\_\_ Title

*1.21.1:  
 TB-AUGER  
 1-21-15*

FOR CDB USE ONLY	Type of Change	% Assess	Package No.	CO Date	CO No.	CO AMOUNT add (deduct)
	103					\$

Revised August 2014

CPO/SPO APPROVAL

AS Byle

DATE: 25 Sep 14

PROCEED ORDER NO. 8

CDB PROJECT NO.: 810-096-030

CONTRACT NO.: 14056881

DATE: 8/19/14

CONTRACTOR (Name, Address)

George Sollitt Construction  
790 N. Central Ave.  
Wood Dale, IL.

PROJECT (Name, City,  
County)

Technology Building Renovation  
Triton College  
River Grove, Illinois

Contract Work: General

Using Agency: Triton/ ICCB

DESCRIPTION OF CHANGE IN WORK: The scope of work includes installing wireless electronic latch sets at seventy (70) of the interior doors of the renovated building and expansion of the new access control system to accommodate the additional doors. This scope was originally included as part of Alternate Bid G-2, which was not included in original contract, for budget reasons. Triton College has since provided additional funds to the project. The scope of the additional work is identified in the Door Schedule that is included in the drawings and the hardware schedule that is included in the technical specifications.

Justification for the proceed order: Triton College is requesting to add additional scope to the project to include electronic door hardware and expansion of the electronic access control system. The scope includes additional wireless access control devices and electronic locking hardware on the majority of the interior doors in the building. The exterior doors and a limited number of interior doors have electronic locking hardware as part of the base bid scope of work. This is an important security issue for the college.

TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$230,000

Contractor Representative's

T. Ham

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.

M. [Signature] 8/20/14  
Project Manager Date

Authorization to Proceed  
by:

(Up to \$9,999)

[Signature] 8/22/2014  
Regional Manager Date

(Up to \$24,999)

[Signature] 9/2/14  
Construction Administrator Date

(Up to \$49,999)

[Signature] 9-03-14  
Deputy Director - Construction Date

(Up to \$74,999)

[Signature] 9/9/14  
Executive Director Date

(Up to \$100,000)

If Board Level insert  
Agenda Item No.

[Signature] and Board Meeting Date 9/9/2014

This Proceed Order  
DOES/DOES NOT  
exceed the Board  
Level approval limit.  
  
PM initial

Form date: March 2007

## Executive Summary for Board Level A/E Contract Modification

**CDB Project No.** 120-231-030  
**Project Description:** Renovate and Upgrade Facility  
**Project Location:** Illinois Youth Center  
Joliet, Will County, Illinois

### **Project History:**

In accordance with a Draft Consent Decree agreed to by the U.S. District Court for the Central District of Illinois, the Illinois Department of Corrections (IDOC) agreed to assess and increase staffing levels and bed and treatment space for seriously mentally ill offenders. The Monitor has expressed that the State of Illinois shall proceed with the opening of IYC Joliet as quickly as possible in order to comply with the stipulations of the ruling.

### **Scope of Work:**

The scope of work provides for renovating and converting buildings and grounds to a condition commensurate with housing offenders suffering mental health disorders. Work includes upgrading the existing sally port, miscellaneous paving, restoring and reconfiguring approaches to buildings, upgrading cell doors and locking systems, improving suicide prevention conditions, installing new windows, remodeling to accommodate health care needs, replacing inoperable HVAC equipment, repairing and replacing plumbing components, upgrading data and communications equipment, lighting and CATV. The work also includes improvements to the gatehouse, maintenance building, administration building, installation of an elevator, upgraded perimeter fencing and construction of a new guard tower.

### **Requested Action:**

Due to the complex nature of the work, and the tight timeline required, full time A/E observation will be needed. We request approval of Modification #3, which amends the On-Site Observation reimbursable line item and will allow for full time and enhanced MEP on-site observation as recommended/required.

**State of Illinois  
Capital Development Board**

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

**Project Number:** 120-231-030  
**Contract Number:** 14-0117-10  
**Modification No.:** 3  
**Total Project Budget:** \$17,000,000  
**Unobligated Funds:** \$15,587,770  
**Project Manager:** Steve Halm  
**Regional Manager:** Kirk Fernandes

**Using Agency:** Department of Corrections  
**Project Description:** Renovate & Upgrade Facility  
 IYC, Joliet, Will County  
**Project Status:** Design

**Architect-Engineer:** DLR Group, Inc.

**PURPOSE OF THIS AGREEMENT:**

Amend On-Site Observation reimbursable amount to allow for a full time observer and additional MEP observation. Amend contract Prime Bid date from 12-22-14 to 1-21-15 to correspond with the advertised bid date.

**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	\$ 139,450.00	\$ 1,182,500.00	\$	\$ 1,182,500.00
2. Additional Services	\$ 0.00	\$ 16,230.00	\$	\$ 16,230.00
3. CAF	\$ 4,200.00	\$ 36,000.00	\$	\$ 36,000.00
4. On-Site Observations	\$ 0.00	\$ 60,000.00	\$ 210,000.00	\$ 270,000.00
5. Design Testing	\$ 0.00	\$ 5,000.00	\$	\$ 5,000.00
6. Construction Testing	\$ 0.00	\$ 25,000.00	\$	\$ 25,000.00
7. Print Bid Documents	\$ 0.00	\$ 10,000.00	\$	\$ 10,000.00
8. APM/ASP	\$ 0.00	\$ 17,000.00	\$	\$ 17,000.00
9. PCM / PLM Sampling	\$ 0.00	\$ 2,600.00	\$	\$ 2,600.00
10. Sub Soil Investigation	\$ 0.00	\$ 7,300.00	\$	\$ 7,300.00
11. Testing & Balancing	\$ 0.00	\$ 50,000.00	\$	\$ 50,000.00
12. TEM Bulk Analysis	\$ 0.00	\$ 600.00	\$	\$ 600.00
<b>TOTALS</b>	<b>\$ 143,650.00</b>	<b>\$ 1,412,230.00</b>	<b>\$ 210,000.00</b>	<b>\$ 1,622,230.00</b>

# MODIFICATION

State of Illinois



## Professional Services Agreement

Modification Number: 3  
Project Number: 120-231-030  
Date: December 29, 2014

**Firm Name, Address**

DLR Group Inc.  
333 W Wacker Dr., #400  
Chicago, IL 60606

**Project Information**

Renovate & Upgrade Facility  
Illinois Youth Center - Joliet  
Joliet, Will County, Illinois

This Modification Increases the Full Service Agreement by 15%

Agreement Date: 2014-04-21    Contract: 14011710

Scope/Purpose of this agreement modification: Amend On-Site Observation Reimbursable amount to allow for a full time Observer and additional MEP observation. Amend contract Prime Bid date from 12-22-14 to 1-21-15 to correspond with advertised bid date. All other contract dates remain shall remain the same.

Subject agreement amended as follows: Replace Appendix A - M2 with Appendix A - M3

**AGREEMENT SUMMARY**

Fee Description	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	\$139,450.00	\$1,043,050.00	\$1,182,500.00	\$0.00	\$1,182,500.00
Additional Services	\$0.00	\$16,230.00	\$16,230.00	\$0.00	\$16,230.00
Const. Administration Fee, CAF	\$4,200.00	\$31,800.00	\$36,000.00	\$0.00	\$36,000.00
On-Site Representative Reim	\$0.00	\$60,000.00	\$60,000.00	\$210,000.00	\$270,000.00
Design Testing	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00
Construction Testing	\$0.00	\$25,000.00	\$25,000.00	\$0.00	\$25,000.00
Print Bid Documents in excess	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00
APM/ASP	\$0.00	\$17,000.00	\$17,000.00	\$0.00	\$17,000.00
PCM Air Sampling	\$0.00	\$2,100.00	\$2,100.00	\$0.00	\$2,100.00
PLM Sampling	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00
Subsoil Investigation	\$0.00	\$7,300.00	\$7,300.00	\$0.00	\$7,300.00
Testing and Balancing	\$0.00	\$50,000.00	\$50,000.00	\$0.00	\$50,000.00
TEM Bulk Analysis	\$0.00	\$600.00	\$600.00	\$0.00	\$600.00
<b>TOTALS</b>	<b>\$143,650.00</b>	<b>\$1,268,580.00</b>	<b>\$1,412,230.00</b>	<b>\$210,000.00</b>	<b>\$1,622,230.00</b>

Prepared by: Steve Halm 12-29-14  
Steve Halm Date

By: N/A  
Using Agency approval Date

AE Firm name: DLR Group Inc.

By: Jake Davis 12/29/14  
AE's Authorizing Representative Date

Reviewed: Steve Beck 1-8-15  
Contract Executive Date

Print AE name, Title: Jake Davis, AIA, LEED AP  
Principal, Vice President

Approved by: Doreen 01.22.15  
Regional Manager Date

By: Gus Behnke 1-22-15  
Fiscal Date

Approved by: Thomas Klein 1/26/15  
Legal Date

Final CDB authorization  
By: Jim Underwood EXEC. DIRECTOR  
Print name/title Date

[Signature] 1/28/15  
CONSTRUCTION ADMS

n/a  
Deputy Director

## APPENDIX A - M 3

A/E NAME: DLR Group Inc.

CDB PROJECT NO: 120-231-030

CONSTRUCTION BUDGET: \$15,377,770.00

CONTRACT NO: 14011710

DESIGN BUDGET: \$13,839,993.00

A	Basic Services Fee	\$1,182,500.00	
B	Additional Services	\$16,230.00	
C	Const. Administration Fee, CAF	\$36,000.00	
	Total Items A, B, C		\$1,234,730.00
D	Overhead & Profit Multiplier (Items B & E)	2.6	
E	On-Site Representative Reimbursement Allowance		\$270,000.00
F	Reimbursable Expenses		

1	Design Testing	\$5,000.00	
2	Construction Testing	\$25,000.00	
3	Print Bid Documents in excess of 30 sets	\$10,000.00	
4	APM/ASP	\$17,000.00	
5	PCM Air Sampling	\$2,100.00	
6	PLM Sampling	\$500.00	
7	Subsoil Investigation	\$7,300.00	
8	Testing and Balancing	\$50,000.00	
9	TEM Bulk Analysis	\$600.00	
	Total Item F:		\$117,500.00

### PROJECT SCHEDULE

Schematic Design	05/06/2014
Program Analysis	05/06/2014
Design Development Phase	00/00/0000
100 % Design	11/13/2014
Bid Document Release	11/27/2014
Prime Bid	01/21/2015
A/E Substantial Completion	03/04/2016
A/E Final Acceptance	04/04/2016
A/E Contract Completion Date	03/04/2017

### BASIC SERVICES FEE PAYMENT SCHEDULE

Program Analysis	11%
Schematic Design	9%
Design Development	13%
Bid Documents	34%
Bid Phase	4%
Construction Phase	22%
Construction Close-out	7%

**FOR CDB USE ONLY:**

Total Contract Obligation (A + B + C + E + F) \$ **\$1,622,230.00**

Rev. July 2009

State of Illinois  
PAT QUINN, GOVERNOR



Jim Underwood, Executive Director

December 23, 2014

Board Members  
Peter J. O'Brien, Sr.  
Chairman

To: Stan Rich

Glyn M. Ramage  
Michael Y. Chin  
Stewart A. Munoz  
Miles W. Beatty, III  
Anthony J. Garippo  
William Lowry, Sr.

From: Steve Halm

Subject: CDB#120-231-030

Renovate and Upgrade Facility  
IYC, Joliet, Will County

Contract Modification #3-Amend On-Site Observation Reimbursable

The enclosed "draft" mod is being sent as follow up to our discussion earlier this month. During their original contract negotiations, DLR inadvertently submitted estimated costs for part time A/E observation rather than those which would be needed for full time Observation.

This project must be completed within a very tight timeline. It involves significant security system upgrades, mechanical systems replacements as well as new construction and site security improvements. Full time observation, along with enhanced MEP inspections, will be necessary to monitor daily construction activities, provide quick responses to RFI's and submittals, witness critical systems installations and testing and document contract compliance.

The original established bid date was 12-22-14 however; upon further internal review, it was decided that the bid date would be moved back to 1-21-15 to avoid the Holidays and allow sufficient time for more accurate and comprehensive bids. This mod will therefore amend the contractual Prime Bid date from 12-22-14 to 1-21-15 as advertised. All other contract dates shall remain the same.

For the reasons stated within, I concur with the A/E's request and recommend that this modification be submitted for required approvals.

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

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

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

IDOT District No. 3 Hdqtrs  
Second Floor  
700 East Norris Drive  
Ottawa, IL 61350

217.782.2864  
217.524-0565 FAX  
217.524.4449 TTD  
[www.cdb.state.il.us](http://www.cdb.state.il.us)



Architecture Engineering Planning Interiors

333 West Wacker Drive  
Suite 400  
Chicago, IL 60606

o: 312/382-9980  
f: 312/382-9985

December 16, 2014

Mr. Steve Halm  
Capital Development Board  
700 E. Norris Drive  
Ottawa, IL 61350

Re: Project Name: IYC Joliet Renovation  
DLR Group Project No.: 22-14116-01

Dear Steve:

In accordance with our conversation on the topic and due to the nature of the work to be undertaken at the IYC Joliet facility, as well as the multi-prime contract delivery, we are requesting to have our contract with the CDB modified to allow for the DLR Group team to provide full-time construction observation services for the duration of the construction period.

In consistency with CDB protocol and our prior experience providing these services for CDB, this full-time on-site construction observer will be paid an average rate of \$117/hour, which calculates to \$936 per 8 hour day. Our expectation for the duration of the construction on site is twelve and months, which roughly equates to 240 work days.

For DLR Group's services, we calculate 240 days X \$936 = \$224,640.00. For the enhanced services of KJWW to provide two additional construction administration visits per month, we calculate thusly: 2 engineers x 8 hours x \$117/HR x 24 visits (2X/month over a 12 month construction period) = \$44,928.00. The total of DLR Group and KJWW services is \$269,568.00. Since our current contract has \$60,000.00 already allotted for part-time construction observation services for all trades, we are requesting that our contract be modified in the amount of \$209,568.00, to allow us to provide these full-time architectural and enhanced engineering on-site construction observation services.

We understand that the bid due date has been modified to January 21, 2015 and that the construction period is likely to begin in the early spring of 2015.

DLR Group will provide an experienced, licensed architect in the State of Illinois, who has familiarity with the specific project requirements, as well as balanced experience with renovations, and construction environments to perform these services, as detailed above.

Sincerely,

DLR Group

Jake Davis, AIA, LEED AP  
Principal, Vice President

Chicago    Colorado Springs    Denver    Des Moines    Honolulu    Kansas City  
Las Vegas    Lincoln    Los Angeles    Minneapolis    Omaha    Orlando    Pasadena  
Phoenix    Portland    Riverside    Sacramento    Seattle    Tucson    Shanghai

dlrgroup.com  
facebook.com/dlrgroup  
twitter.com/dlrgroup

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

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>TOTAL PROJECT AMOUNT</u>
546-035-004	Upgrade HVAC, Electrical and Lighting Systems Department of Military Affairs Marion Readiness Center Marion, Williamson County  <i>RECOMMENDED IN ALPHA ORDER:</i>  <i>Hurst-Rosche Engineers, Inc.</i> <i>KJWW, P.C.</i> <i>Woolpert, Inc.</i>	\$1,780,000
546-080-014	Upgrade Plumbing System Department of Military Affairs Northwest Readiness Center Chicago, Cook County  <i>RECOMMENDED IN ALPHA ORDER:</i>  <i>DLZ Illinois, Inc.</i> <i>Muller &amp; Muller, Ltd.</i> <i>Stanley Consultants, Inc.</i>	\$1,008,000
546-310-009	Upgrade Electrical and Lighting Systems Department of Military Affairs Crestwood Readiness Center Robbins, Cook County  <i>RECOMMENDED IN ALPHA ORDER:</i>  <i>DLZ Illinois, Inc.</i> <i>Melvin Cohen and Associates, Inc.</i> <i>Stanley Consultants, Inc.</i>	\$1,665,000

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

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>TOTAL PROJECT AMOUNT</u>
630-000-202	<p>Various Improvements                      Department of Transportation - District 6                      Carlinville, Macoupin County; Riverton, Sangamon                      County; Springfield, Sangamon County; and Lincoln,                      Logan County</p> <p><i>RECOMMENDED IN ALPHA ORDER:</i></p> <p><i>Allied Design Consultants, Inc.</i>  <i>Hurst-Rosche Engineers, Inc.</i>  <i>Sarti Architectural Group, Inc.</i></p>	\$740,000
810-036-020	<p>Construct Sustainability Education Center                      Illinois Community College Board                      Illinois Central College                      East Peoria, Tazewell County</p> <p><i>RECOMMENDED IN ALPHA ORDER:</i></p> <p><i>BLDD Architects, Inc.</i>  <i>Demonica Kemper Architects, LLC</i>  <i>Farnsworth Group, Inc.</i></p>	\$7,515,000

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**February 10, 2015**

**CDB PROJECT NO:** 546-035-004

**PROJECT DESCRIPTION:** Upgrade HVAC, Electrical and Lighting Systems

**PROJECT LOCATION:** Department of Military Affairs  
Marion Readiness Center  
Marion, Williamson County

**APPROPRIATION AMOUNT:** \$ 180,000

**ESTIMATED TOTAL PROJECT COST:** \$1,780,000

**PROJECT SCOPE OF WORK:**

The Marion Readiness Center (H4200) is a 36,500 square foot, one-story building constructed in 1991.

The scope of work provides for replacing the HVAC system, including ductwork and controls. The scope also provides for upgrading the electrical and lighting systems, including replacing florescent and metal halide lights.

The A/E will need to determine if any components of this project are eligible for the Illinois Energy Now Grant/Rebate Program and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/FBE goal of 15 percent is applicable to the A/E team. There are no VBE goals applied to the A/E team but participation is encouraged.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**February 10, 2015**

**CDB PROJECT NO:** 546-080-014

**PROJECT DESCRIPTION:** Upgrade Plumbing System

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

**APPROPRIATION AMOUNT:** \$ 108,000

**ESTIMATED TOTAL PROJECT COST:** \$1,008,000

**PROJECT SCOPE OF WORK:**

The Northwest Readiness Center (H0504) is a 224,959 square foot, five-story building constructed in 1940.

The scope of work provides for upgrading the plumbing system, including ADA upgrades in the restrooms, replacing plumbing fixtures, upgrading to current codes, minor electrical upgrades in the restrooms and the abatement of asbestos-containing materials.

A combined MBE/FBE goal of 15 percent is applicable to the A/E team. There are no VBE goals applied to the A/E team but participation is encouraged.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**February 10, 2015**

**CDB PROJECT NO:** 546-310-009

**PROJECT DESCRIPTION:** Upgrade Electrical and Lighting Systems

**PROJECT LOCATION:** Department of Military Affairs  
Crestwood Readiness Center  
Robbins, Cook County

**APPROPRIATION AMOUNT:** \$ 165,000

**ESTIMATED TOTAL PROJECT COST:** \$1,665,000

**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 upgrading the electrical system, including replacing switch gear and wiring, installing an emergency generator and upgrading the lighting system and fixtures. The A/E will need to determine if any components of this project are eligible for the Illinois Energy Now Grant/Rebate Program and will also be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/FBE goal of 15 percent is applicable to the A/E team. There are no VBE goals applied to the A/E team but participation is encouraged.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**February 10, 2015**

**CDB PROJECT NO:** 630-000-202

**PROJECT DESCRIPTION:** Various Improvements

**PROJECT LOCATION:** Department of Transportation - District 6  
Carlinville, Macoupin County; Riverton, Sangamon County;  
Springfield, Sangamon County; and Lincoln, Logan County

**APPROPRIATION AMOUNT:** \$ 120,000

**ESTIMATED TOTAL PROJECT COST:** \$ 740,000

**PROJECT SCOPE OF WORK:**

The Carlinville Salt Storage Dome (D0627) is a 2,921 square foot, one-story building constructed in 1991. The scope of work provides for an assessment and repairing/replacing the existing roofing system, including repairing/replacing shingles, wood roof deck, structural roof members, concrete walls, entry and electrical components as necessary.

The Litchfield Salt Storage Dome (D0631) is a 3,150 square foot, one-story building constructed in 1956. The scope of work provides for an assessment and repairing/replacing of the existing roofing system, including repairing/replacing shingles, wood roof deck, structural roof members, concrete walls, entry and electrical components as necessary.

The Riverton Salt Storage Dome (D0698) is a 7,850 square foot, one-story building constructed in 1996. The scope of work provides for an assessment and repairing/replacing of the existing roofing system, including repairing/replacing shingles, wood roof deck, structural roof members, concrete walls, entry and electrical components as necessary.

The Springfield Central Bridge Crew Building (D0605) is a 2,376 square foot building constructed in 2002. The scope of work provides for constructing a two bay pole building addition, including installing overhead doors, electrical and structural systems.

The Lincoln Salt Storage Dome (D0686) is a 5,278 square foot, one-story building constructed in 1985. The scope of work provides for an assessment and repairing/replacing of the existing roofing, including repairing/replacing shingles, wood roof deck, structural roof members, concrete walls, entry and electrical components as necessary.

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

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**February 10, 2015**

**CDB PROJECT NO:** 810-036-020

**PROJECT DESCRIPTION:** Construct Sustainability Education Center

**PROJECT LOCATION:** Illinois Community College Board  
Illinois Central College  
East Peoria, Tazewell County

**APPROPRIATION AMOUNT:** \$2,633,700

**ESTIMATED TOTAL PROJECT COST:** \$7,515,000

**PROJECT SCOPE OF WORK:**

Illinois Central College is a 29-building campus established in 1967.

The scope of work provides for constructing an approximately 9,980 square foot Sustainability Education Center to LEED Platinum standards with a target of a "Net-Zero," including academic space for green building environment, architectural construction technology and heating/ventilation/air conditioning/refrigeration technology. The scope also provides for site work, including parking, bus drop off areas, covered bicycle storage, an outdoor classroom/learning spaces, a landscaping laboratory with rain gardens and the extension of site utilities.

A combined MBE/FBE goal of 15 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

**SUBJECT: *Board Concurrence/Higher Education Selection***

<b><u>PROJECT #</u></b>	<b><u>FIRM/JOB DESCRIPTION</u></b>	<b><u>PROJECT AMOUNT</u></b>
810-060-037	Renovate Greenhouse Illinois Community College Board Lewis and Clark Community College Godfrey, Madison County  <i>FIRM RECOMMENDED:</i>  <i>AAIC Inc.</i>	\$782,400

**CAPITAL DEVELOPMENT BOARD  
RECOMMENDATION FOR BOARD CONCURRENCE  
IN THE SELECTION OF  
HIGHER EDUCATION ARCHITECT/ENGINEER  
February 10, 2015**

**CDB PROJECT NO:** 810-060-037

**PROJECT DESCRIPTION:** Renovate Greenhouse

**PROJECT LOCATION:** Illinois Community College Board  
Lewis and Clark Community College  
Godfrey, Madison County

**APPROPRIATION AMOUNT:** \$ 782,400

**ESTIMATED TOTAL PROJECT COST:** \$ 782,400

**PROJECT SCOPE OF WORK:**

The Trimpe Greenhouse (JC24M) is a 57,101 square foot building constructed in 1980.

The scope of work provides for renovating approximately 2,180 square feet in the Trimpe Greenhouse, including upgrading the HVAC and electrical systems, installing controls, replacing the glass walls, installing an irrigation system and replacing the flooring system.

## 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