CAPITAL
Development
BOARD

Building a Better Illinois

Pat Quinn, Governor Peter O'Brien, Sr., Chairman

BOARD BOOK

July 21, 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

SPECIAL BOARD MEETING

July 21, 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

BOARD ACTION

5. Proceed Order - Illinois Mathematics and Science Academy.....1-44

Staff contact: Amber Evans, 217.782.8726

Executive Summary for Board Level Proceed 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 for the Renovate Residence Hall project at the Illinois Math and Science Academy in Aurora, Illinois is to renovate seven (7) residence halls (built between 1989 and 1990) with focus on windows and HVAC systems at the dormitory rooms. The total scope of work is to be separated into two phases over 10-week construction schedules during the summers of 2014 (Phase 1) and 2015 (Phase 2).

Phase 1 includes the window and Pass Through Air Conditioning (PTAC) replacement scope only, which are the highest priority; and Phase 2 includes the remainder of the renovation scope.

Requested Action:

We are requesting approval of a not-to-exceed Proceed Order G-5R (revised), in the amount of $800,000.00, which provides for 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 walls during construction in Buildings 1501, 1502, 1503; 1506 and 1507 are currently occupied, but expected to have similar mold contamination and is included in the value of Proceed Order G-5R.

NOTE: Work shall be performed on a time and material basis with daily time sheets which are monitored. These will be collected every two weeks to ensure proper accountability.

State of Illinois
Capital Development Board

Request for Board Approval of Proceed Order

Project Number: 805-030-017
Description: Renovate Residence Halls
Illinois Math & Science Academy
Aurora, Kane County, IL
Total Project Budget: $7,400,000.00
Unobligated Funds: $6,451,600.00
Percent Completion: 35%

Using Agency: Illinois Board of Higher Education

Architect/Engineer: STR Partners, LLC
350 West Ontario Street, Suite 20
Chicago, Illinois 60654
Project Manager: **John Nalis**

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 walls during construction in Buildings 1501, 1502, 1503; 1506, and 1507 are currently occupied, but expected to have similar mold contamination and is included in the value of this proceed order.

Description of Change:
Work shall be performed on a time and material basis with daily time sheets which are monitored. These will be collected every two weeks to ensure proper accountability.

CONTRACTOR	Trade	Proceed Order Amount	Original Contract	% CHANGE
Path Construction Co.	General	$ 800,000.00	$ 4,397,400.00	+18%
Total All Change Orders		$ 800,000.00	$ 4,397,400.00	+18%

Completion Effect: 30 **days**

CDB596-3-1E Rev. 06/23/95

Capital Development Board Proceed Order Checklist

Project Title and Location: RENOVATE RESIDENCE HALLS; IMSA

Project No: 805-030-017 PH.1

Project Manager: JOHN NALIS

User Agency: ILL. MATH & SCIENCE ACADEMY

User Agency Contact: JOHN WANDOLEWSKI

Date/Time: 7/16/2014

	Proceed Order Information	Yes	No	N/A	Comments
1.	The Proceed Order with dated signatures and a detailed explanation of why the work needs to start immediately.	☒	☐	☐	ATTACHED
2.	Documentation supporting the description in the Proceed Order.	☒	☐	☐	PATH CONST. CO. LETTER 7/17/14 W/ATTACHMENTS
3.	Documentation as to the first communications between contractor(s), the Architect/Engineer (A/E) and the Capital Development Board (CDB) that started the need for the Proceed Order.	☐	☐	☒	P.O.G-5
4.	Explanation of how the Proceed Order work relates to the design documents, including what the coding of the resulting Change Order may be and why.	☒	☐	☐	UNDISCLOSED CONDITION CODE * 105
5.	All other documentation or correspondence as to the need for the Proceed Order.	☒	☐	☐	IMSA LETTER TO CDB DATED 7/16/14
6.	The Project A/E's assessment of the need for the Proceed Order, such as time frame and urgency, with specific information on the relationship of the proceed order work to the critical path.	☒	☐	☐	REQUIRED TO COMPLETE ALL WORK 8/21/14 STUDENT ARRIVAL
7.	Description of immediate and future potential, impact on the schedule and work for all contractors.	☒	☐	☐	AFFECT SUBST. COMPLETION OF ALL 7-BUILDINGS

Project Manager's Signature: JOHN NALIS Date: 7/16/14

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 EXPENDED.
7/17/14

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

Contractor Representative's 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.)

	Project Manager	7/17/2014 Date
(Up to $24, 999)	Regional Manager	7/17/14 Date
(Up to $49, 999)	Construction Administrator	7/17/14 Date
(Up to $74,999)	Deputy Director - Construction	7-16-14 Date
(Up to $100,000)	Executive Director	Date

If Board Level insert Agenda Item No. ____ and Board Meeting Date

Form date: April 2012

STATEMENT OF WORK PRIOR TO CONTRACT

NOTE: CDB Project Manager will complete the top portion of this form, and both the vendor and project manager will complete either section 2 or 3 below, whichever is applicable.

1. I am familiar with and have reviewed the following contract matter:

Vendor Name: Path Construction Company

CDB Project No.: 805-030-017

CDB Contract No.: 14-0639-81

Contract Action: _____ Initial Contract: x Change. Change No. P.O.G-5R , Issued on 7/16/14

2. By signing below, I affirm that no work which is to be authorized by the above contract action has been performed as of the date of my signature, and that I will not allow any such work to be performed prior to the receipt of a contract document signed by the Chief Procurement Officer.

_____

For the Vendor

Date: _____

Printed Name: _____

By signing below, I affirm that I have not authorized and will not authorize any such work to be performed prior to the receipt of a contract document signed by the Chief Procurement Officer.

_____

For CDB – Project Manager

Date: _____

Printed Name: _____

3. By signing below, I affirm that the following work under this contract action has already been performed:

_____

7/17/14

Jonathan Saint Andre

Date(s) the above work was performed: 7/12/14, 7/14/14, 7/15/14, 7/16/14, 7/17/14 - With P.O. G-5

Reason(s) for performing the work prior to receipt of a signed contract action (Note: attach any emails, meeting minutes, or other documents making it appear work was or was not authorized to start, or summarize any conversations that made it appear work was or was not authorized to start):

Mold remediation work was done in Building 1505 under P.O. G-5. P.O. G-5 R includes full Project remediation & restoration.

_____

For the Vendor

Date: 7/17/14

Printed Name: Jonathan Saint Andre

_____

For CDB – Project Manager

Date: 7/17/2014

Printed Name: JOHN NALIS

CDB CPO1 (7/11)

State of Illinois
Capital Development Board
Notification of Award of Contract / Waiver Request of 30-Day Review

☐	Construction Award	☒	Construction Change exceeding $40,000
☐	A/E Award	☐	A/E Change exceeding $25,000
		☐	Renewal
		☐	Extension

☐ Disclosure Information has been provided to the Procurement Policy Board

Agency Capital Development Board

State Procurement Officer Mike Hays

Telephone _____ **Fax** _____

E-Mail _____

Pursuant to the Procurement Code (30 ILCS 500/5-30), the CDB/CPO-Office hereby notifies the Procurement Policy Board (PPB) of the following notice of award of contract:

Project No. 805-030-017

Description: Renovate Resident Halls
Location: Illinois Math and Science Academy - Aurora
Aurora, Kane County, Illinois
Contract Begin Date May 1, 2014
Contract End Date: September 22, 2014

Awardee: Path Construction Company, Inc.
Amount: $.[redacted] 800,000.00 SBR
Bid Date: 0, 0
Trade: General 14063981

No. of Unsuccessful Bids or Submittals: 9
Date First Offered: December 3, 2013
Award Date: April 2, 2014

MBE/FBE Subcontracting and Supplier Goals Apply

☐ Competitive sealed bid per 30 ILCS 500/30-15
☐ Competitive Qualifications-Based Selection per 30 ILCS 535
☒ Contract Change

Description of Contract Action:

It is understood that the PPB may request information on contracts or to review and discuss policies with our agency.

☒ A WAIVER OF THE PPB 30 DAY REVIEW PERIOD IS BEING REQUESTED.

Gus Behnke 7-17-14
Print Name: Gus Behnke Date
Title: Chief Fiscal Officer
Capital Development Board

State Procurement Officer Date

Procurement Policy Board

Approve ☐ Deny ☐

PPB Representative Date

IMSA

igniting and nurturing
creative, ethical, scientific minds
that advance the human condition

Catherine C. Veal
President

July 16, 2014

Mr. Jim Underwood, Executive Director
Capital Development Board
William G. Stratton Building
401 East Spring Street, 3rd Floor
Springfield, IL 62706

RE: Project #805-030-017 - Emergency Mold Remediation Authorization

Dear Mr. Underwood,

On behalf of the Illinois Mathematics and Science Academy (IMSA) Board of Trustees, I respectfully request the Capital Development Board to hold an emergency Board meeting for the specific purpose of approving a proceed order to increase the funding authorization for the completion of the Residence Hall Renovation Project for mold remediation. The extent of mold remediation work has significantly impacted the original timelines for a construction schedule that was already very aggressive.

The construction schedule is now two weeks behind schedule, and with only ten weeks allowed for the renovation overall, this mold remediation process will affect the Academy's ability to open our 2014-15 academic year on time in mid-August. John Wandolowski, IMSA's Director of Facilities Planning and Development, **has already requested a one-week delay in our schedule** that I am reviewing now. This delay affects all students at IMSA, as our Academy is residential; we house approximately 650 10th through 12th grade students from across Illinois. John's more serious warning is this: Without the CDB Board emergency meeting for immediate authority to proceed with the mold remediation and restoration, we may have to delay opening the Academy **by an additional six weeks.** This would significantly disrupt our students' education and require complex, costly alternative arrangements for their housing and transportation, exceeding our resources.

In order to make the project schedule work, John believes we need CDB Board authority to proceed with the remediation request by Monday, July 21st.

The Residence Hall Renovation Project has over $900,000 in contingency funds, and the CDB has already accepted approximately $300,000 in changes to date. Current mold remediation estimates, according to John, should not exceed $450,000. If this is an accurate assessment, I respectfully request the CDB Board to grant the project authority to proceed with the full scope of mold remediation with all possible speed and care. Thank you very much for your assistance.

Regards,

Catherine Veal

Catherine C. Veal

cc: Mr. Josh Weger, Deputy Director of Construction
Mr. Ron Wright, Construction Administrator
Mr. Brad Nell, Sr. Capital Program Analyst
Mr. John Wandolowski, IMSA
Dr. Purva DeVol, IMSA

1500 Sullivan Road • Aurora, IL • 60506-1000 • 630-907-5034 Tel • 630-907-5062 Fax • cveal@imsa.edu

Path Construction Company
3550 W. Salt Creek Lane, Suite 116
Arlington Heights, IL, 60005
Ph 847-398-7100
Fax 847-398-7101

PATH
Construction Company

July 17, 2014

John Nalis
Capital Development Board
100 W Randolph
Chicago, IL 60601

Subject: 087.14 – 805-030-017 – IMSA Renovate Residence Halls

Re: Request for Proceed Order – Revised to Encompass Entire Project 7-17-14

Interior Mold Remediation

Dear John:

Path Construction Requests a Proceed Order for the above referenced project to provide mold remediation and restoration of finishes in all rooms affected. We estimate this change to be approximately $800,000.00 for all seven buildings included in the project, including the previously approved $65,000 from Proceed Order G-5. Please see attached breakdown of projected cost.

The scope of work has been established by two attachments. The first is the prescriptive procedures for remediation provided by Environ for the project. The second is a set of marked up drawings from a joint visual observation completed by STR (Jugureanu) and Path Construction (Laffey) on 7/17/14. Building 1506 and 1507 are projected based on buildings 1504 and 1505 due to those being in the worst condition.

The scope of work includes but is not limited to sealing off affected areas, removal/cleaning/drying/treating of vinyl wall covering, drywall, vapor barrier, insulation, wall cavities, occupant items and carpeting followed by restoration of all finishes. All testing is excluded and should be provided by the design team.

This request for proceed order includes scopes of work that were not originally part of this project, namely mold remediation and flooring work. As Path construction does not have current Subcontractors bound to the CDB Contract terms for these items, it may not be possible to have the work completed for the specified subcontractor markups in the CDB Contract. Path will endeavor to find vendors willing to comply with those terms, but, should none be available, the CDB would be responsible for the full subcontract costs for those and any other new scope items.

Please be advised that this work will significantly impact the construction schedule, and Path Construction hereby notifies the CDB that the project substantial completion date may be affected, and reserves its rights to an extension of time and additional costs for general conditions required by the SDC that may be required as such..

Please issue a proceed order as soon as possible in order for Path Construction to continue work and minimize impact to the construction schedule.

Sincerely,

PATH
Construction Company

Matthew Johnson

Senior Project Manager

CC: Ric Krause, Jon Saint Andre, Justin Krause, Dan Laffey (Path); Mihai Jugureanu (STR)

Mold Remediation

Building 1505								
Trade	Mold	Move Furniture	Install Electrical	Reinstall Cover	Drywall	Paint	Flooring	
Task	Mat. / Labor	Mat. / Labor	Mat. / Labor	Mat. / Labor	Mat. / Labor	Mat. / Labor	Mat. / Labor	
Suite 1	$ 9,000.00	$ 200.00	$ 250.00	$ -	$ 4,700.00	$ 1,934.71	$ 2,000.00	
Suite 2	$ 9,000.00	$ 200.00	$ 250.00	$ -	$ 4,700.00	$ 1,935.00	$ 2,000.00	
C10	$ 9,000.00	$ 200.00	$ 250.00	$ -	$ 3,700.00	$ 2,200.00	$ 3,340.00	
B 14	$ 6,000.00	$ 200.00	$ -	$ -	$ 3,100.00	$ 1,300.00	$ 1,300.00	
B 16	$ 6,000.00	$ 200.00	$ -	$ -	$ 3,100.00	$ 1,300.00	$ 1,300.00	
B 20	$ 9,000.00	$ 200.00	$ -	$ -	$ 3,700.00	$ 2,200.00	$ 3,340.00	
58 PTACs	$ 17,400.00	$ -	$ -	$ 5,800.00	$ 14,790.00	$ 5,800.00	$ -	1505 Total
	$ 65,400.00	**$ 1,200.00**	**$ 750.00**	**$ 5,800.00**	**$ 37,790.00**	**$ 16,669.71**	**$ 13,280.00**	**$ 140,889.71**

Building 1504								
Trade	Mold	Move Furniture	Install Electrical	Reinstall Cover	Drywall	Paint	Flooring	
Task	Mat. / Labor	Mat. / Labor	Mat. / Labor	Mat. / Labor	Total	Mat. / Labor	Mat. / Labor	
Suite 1	$ 9,000.00	$ 200.00	$ 250.00	$ -	$ 4,700.00	$ 1,934.71	$ 2,000.00	
Suite 2	$ 9,000.00	$ 200.00	$ 250.00	$ -	$ 4,700.00	$ 1,935.00	$ 2,000.00	
A10	$ 9,000.00	$ 200.00	$ 250.00	$ -	$ 3,700.00	$ 2,200.00	$ 3,340.00	
A11	$ 6,000.00	$ 200.00	$ -	$ -	$ 3,100.00	$ 1,300.00	$ 1,300.00	
A12	$ 6,000.00	$ 200.00	$ -	$ -	$ 3,100.00	$ 1,300.00	$ 1,300.00	
B10	$ 6,000.00	$ 200.00	$ -	$ -	$ 3,100.00	$ 1,300.00	$ 1,300.00	
B12	$ 6,000.00	$ 200.00	$ -	$ -	$ 3,100.00	$ 1,300.00	$ 1,300.00	
B16	$ 6,000.00	$ 200.00	$ -	$ -	$ 3,100.00	$ 1,300.00	$ 1,300.00	
C15	$ 6,000.00	$ 200.00	$ -	$ -	$ 3,100.00	$ 1,300.00	$ 1,300.00	
A20	$ 6,000.00	$ 200.00	$ 250.00	$ -	$ 3,100.00	$ 1,300.00	$ 1,300.00	
58 PTACs	$ 17,400.00	$ -	$ -	$ 5,800.00	$ 14,790.00	$ 5,800.00	$ -	1504 Total
	$ 86,400.00	**$ 2,000.00**	**$ 1,000.00**	**$ 5,800.00**	**$ 49,590.00**	**$ 20,969.71**	**$ 16,440.00**	**$ 182,199.71**

Building 1503							
Trade	Mold	Move Furniture	Install Electrical	Reinstall Cover	Drywall	Paint	Flooring
Task	Mat. / Labor	Mat. / Labor	Mat. / Labor	Mat. / Labor	Total	Mat. / Labor	Mat. / Labor
Suite 1	$ 8,000.00	$ 200.00	$ 250.00	$ -	$ 3,700.00	$ 2,000.00	$ 1,700.00

Suite 2	$ 8,000.00	$ 200.00	$ 250.00	$ -	$ 3,700.00	$ 2,000.00	$ 1,700.00	
10 PTACs	$ 3,000.00	$ -	$ -	$ 1,000.00	$ 2,550.00	$ 1,000.00	$ -	1503 Total
	$ 19,000.00	**$ 400.00**	**$ 500.00**	**$ 1,000.00**	**$ 9,950.00**	**$ 5,000.00**	**$ 3,400.00**	**$ 39,250.00**

Building 1502

Trade	Mold	Move Furniture	Install Electrical	Reinstall Cover	Drywall	Paint	Flooring	
Task	Total	Mat. / Labor	Mat. / Labor	Mat. / Labor	Total	Mat. / Labor	Mat. / Labor	
Suite 1	$ 8,000.00	$ 200.00	$ 250.00	$ -	$ 2,100.00	$ 2,000.00	$ 1,700.00	
Suite 2	$ 8,000.00	$ 200.00	$ 250.00	$ -	$ 2,900.00	$ 2,000.00	$ 1,700.00	
58 PTACs	$ 17,400.00	$ -	$ -	$ -	$ 14,790.00	$ 5,800.00	$ -	1502 Total
	$ 33,400.00	**$ 400.00**	**$ 500.00**	**$ -**	**$ 19,790.00**	**$ 9,800.00**	**$ 3,400.00**	$ 67,290.00

Building 1501

Trade	Mold	Move Furniture	Install Electrical	Reinstall Cover	Drywall	Paint	Flooring	
Task	Mat. / Labor	Mat. / Labor	Mat. / Labor	Mat. / Labor	Total	Mat. / Labor	Mat. / Labor	
23 PTACs	$ 6,900.00	$ -	$ -	$ -	$ 5,865.00	$ 2,300.00	$ -	
								1501 Total
	$ 6,900.00	**$ -**	**$ -**	**$ -**	**$ 5,865.00**	**$ 2,300.00**	**$ -**	**$ 15,065.00**

Building 1506

Trade	Mold	Move Furniture	Install Electrical	Reinstall Cover	Drywall	Paint	Flooring	
Task	Mat. / Labor	Mat. / Labor	Mat. / Labor	Mat. / Labor	Total	Mat. / Labor	Mat. / Labor	
Suite 1	$ 9,000.00	$ 200.00	$ 250.00	$ -	$ 4,700.00	$ 1,934.71	$ 2,000.00	
Suite 2	$ 9,000.00	$ 200.00	$ 250.00	$ -	$ 4,700.00	$ 1,935.00	$ 2,000.00	
A10	$ 9,000.00	$ 200.00	$ 250.00	$ -	$ 3,700.00	$ 2,200.00	$ 3,340.00	
A11	$ 6,000.00	$ 200.00	$ -	$ -	$ 3,100.00	$ 1,300.00	$ 1,300.00	
A12	$ 6,000.00	$ 200.00	$ -	$ -	$ 3,100.00	$ 1,300.00	$ 1,300.00	
B10	$ 6,000.00	$ 200.00	$ -	$ -	$ 3,100.00	$ 1,300.00	$ 1,300.00	
B12	$ 6,000.00	$ 200.00	$ -	$ -	$ 3,100.00	$ 1,300.00	$ 1,300.00	
B16	$ 6,000.00	$ 200.00	$ -	$ -	$ 3,100.00	$ 1,300.00	$ 1,300.00	
C15	$ 6,000.00	$ 200.00	$ -	$ -	$ 3,100.00	$ 1,300.00	$ 1,300.00	
A20	$ 6,000.00	$ 200.00	$ 250.00	$ -	$ 3,100.00	$ 1,300.00	$ 1,300.00	
58 PTACs	$ 17,400.00	$ -	$ -	$ -	$ 14,790.00	$ 5,800.00	$ -	1506 Total

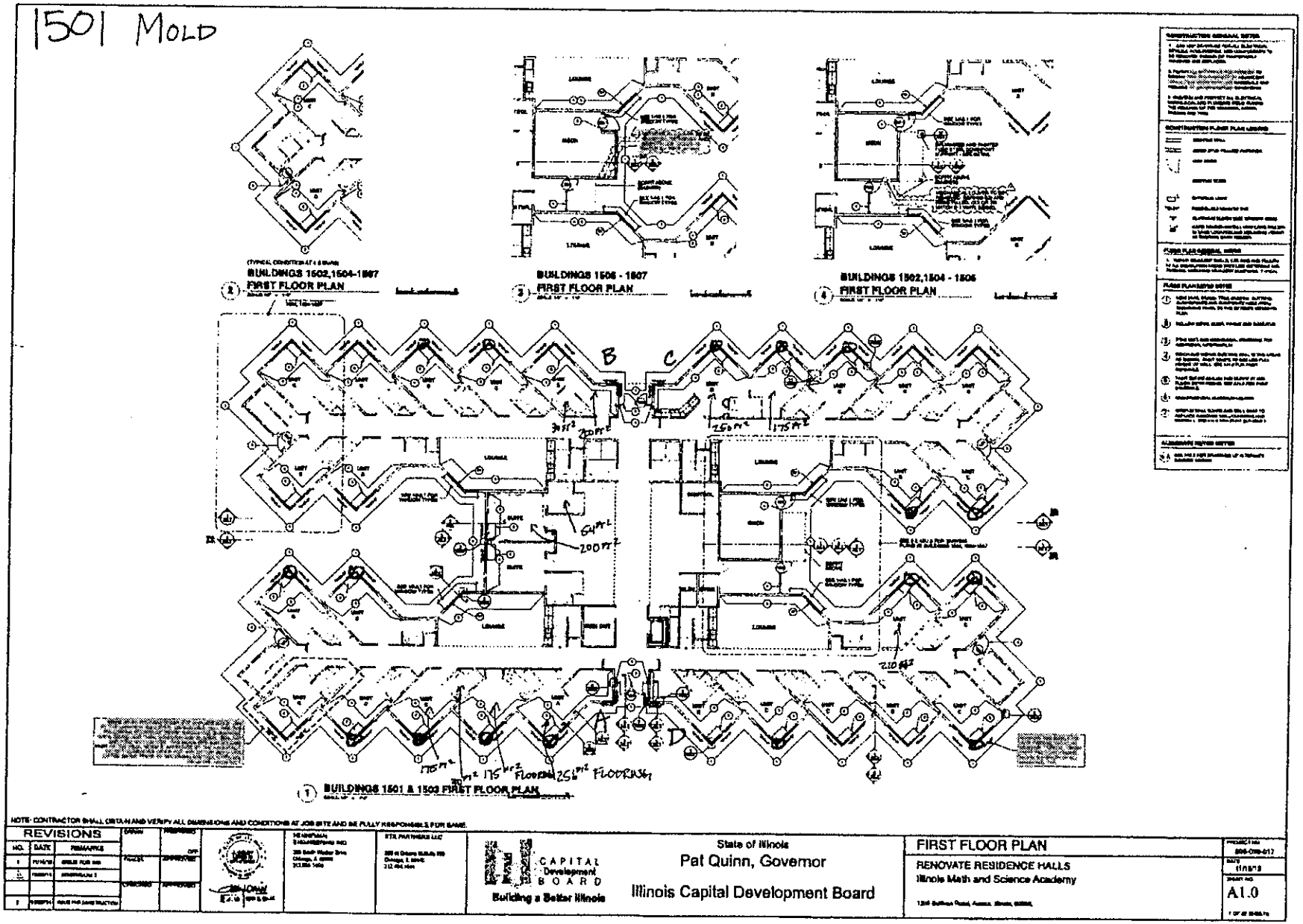
	$ 86,400.00	$ 2,000.00	$ 1,000.00	$ -	$ 49,590.00	$ 20,969.71	$ 16,440.00	$ 176,399.71

Building 1507

Trade	Mold	Move Furniture	Install Electrical	Reinstall Cover	Drywall	Paint	Flooring	
Task	Mat. / Labor	Mat. / Labor	Mat. / Labor	Mat. / Labor	Total	Mat. / Labor	Mat. / Labor	
Suite 1	$ 9,000.00	$ 200.00	$ 250.00	$ -	$ 4,700.00	$ 1,934.71	$ 2,000.00	
Suite 2	$ 9,000.00	$ 200.00	$ 250.00	$ -	$ 4,700.00	$ 1,935.00	$ 2,000.00	
C10	$ 9,000.00	$ 200.00	$ 250.00	$ -	$ 3,700.00	$ 2,200.00	$ 3,340.00	
B 14	$ 6,000.00	$ 200.00	$ -	$ -	$ 3,100.00	$ 1,300.00	$ 1,300.00	
B 16	$ 6,000.00	$ 200.00	$ -	$ -	$ 3,100.00	$ 1,300.00	$ 1,300.00	
B 20	$ 9,000.00	$ 200.00	$ 250.00	$ -	$ 3,700.00	$ 2,200.00	$ 3,340.00	
58 PTACs	$ 17,400.00	$ -	$ -	$ -	$ 14,790.00	$ 5,800.00	$ -	1507 Total
	$ 65,400.00	$ 1,200.00	$ 1,000.00	$ -	$ 37,790.00	$ 16,669.71	$ 13,280.00	$ 135,339.71

Sub Total	$ 731,883.85
OHP	$ 775,796.88
B & I	**$ 791,312.82**

1501 MOLD



NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.

REVISIONS		
NO.	DATE	REMARKS
1	[illegible]	[illegible]
2	[illegible]	[illegible]

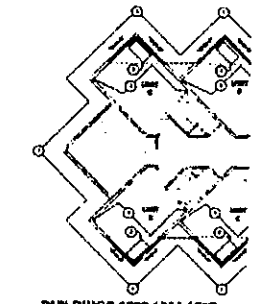
CAPITAL Development BOARD
Building a Better Illinois

State of Illinois
Pat Quinn, Governor
Illinois Capital Development Board

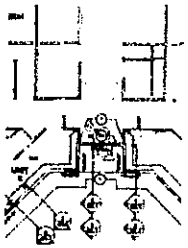
FIRST FLOOR PLAN
RENOVATE RESIDENCE HALLS
Illinois Math and Science Academy

A1.0

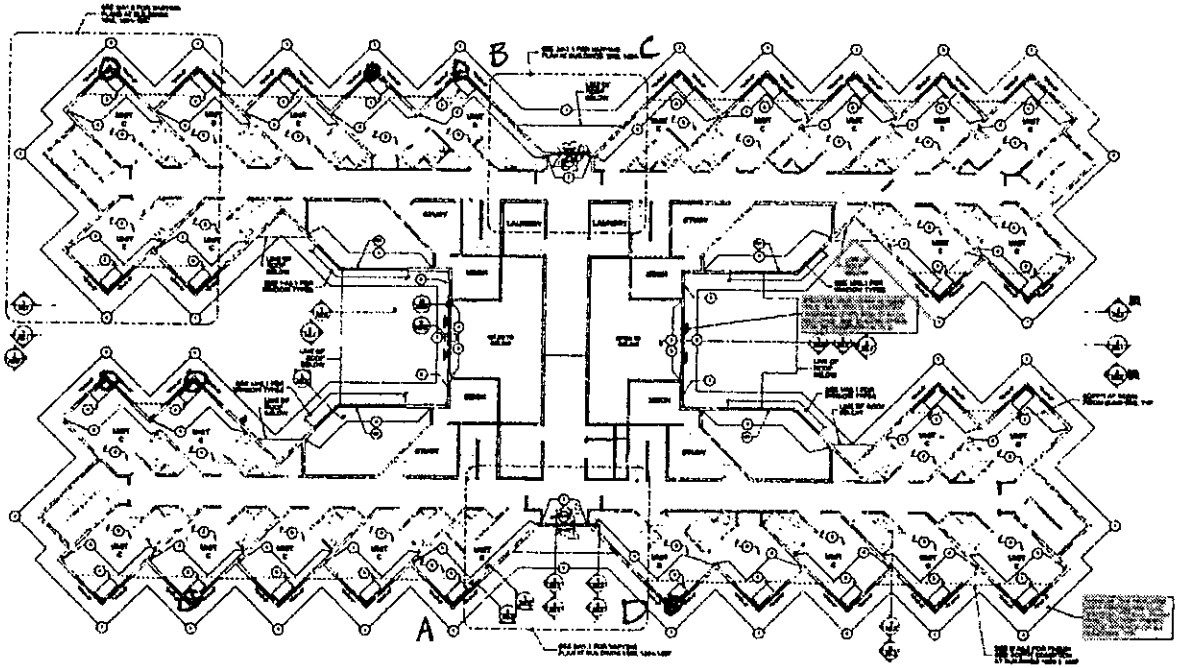
1501 - 2ND FLOOR



BUILDINGS 1502,1504-1507
2 SECOND FLOOR PLAN



BUILDINGS 1502,1504-1507
3 SECOND FLOOR PLAN



1 BUILDINGS 1501 & 1503 SECOND FLOOR PLAN

NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.

REVISIONS		
NO.	DATE	REMARKS
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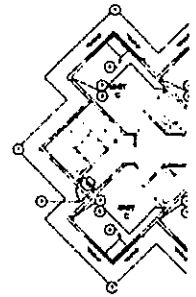
CAPITAL Development BOARD
Building a Better Illinois

State of Illinois
Pat Quinn, Governor
Illinois Capital Development Board

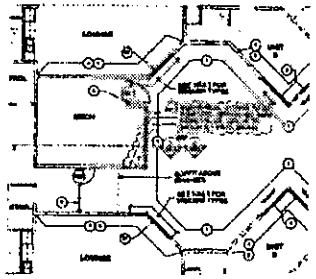
SECOND FLOOR PLAN
RENOVATE RESIDENCE HALLS
Illinois Math and Science Academy

PROJECT NO. 808-056-017
DATE 11/15/13
SHEET NO. A1.1

1502 MOLD



BUILDINGS 1502,1504-1507
FIRST FLOOR PLAN



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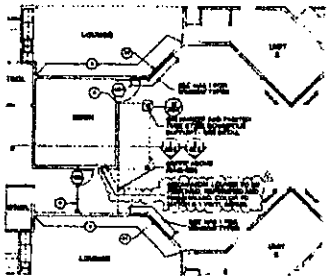
FIRST FLOOR PLAN



BUILDINGS 1502,1504 - 1506
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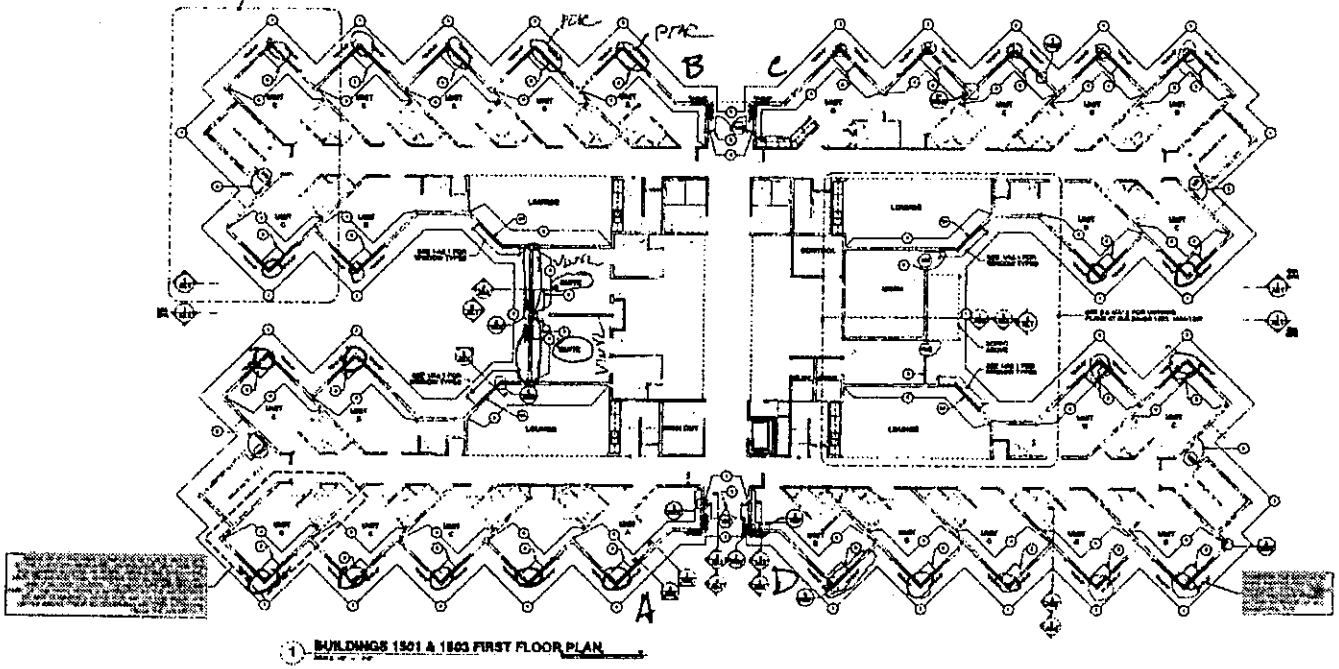
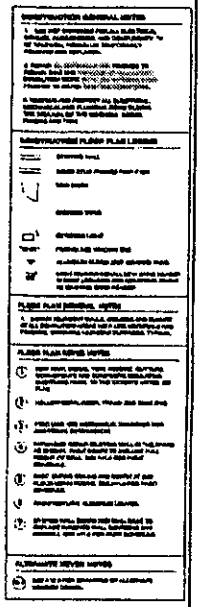


BUILDINGS 1501 & 1503 FIRST FLOOR PLAN



NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.

REVISIONS		
NO.	DATE	REMARKS
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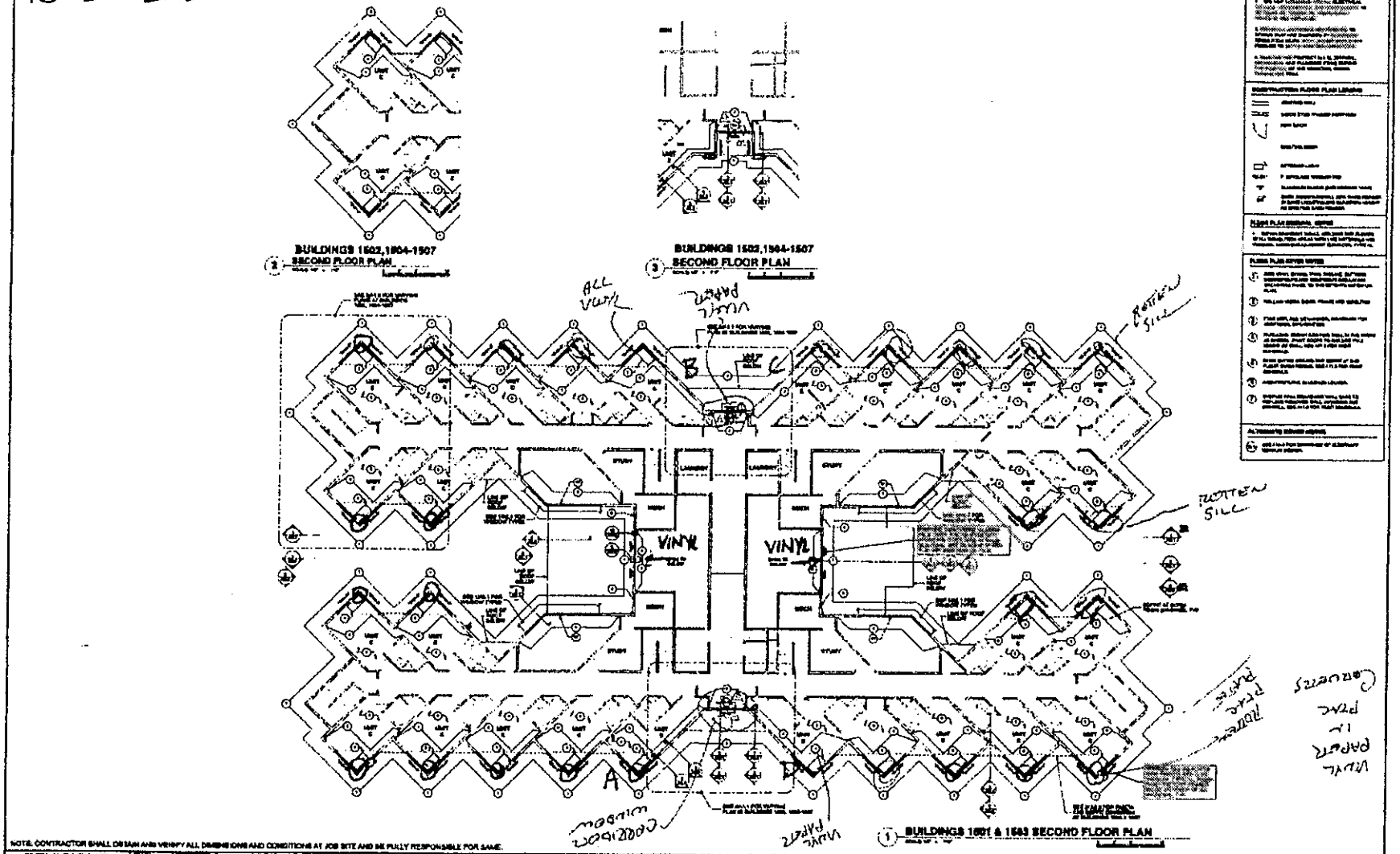
FIRST FLOOR PLAN

RENOVATE RESIDENCE HALLS
Illinois Math and Science Academy

A1.0

1502 - 2ND FLOOR



NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.

REVISIONS		
NO.	DATE	REMARKS
1		ISSUE FOR BID
2		ADDENDUM 1
3		ISSUE FOR CONSTRUCTION

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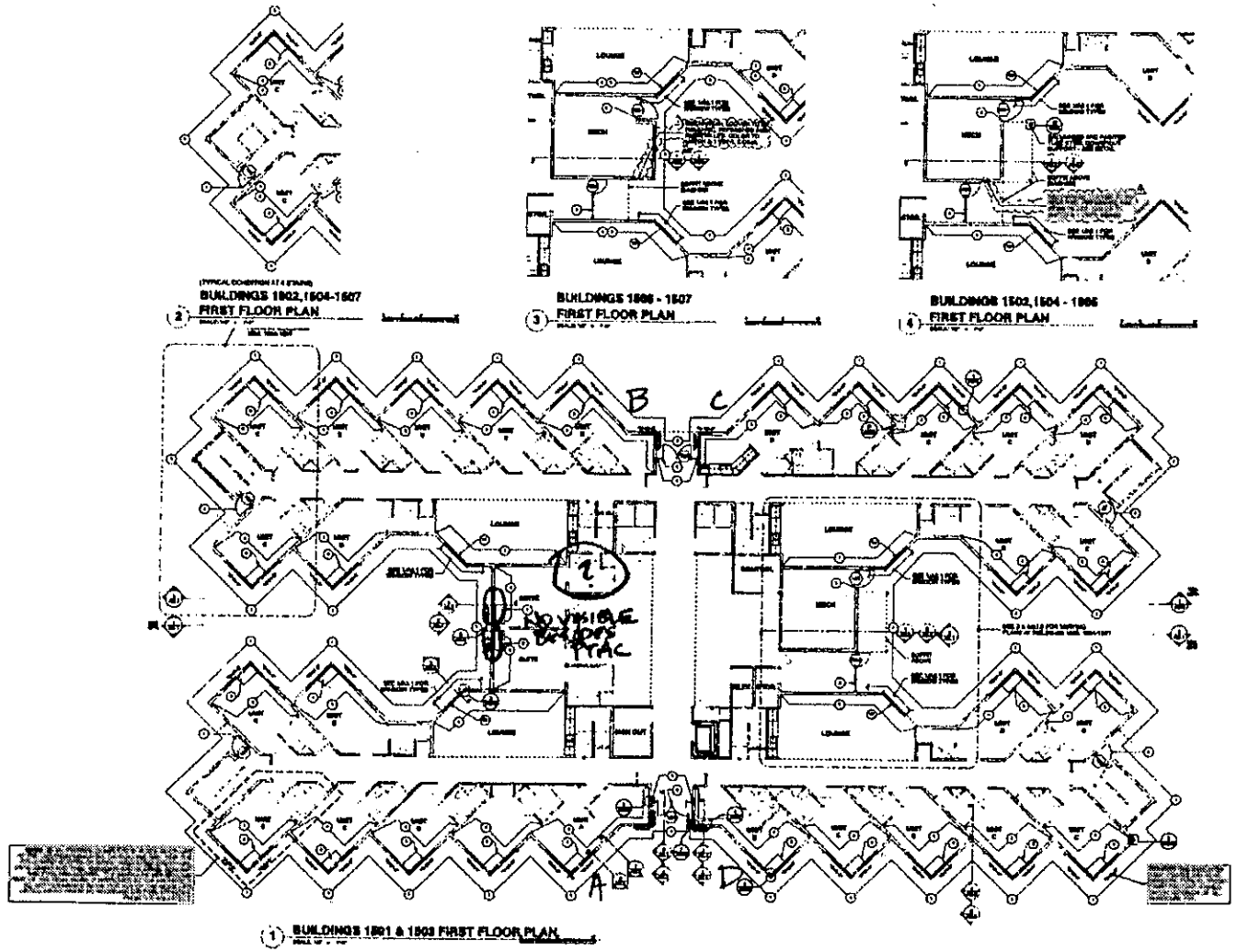
SECOND FLOOR PLAN

RENOVATE RESIDENCE HALLS
Illinois Math and Science Academy

A1.1

16

1503 MOLD



NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.

REVISIONS		
NO.	DATE	REMARKS
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2	[illegible]	ADDENDUM 1

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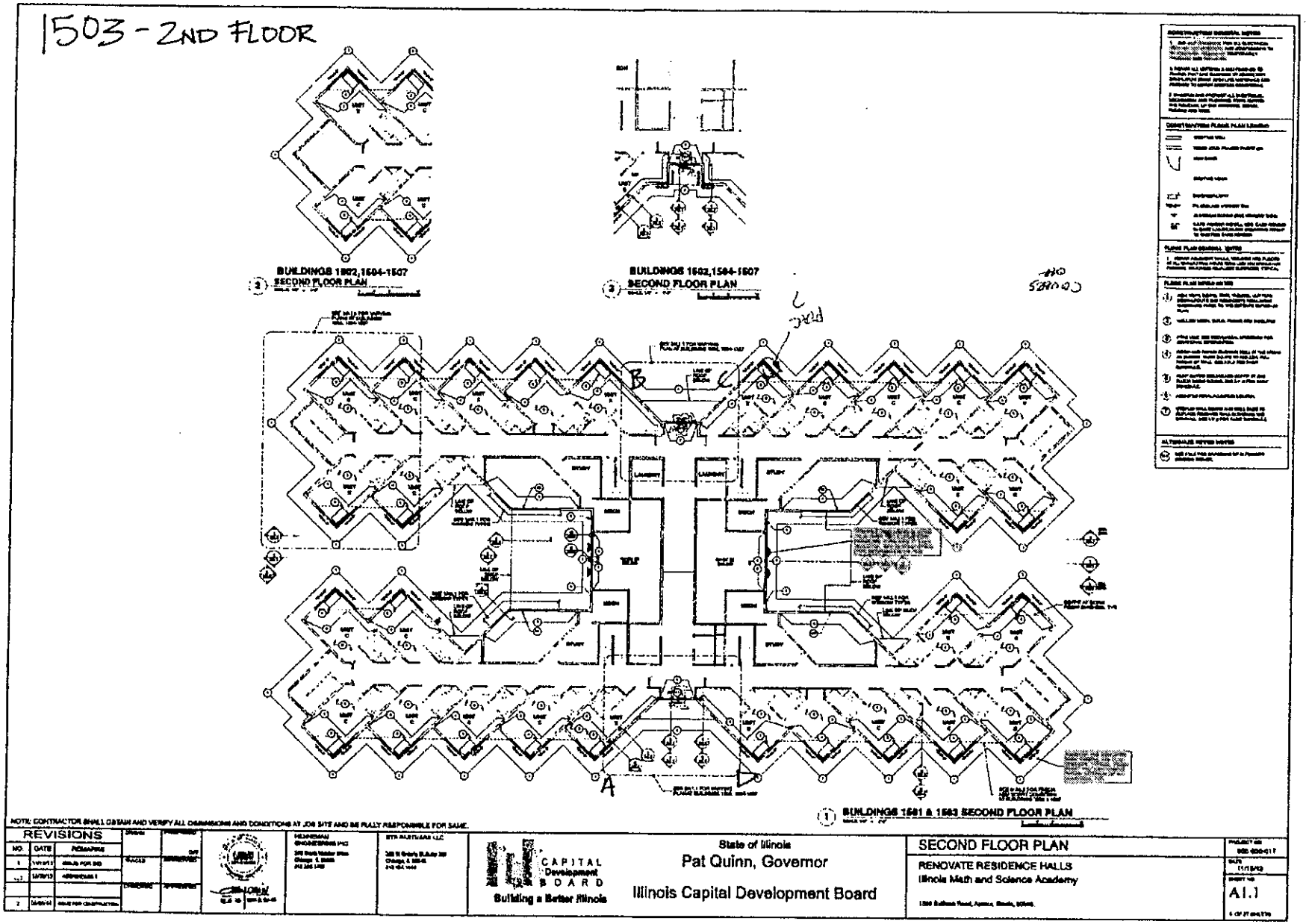
FIRST FLOOR PLAN
RENOVATE RESIDENCE HALLS
Illinois Math and Science Academy

A1.0


1503 - 2ND FLOOR
BUILDINGS 1502,1504-1507
SECOND FLOOR PLAN
BUILDINGS 1502,1504-1507
SECOND FLOOR PLAN
BUILDINGS 1501 & 1503 SECOND FLOOR PLAN
NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.
REVISIONS
NO. DATE REMARKS
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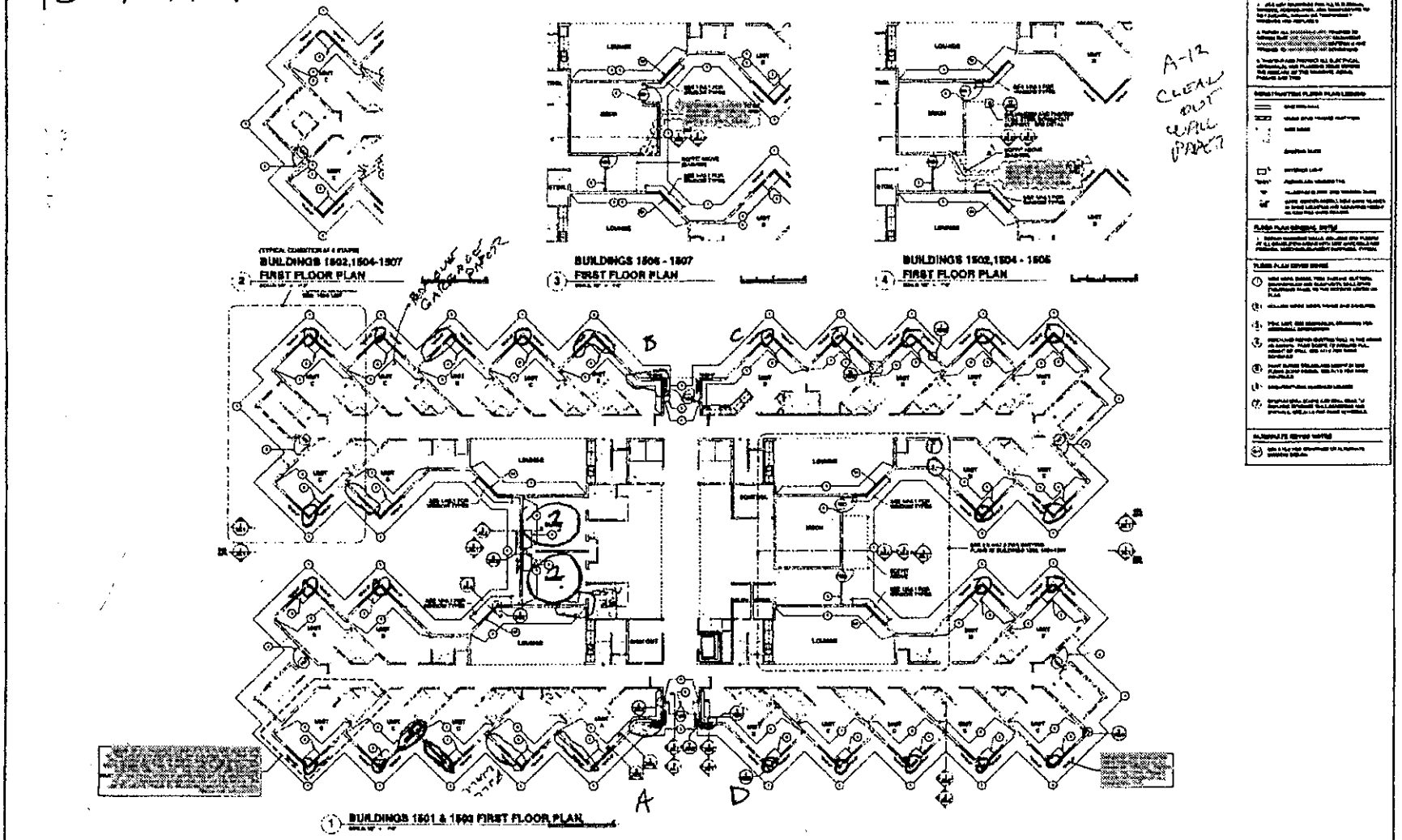
SECOND FLOOR PLAN
RENOVATE RESIDENCE HALLS
Illinois Math and Science Academy
A1.1

1504 MOLD



NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.

REVISIONS		
NO.	DATE	REMARKS
1	[illegible]	ISSUE FOR BID
2	[illegible]	ADDENDUM 1
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CAPITAL Development BOARD
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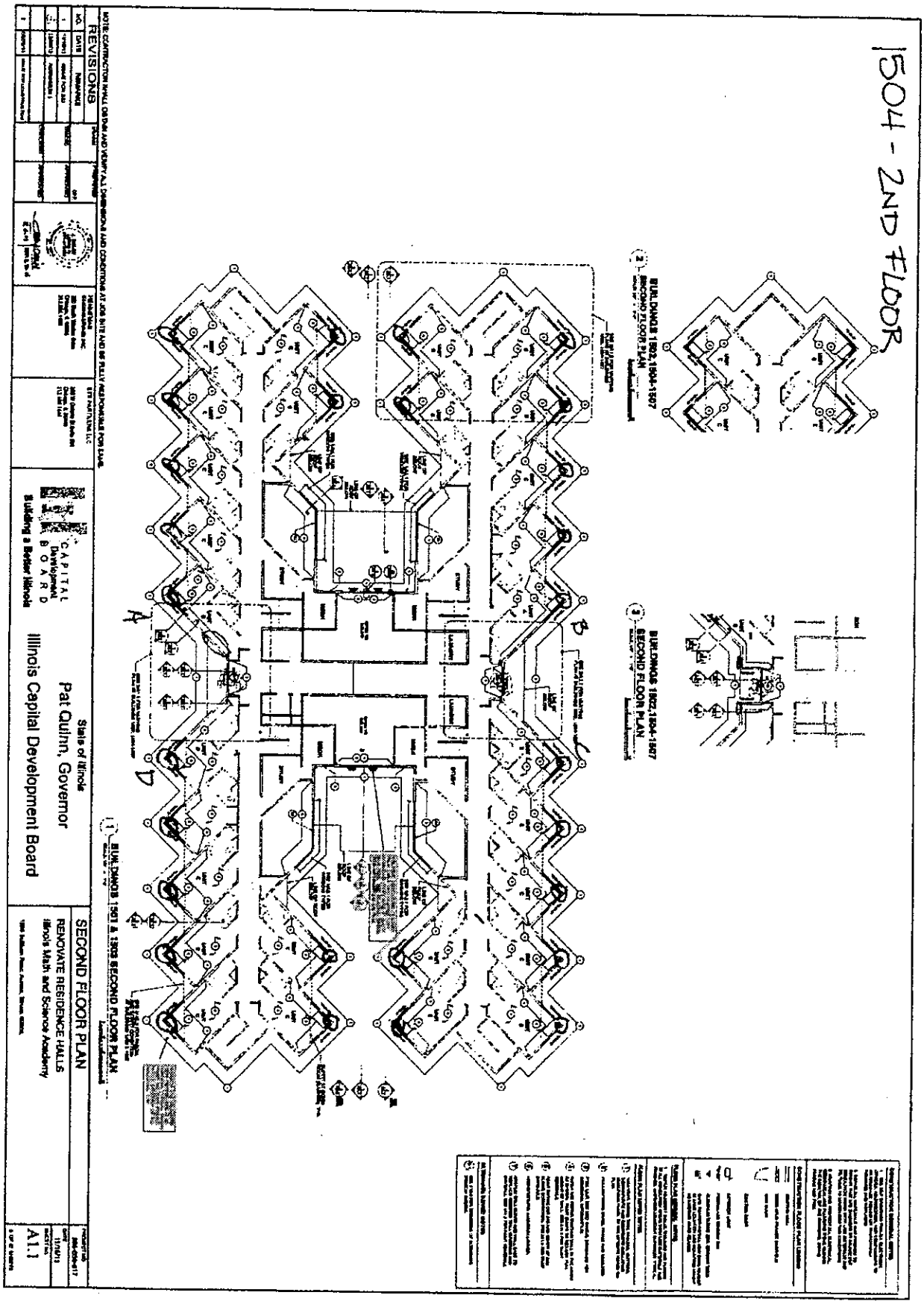
State of Illinois
Pat Quinn, Governor
Illinois Capital Development Board

FIRST FLOOR PLAN
RENOVATE RESIDENCE HALLS
Illinois Math and Science Academy

A1.0


1504 - 2ND FLOOR
BUILDINGS 1502,1504-1507
SECOND FLOOR PLAN
BUILDINGS 1501 & 1503 SECOND FLOOR PLAN
REVISIONS
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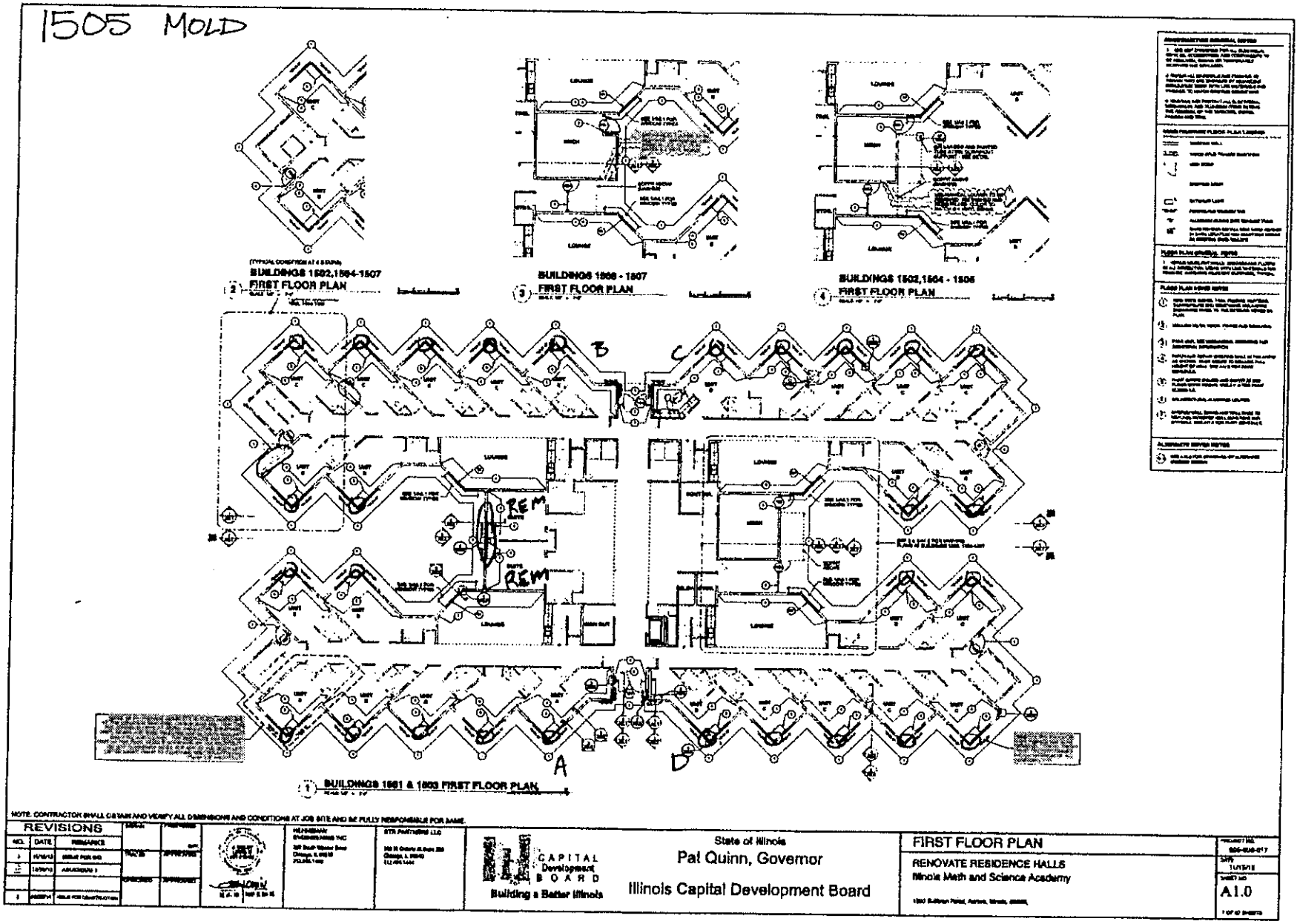
SECOND FLOOR PLAN
RENOVATE RESIDENCE HALLS
Illinois Math and Science Academy
A1.1

1505 MOLD



BUILDINGS 1502,1504-1507
FIRST FLOOR PLAN
BUILDINGS 1506 - 1507
FIRST FLOOR PLAN
BUILDINGS 1502,1504 - 1505
FIRST FLOOR PLAN
BUILDINGS 1501 & 1503 FIRST FLOOR PLAN
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NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.
REVISIONS
CAPITAL Development BOARD
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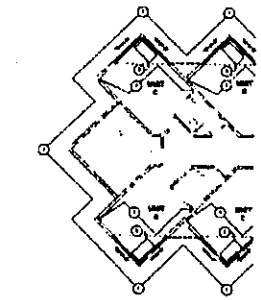
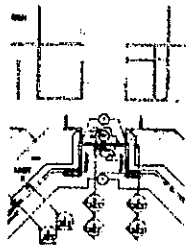
FIRST FLOOR PLAN
RENOVATE RESIDENCE HALLS
Illinois Math and Science Academy
A1.0

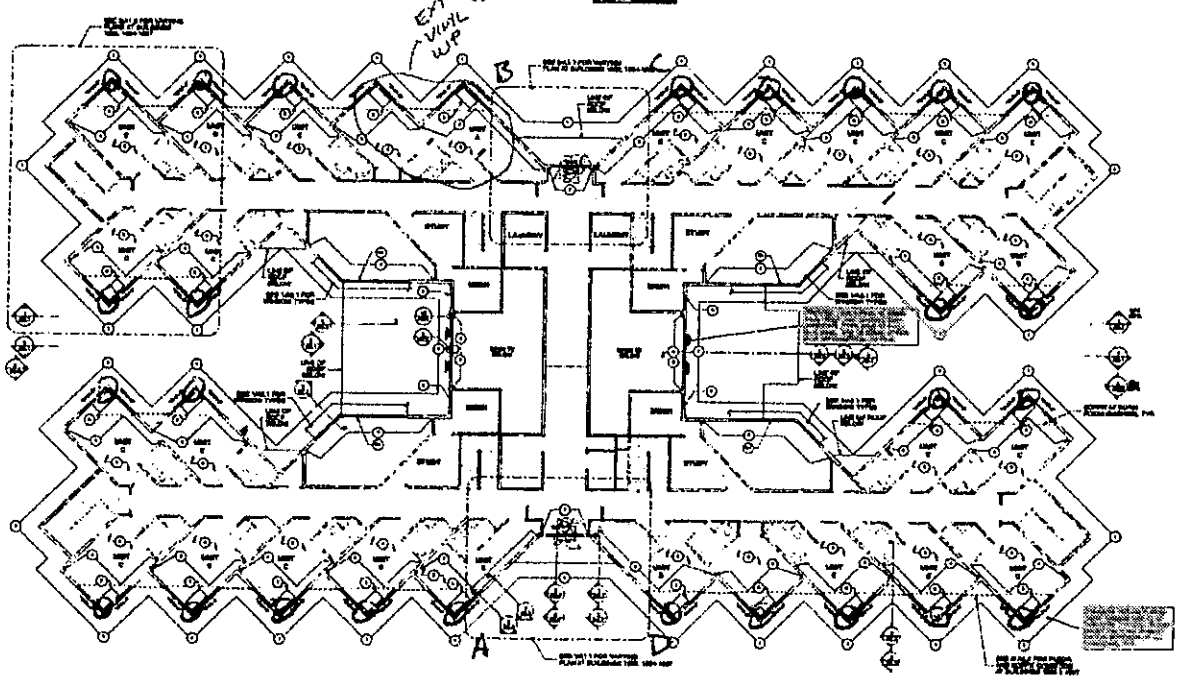
1505 - 2ND FLOOR



BUILDINGS 1502,1504-1507
(2) SECOND FLOOR PLAN



BUILDINGS 1502,1504-1507
(3) SECOND FLOOR PLAN



(1) BUILDINGS 1501 & 1503 SECOND FLOOR PLAN

NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.

REVISIONS				
NO.	DATE	REMARKS		
1	11/15/13	ISSUE FOR BID		
2	12/16/13	ADDENDUM 1		

CAPITAL Development BOARD
Building a Better Illinois

State of Illinois
Pat Quinn, Governor
Illinois Capital Development Board

SECOND FLOOR PLAN

RENOVATE RESIDENCE HALLS
Illinois Math and Science Academy

PROJECT NO. A08-1500-017
DATE 11/13/13
SHEET NO. A1.1

ENVIRON

July 8, 2014
Revised: July 15, 2014

Sent via electronic mail: Jan@strpartners.com

Mr. Jan Taniguchi
Principal
STR Partners, LLC
350 West Ontario Street, Suite 200
Chicago, IL 60654

RE: Mold Remediation Protocol
Illinois Math & Science Academy
Project 21 35169A

Dear Mr. Taniguchi:

Enclosed please find a revised copy of the Mold Remediation Protocol for the Units 1504 and 1505 at the Illinois Math & Science Academy in Aurora, Illinois. This guideline has been revised to include remediation of small areas of mold contaminated materials at the IMSA facility.

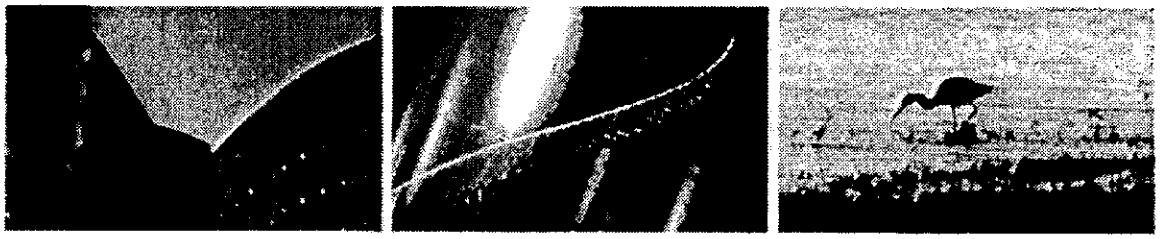
This protocol includes recommended procedures for removal of water damaged and mold contaminated building materials and decontamination of the interior building surfaces. These guidelines have been developed to ensure that mold contaminated building materials are removed in a safe and efficient manner. It is our understanding that this protocol will be implemented by a qualified mold remediation contractor selected by Path Construction Company. This protocol is acceptable for use in other buildings at the IMSA assuming that the work will be completed by a qualified mold remediation contractor.

The opportunity to continue to provide services to STR Partners is greatly appreciated. Please do not hesitate to contact us if you have any questions regarding this protocol.

Sincerely,

Robert M. Livingston, RS, LEHP
Manager
Direct Dial: 773-272-3524
E-Mail: rlivingston@environcorp.com

Copy to: Mihai Jugureanu, via email: mihai@strpartners.com



Revised

Mold Remediation Protocol
Illinois Math & Science Academy
Aurora, Illinois

Prepared for:
Mr. Jan Taniguchi
Principal
STR Partners, LLC
350 West Ontario Street, Suite 200
Chicago, IL 60654

Prepared by:
ENVIRON International Corporation
8725 West Higgins Road, Ste. 725
Chicago, Illinois 60631

Date:
July 15, 2014

Project Number:
21 35169A

ENVIRON

Contents

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1	Introduction	1
2	Containment & Critical Barriers	1
3	Removal of Water Damaged and/or Mold Contaminated Building Materials	3
4	Final Inspection and Testing	5

1 Introduction

A mold investigation was performed by ENVIRON International Corporation (ENVIRON) on July 1, 2014 at the Illinois Math & Science Academy in Aurora, Illinois. The survey was completed by Mr. Mitchell Pendergrass, Senior Associate with ENVIRON. The inspection identified visibly apparent mold growth on select walls in various units in the 1504 and1505 buildings.

The balance of this document outlines the remediation scope of work and project requirements as best they can be described in advance of removing the mold contaminated building materials. Additional work may be added to the scope if damage that may be currently concealed is discovered.

2 Containment & Critical Barriers

There currently are no regulatory standards for removal of water damaged building materials or for mold remediation. In 2008, the New York City Department of Health updated "Guidelines on Assessment and Remediation of Fungi in Indoor Environments". Also in 2008, the United States Environmental Protection Agency updated their guidelines "Mold Remediation in Schools and Commercial Buildings." Additional guidance for mold remediation is found in the Institute of Inspection, Cleaning and Restoration Certification (IICRC) "Standard and Reference Guide for Professional Mold Remediation" and the Health Canada 2004 guide on "Fungal Contamination in Public Buildings: Health Effects and Investigation Methods." Elements of the above documents together with professional judgment are incorporated in these guidelines.

The project will require isolation of work areas to prevent the migration of airborne particles during the drywall removal and mold remediation activity. This will be accomplished through the construction of negatively pressurized containments using critical barriers of 4 or 6 mil plastic sheeting and duct or painters tape to secure the plastic sheeting (Note: duct tape should only be used over painters tape. Any tape residue remaining on building surfaces will be the remediation contractors' responsibility). The barriers should be placed over ventilation openings, doorways, window etc., to isolate each work area from the remainder of the building. A high efficiency particulate air (HEPA) filtered negative air machine (NAM) of appropriate size will be used to create a negative pressure within each contained (work) area. Construction of the containments, critical barriers, and maintenance of the negative air machine will be the remediation contractor's responsibility. Specific information on construction of the negative pressure containments is as follows:

- The work area(s) with greater than approximately 10 square feet (sf) of mold contamination will be completely isolated from the remaining areas of the building by constructing containments using plastic sheeting and duct or painters tape. It is also recommended that any floor to ceiling plastic sheeting be re-enforced with metal "zip" poles or rigid framing for support. The containments will be constructed in a manner that isolates the work from other building areas and allows normal operations to continue outside the remediation area. The remediation contractor will work with the Owner's Contractor to ensure that disruptions to daily activities are minimized. This may include

performing the work after normal working hours.

- Access to the work area(s) will be provided through a single chamber air lock (3' x3' minimum) equipped with "Z" flap doors or similar (i.e., zipper doors). At least one air lock will be erected at the entrance of each contained area.

- All equipment, tools and other supplies needed to complete the project should be stored outside the air locks. The air locks will be constructed of sufficient size to allow easy access and exit to the work area. The stored equipment must not obstruct entry/exit at any time during the project.

- Building/room ventilation in or to the immediate remediation work areas (i.e., containments) will be shut down and isolated using critical poly seals and tape. The seals will be applied to any ventilation supply and/or return air vents inside the work areas, where the remediation activities will be conducted. If necessary, cardboard or other ridged material will be applied and sealed to the vents to prevent the critical seals from being drawn into or blown off of the vents in the event that the ventilation system cannot be shut down.

- Cover any surfaces in the work area such as, counter tops, appliances, cabinets etc. with plastic sheeting to prevent airborne dust from settling on them.

- Whenever possible, the NAM's exhaust will be discharge to an area outside the building. If the NAM cannot be discharged outside, the exhaust air will be discharged in an unoccupied area and the exhaust monitored with a direct reading instrument, such as a particle counter, to confirm that the HEPA filter is working properly. If it is determined that the NAMs are not operating properly, remediation activities must be stopped until the particle testing confirms NAM filters are functioning.

- For work areas less than approximately 10 sf of visually apparent mold growth, the contractor shall use dust suppression methods which may include misting of surfaces, HEPA vacuuming the surface and at the point of cutting and/or application of adhesive backed plastic sheeting (e.g., carpet shield) to the contaminated surface prior to removal.

- For drywall removal, score through the drywall in areas where mold contamination is not present extending the cut through the paper backing.

- Carefully pry the drywall from the framing and immediately place the material into a waste bag or wrap with plastic sheeting.

- Perform dust suppression during the cutting and drywall removal. Once the drywall is removed, perform dust suppression inside the wall cavity and carefully remove any mold contaminated or water damaged insulation.

- Follow the cleaning procedure detailed in Section 3 below and pass a visual inspection of the work area.

3 Removal of Water Damaged and/or Mold Contaminated Building Materials

- In each work area within the building the isolation of the work area(s) must be erected to the detail stated above, at a minimum. The contractor must maintain the containments until the work area has successfully passed a final visual inspection (described below).

- In each work area, all porous moisture and/or mold contaminated building materials and water stained/damaged building materials will be removed and placed inside plastic disposal bags and sealed within the contained area. Non-porous, semi-porous (wood framing without rot) or structural/load bearing materials will the thoroughly cleaned. No bags or general remediation debris are to remain in the containments overnight and shall be removed whenever the contactor is completed in a work area for the day.

- Typically, the containments will encompass an entire room, but in some areas will only need to be constructed to isolate select areas inside one of the building units.

- Personal protective equipment including full body disposable coveralls, gloves, eye protection, and at a minimal an N95 dust mask must be worn by the individuals conducting the removal work. The contractor will be responsible for the health and safety of their personnel as well as the effective implementation of this plan.

- The contractor is responsible for the performance of its work to comply with all applicable local, state, and federal regulations and guidelines and is also responsible for providing all equipment and supplies necessary to complete the work in a safe, professional, and timely manner.

- The contractor will be responsible for all aspects of site safety and will provide material safety data sheets (MSDS) for all products to be used during the remediation project. All MSDSs should be reviewed by an industrial hygienist, the owner, and other approved parties (as necessary).

- The contractor should be aware that initial inspection of the affected areas during the initial mold survey was limited. Additional water damage or mold growth may be present in previously concealed areas, such as wall cavities. Some of these areas will be accessible after affected materials have been removed. The building components will be inspected for evidence of additional mold growth and water damage. If additional mold growth is observed, the affected areas will be included in the remediation.

- The contractor is responsible for all waste handling, storage, and disposal associated with this project. All waste and demolition debris will be transported from the work areas to outside the building in plastic waste bags. All waste will be double bagged and gooseneck sealed with the exterior of the bags cleaned prior to transport from the work area. Larger or bulkier items that cannot fit into standard plastic waste bags will be double wrapped in plastic sheeting and sealed with duct tape.

- In areas where drywall is to be removed and discarded, the contractor shall remove the drywall in a manner to allow for easy replacement and a minimum of 12-18 inches beyond any water damage or mold growth. Wall paper should be removed at the same time.

- Remove any insulation which may be found within the newly exposed wall cavities and immediately bag for removal. Do not leave removed building materials on the floor of the containment.

- If additional mold growth is found in the wall cavities it must be removed. The contractor must remove any porous or semi-porous non-structural and non-load bearing building materials containing additional water stains and/or mold growth at least twelve inches past the visible mold growth and/or water stains. An exception would be wood framing components (semi-porous) with only superficial staining or mold growth. If present, these can be thoroughly cleaned. Any questions regarding the extent of the remediation should be directed to the building owner or owner's representative. Mold affected structural and/or load bearing building components will be cleaned but not removed.

- After remediation has been completed, the contractor will clean all the remaining building surfaces within containment including walls, ceiling, lights, floors, etc. using a vacuum with HEPA filtration and damp wiping using a detergent solution. After the cleaning of these building materials has been completed, the contractor should contact ENVIRON to inspect and perform post remediation inspection and testing in each work area prior to dismantling containment.

- Upon a successful visual inspection (no additional visible mold growth on porous material and the areas are free of remediation dust and debris), ENVIRON will perform final testing as described below.

4 Final Inspection and Testing

The following criteria are guidelines for acceptable conditions in the work area following the completion of mold remediation activities:

- All surfaces in the remediation areas must be clean and dry.

- Floors, walls, ceilings, and wall cavities in the work areas must be free of dust and debris (white glove/black glove test may be used to confirm this condition). This step is critical. ENVIRON will wipe surfaces with black or white material. The presence of any residual fine dust on surfaces will indicate inadequate cleaning and the area will be re-cleaned and re-evaluated prior to samples being collected. The color and type of material used to check the surfaces is not important. What is important is that dust (course and fine) be removed from surfaces within the contained area.

- All surfaces and/or building materials which were wet or had visible mold growth must have been removed or effectively cleaned and free of visual mold growth.

- Surface tape-lift samples will be collected from representative surfaces in the remediation zones (> 10 sf) which will be evaluated qualitatively be the laboratory. This laboratories' classifications of density of fungal structures may be numerical rating (such as <1 to 5) or descriptive (such as massive > numerous > many > few > a trace > no growth). Remediation areas of < 10 sf will be Samples will not be collected from small remediation zones (<10 sf). These areas will be evaluated using the preceding criteria of being dry and free of mold growth and dust on surfaces.

- More than "a few" or rating greater than 1 could containing fungal spores or fragments of fungal structures such as hyphae or conidiophores could indicate unabated mold and will require additional cleaning by the remediation contractor. Laboratory descriptions/observations that include the presence of intact fungal colonies (conidiophores or spores with underlying mycelia/hyphae) could indicate the need for re-cleaning. Interpretation of sample results, including determination of acceptable or unacceptable findings, will be performed by ENVIRON.

- Samples will be submitted to a laboratory accredited by the American Industrial Hygiene Association (AIHA) through the Environmental Microbiology Laboratory Accreditation Program (EMLAP).

Please contact our office if you have any questions regarding the above remediation protocol. ENVIRON thanks you for the opportunity to be of service.

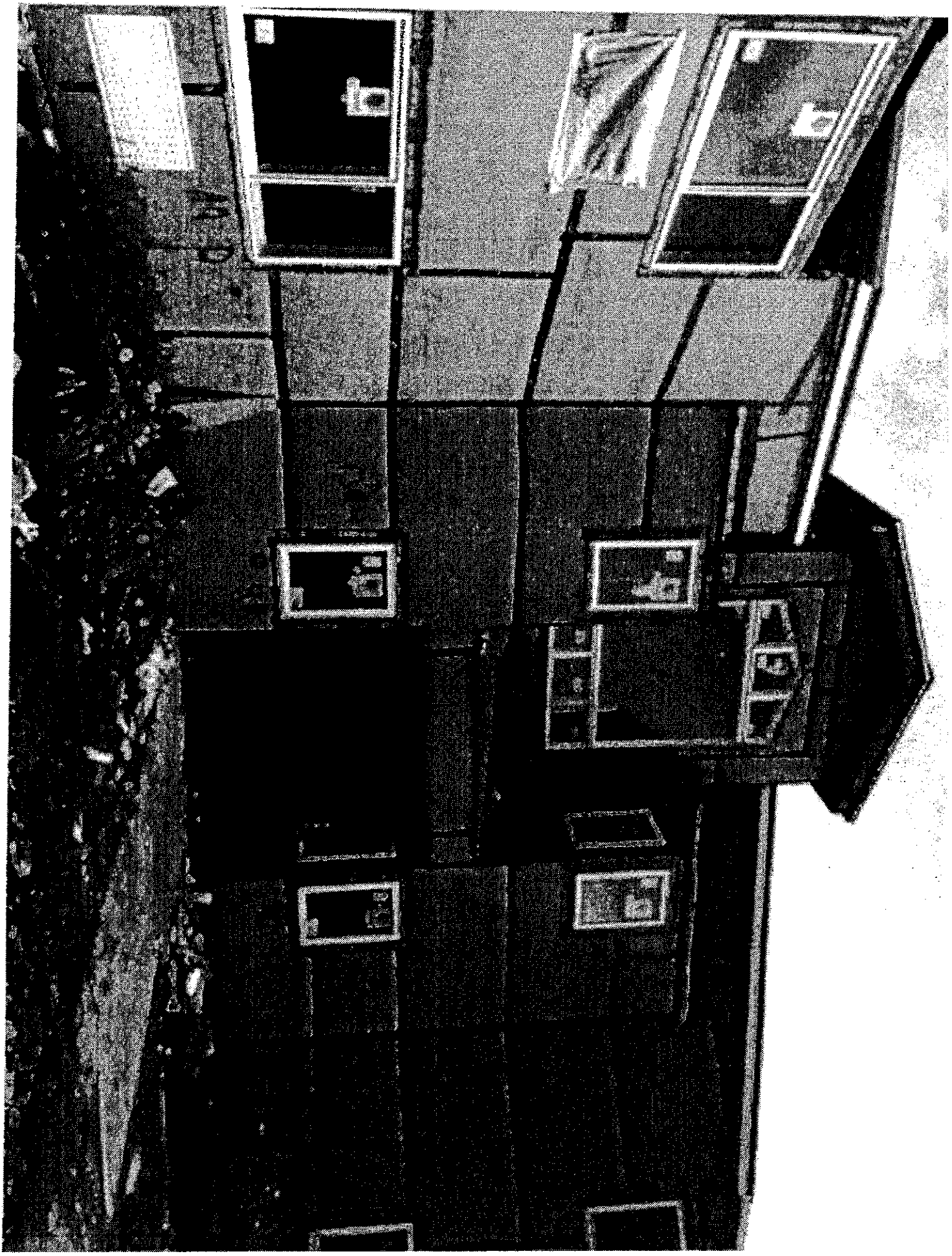
Sincerely,

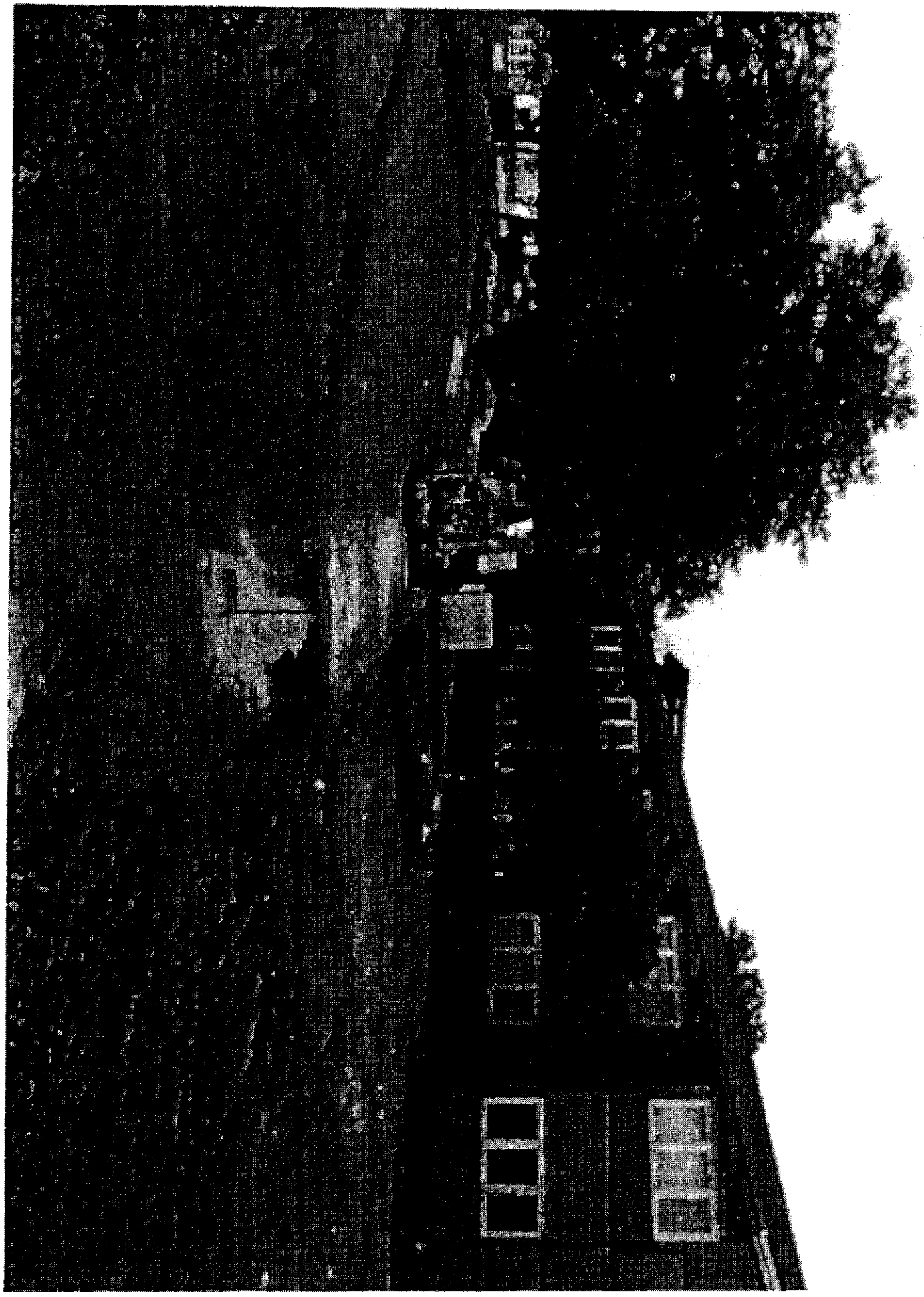
Robert M. Livingston, RS, LEHP
Manager
Direct: 773-272-3524
E-Mail: rlivingston@environcorp.com

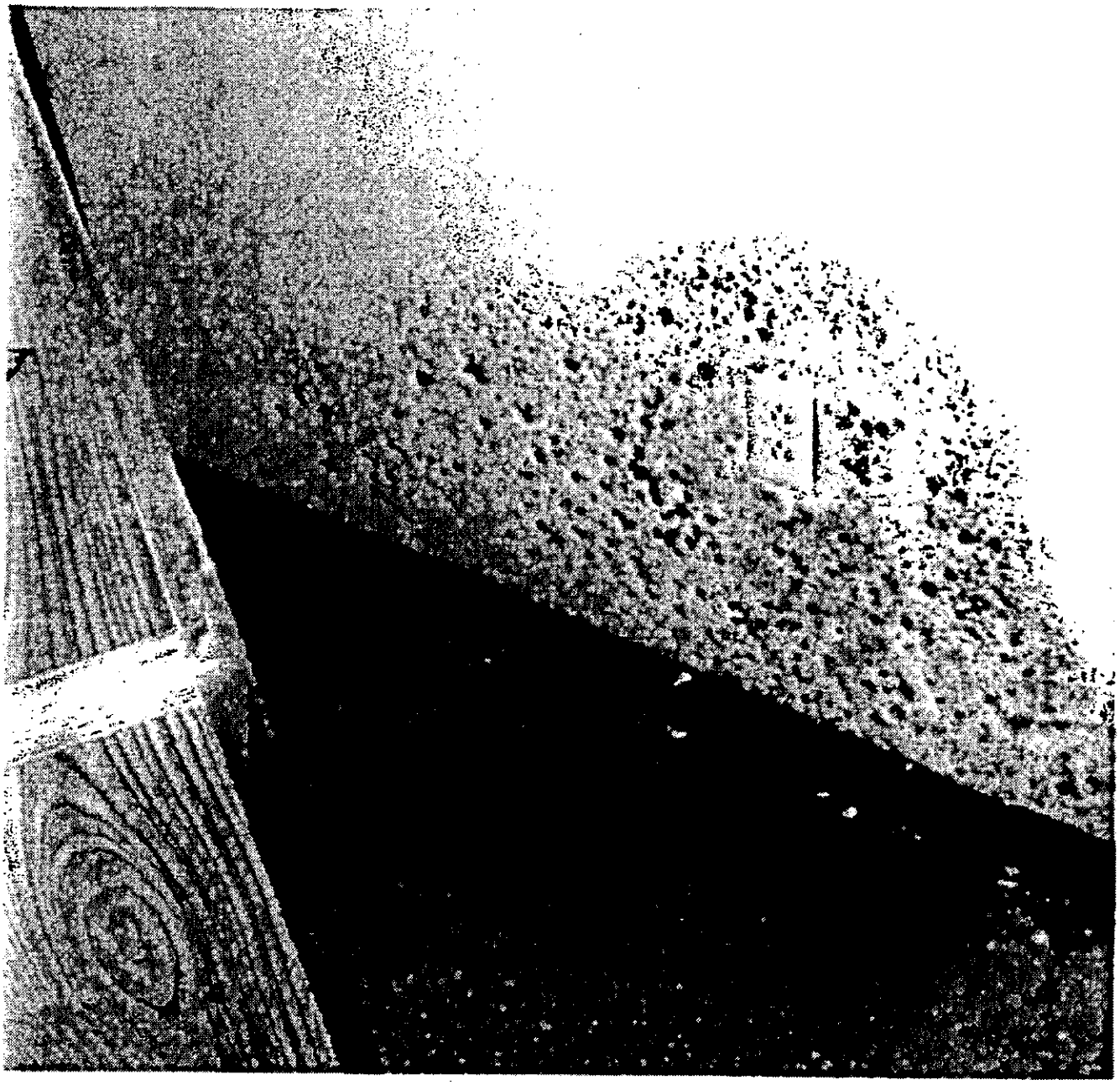
Reviewed by,

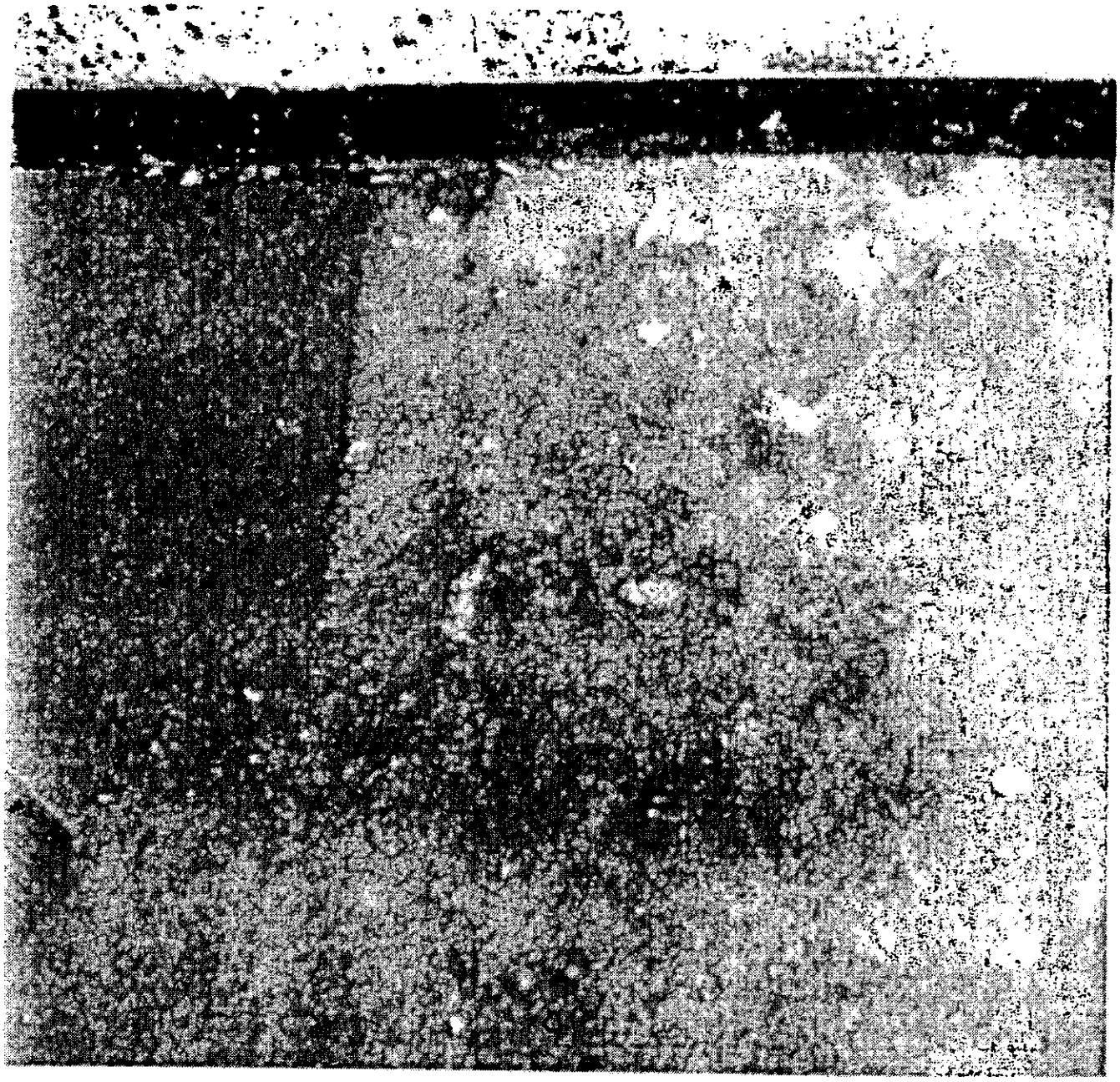
Robert B. Rottersman, MS, CIH
Senior Manager
Direct: 312-288-3857
E-Mail: rrottersman@environcorp.com

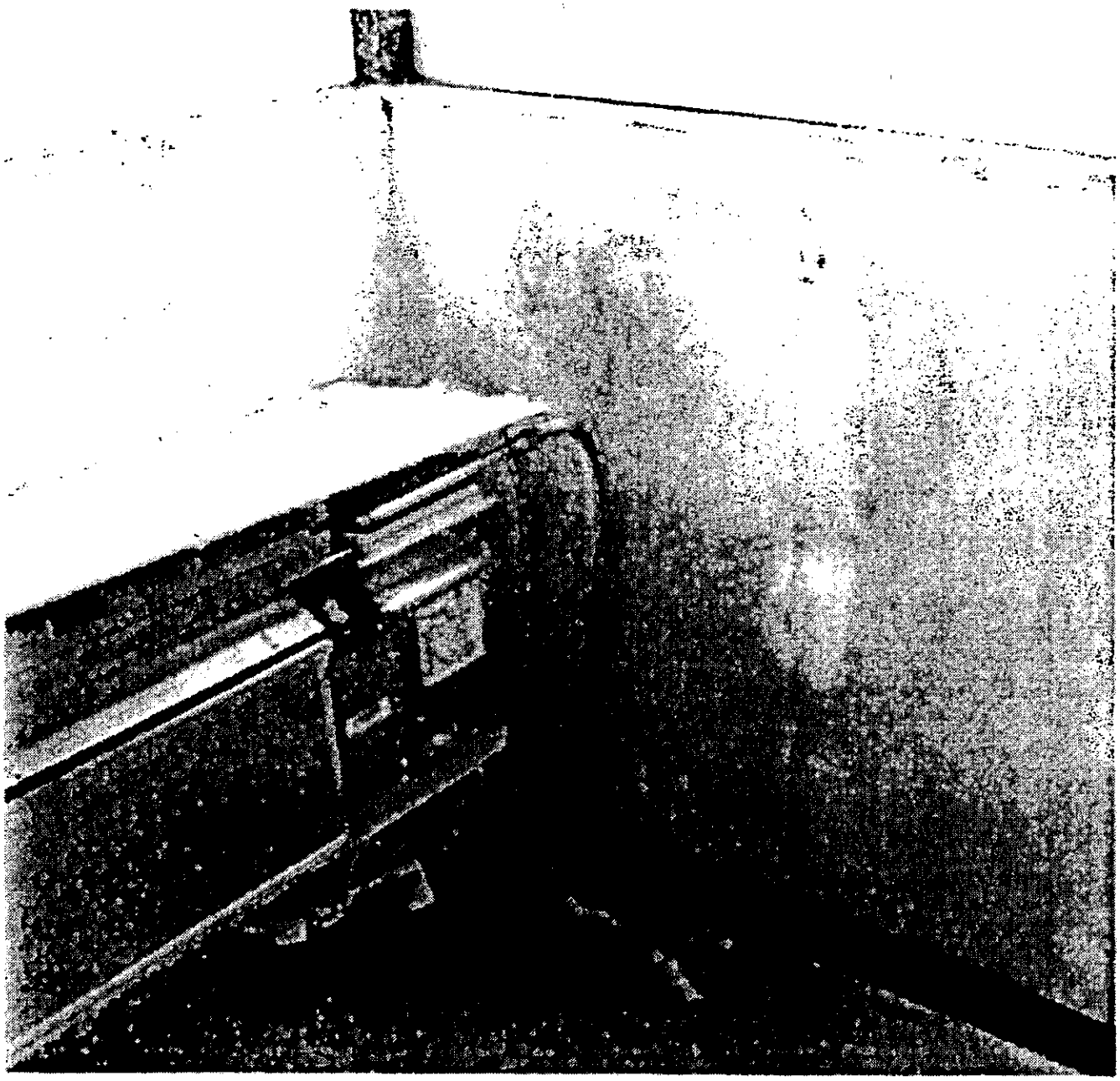
ENVIRON International Corporation
8725 W. Higgins Road, Suite 725
Chicago, IL 60631
773-272-3500











Prestige EnviroMicrobiology, Inc

www.prestige-em.com

Analytical Test Report

Client: ENVIRON International Corp., 8725 W. Higgins Road, Suite 725, Chicago, IL 60631

Client Project: Illinois Math & Science Academy

Sample date: 7-1-2014

Submittal date: 7-1-2014

Samples submitted by: Mitch Pendergrass

Date analysis completed: July 2, 2014

Prestige Report number: 140702-02

Microscopic Method (P003): Analysis of Tape-Lift Samples for Fungi by Optical Microscopy

Prestige # / Client sample ID / Location	Sample dimension	Fungal ID	Fungal structures observed	Fungal density	Notes
140702-02-017 MP0701-01 Bldg 1504 – D10	2 3/4" x 1/2"	*Alternaria* *Cladosporium* *Epicoccum* *Fusarium* *Penicillium*	spores, conidiophores, hyphae spores, conidiophores, hyphae spores, conidiophores, hyphae spores, conidiophores, hyphae spores, conidiophores, hyphae	4 1 1 <1 2	Fungal growth.
140702-02-018 MP0701-02 Bldg 1505 – C10	2 1/2" x 1/2"	*Aspergillus* *Memnoniella* *Stachybotrys chartarum*	spores, conidiophores, hyphae spores, conidiophores, hyphae spores, conidiophores, hyphae	3 1 3	Fungal growth, some fungal structures are in fragments.
140702-02-019 MP0701-03 Bldg 1505 – Suite 2	2 1/2" x 1/2"	*Alternaria*	spores, conidiophores, hyphae	4	Fungal growth.

1. The samples in this report were received in good, acceptable conditions. Prestige EnviroMicrobiology has not performed sample collection for the sample items listed in this report. Results relate only to the items tested.
2. Fungal density rating 1-5 (1 being the lowest and 5 the highest) indicates density of fungal growth structures observed. No fungal density is provided for loose spores, hyphal fragments and other structures. (<1) is used to indicate a light fungal density.
3. For more information on the results and their interpretation, please visit our website www.prestige-em.com.

Report approved: Theresa Lehman
Theresa Lehman, MPH, Lab Director

Quality control check: _____
Chin S Yang, Ph.D.

Report review: _____

242 Terrace Boulevard, Suite B-1, Voorhees, New Jersey 08043 Tel: 856-767-8300 Fax 856-767-8305

PROJECT NARRATIVE

PROJECT SCOPE

The scope for the Renovate Residence Hall project at the Illinois Math and Science in Aurora, IL is to renovate seven residence halls with focus on windows and HVAC systems at the dormitory rooms. The total scope of work is to be separated into two Phases over 10-week construction schedules during the summers of 2014 (Phase 1) and 2015 (Phase 2). Phase 1 includes the window and PTAC replacement scope only, which are the highest priority, and Phase 2 includes the remainder of the renovation scope. The contents of this PA/SD submission only cover the Phase 1 scopes of work, the PA/SD submission for Phase 2 will be delivered on 11/01/13.

For a more detailed summary of Phase 1 scope of work options and their relationship with project funds, see the Project Estimate Summary in the Estimate Manual.

See attached, Attachment A1 – Appendix A Clarification from the signed A/E Contract for a confirmation of the scope and phasing descriptions above.

SUMMARY OF PHASE 1 PA/SD DESIGN

The design team began our Phase 1 PA / SD work by conducting a detailed survey of the residence halls including multiple walk-throughs with IMSA's staff, photographic surveys and a review of the existing construction drawings and reports. After completing the initial survey work, the design team began to coordinate the design of the project scope through initial design concepts and internal coordination meetings at STR's office. The following descriptions summarize our design reviews with CDB /IMSA and the current state of the Phase 1 design for Window and PTAC replacement:

Window Replacement

The scope of the window replacement includes the removal of the existing vinyl windows with a nail-on flange and replaces them with new fiberglass windows with a nail-on flange. The existing building has 5 basic window types that occur individually or grouped to create larger areas of windows. The new windows are designed to fit into the existing rough openings except for two areas at the Entries and Courtyards which, are described further in the drawings as Alternate #1. The majority of the windows are those at the student dorm room of which there are 112 per dormitory building. The new dorm windows have been designed as a fixed / slider window with the slider dimensions meeting Building Code requirements for emergency egress. All other new operable windows have also sliding operation per the request of IMSA to minimize damage to hardware. All new windows will meet current Illinois Energy Code requirement.

For the material of the window, STR met with multiple manufacturers of vinyl, aluminum and fiberglass windows. We initially studied all three materials but quickly narrowed our focus fiberglass windows after an in-depth review of cost, maintenance and performance. During our design meetings with CDB and IMSA, we presented our window analysis and brought full-size samples of fiberglass windows for their review. It was determined that fiberglass windows will be pursued for design.

For the design of the window layouts, operability and general scope, STR studied multiple options at each of the four exterior building areas: Dorm Room, Entries, Courtyard – Study Room Side, Courtyard – Mechanical Room side. Over the course of two design meetings with CDB and IMSA, held on April 29, 2013 and May 15, 2013, we presented renderings and cost estimates of each option. The final, approved versions showing the existing

condition and new are attached.

In correlation with the window replacement scope, it was determined that due to the condition of the existing vinyl siding and rigid insulation portions of the siding and insulation adjacent to the windows will also need to be removed and replaced in order to ensure a weathertight and warrantied window installation. STR studied multiple options for siding materials and sizes including: vinyl, fiber cement, aluminum panel, 4x8 panels, 12x48 panels and 4"-6" clapboard siding. STR presented renderings and cost estimates for each of these options. Due to cost, 4" vinyl siding was determined to be the appropriate material. The insulation replacement will be a composite insulation, sheathing and weather barrier panel.

PTAC Replacement
The PTAC (Packaged Terminal Air Conditioner) unit scope includes the removal and replacement of the existing PTAC units and exterior louvers. The PTAC locations include one at each dorm room and one at each of the two study rooms. Henneman Engineering initially studied and provided cost estimates and life cycle costs for three PTAC Replacement systems: Replace-in-Kind, Variable Refrigerant Flow System with remote condensing units and a ducted Energy Recover System with new RTU units. Each of these options were presented to CDB and IMSA. Due to initial and life cycle costs, the Replace-in-kind option was approved. The attached estimates and drawings describe the replace-in-kind system.

Additional Not-In-Contract Scope of Work
In addition to the Base Contract work described above, IMSA has requested the design team provide cost estimates and design for additional scope not included in the A/E services as outlined in the attached Appendix A documents from the approved A/E contract. The requested additional scope of work will require the full appropriate of Phase 1 and Phase 2 Project Funds. The full scope of this work is described in the attached drawings, project estimate and project manuals. A brief summary of the additional scope is described below:

Additional Scope
- Full siding replacement at all 7 buildings
- Full replacement of the existing rigid insulation with a new composite weather barrier, sheathing and insulation board at all 7 residence halls.
- Upgrade the domestic hot water loop at 5 residence halls.
- Upgrade the domestic hot water supply to laundry rooms at 7 residence halls.

IMSA also requested the following Base Contract scope from Phase 1 and Phase 2 be allocated to the remainder of the projects funds not used by the additional scope above:

- Replace exterior hollow metal door and storefronts at all 7 residence halls.
- Replace PTAC units in student dormitory rooms as possible with the remaining Project Funds. (the Project Funds allow for 3 residence halls to receive PTAC replacement)

Project Number: **805-030-017**
Project Status: AP Active Project
Project Type: HE Higher Education
Description: Renovate Resident Halls
Agency: Illinois Board of Higher Education
Location: Illinois Math and Science Academy - Aurora
County: 89 - Kane
Leg. Districts: House: 83 - Linda LaVia
Senate:42 - Linda Holmes

A/E Id: 27509
A/E Name: STR Partners, L.L.C.
A/E Contact: Jan Taniguchi
A/E Telephone: (312)464-1444
Date Selected: 01-08-13
Contract Date: 04-01-13
Est. Project Cost: 6,260,000.00

PM NAME: **John Nalis 128**
Region: **1**
PLA: Y

Analyst: Brad Nell

Media-worthy Project Tracking

CURRENT STATUS 06-27-14

STR Partners was selected at 1/8/13 Board meeting.In Design for Phase 1 work A/E contract to be renegotiated per revised Phase 1 scope of work.IMSA agree to add $ 1,165,623 to supplement Phase 1 budget. Construction about 80 % complete for 1504 and 1505 buildings, scheduled for SC on 7/7/2014

FUND SUMMARY

Fund	***Appropriated*** Amount	Date	***Released*** Amount	Date	Obligated	Expended	Unobligated	Lapsed Approp
141	6,260,000.00	07-13-09	6,260,000.00	11-09-11	6,160,000.00	2,038,782.29	100,000.00	.00
999	1,140,000.00	10-08-13	1,140,000.00	10-08-13	291,600.00	.00	848,400.00	.00
Total	7,400,000.00		7,400,000.00		6,451,600.00	2,038,782.29	948,400.00	.00

PHASE NUMBER: 1 (C) 35.00% **Description: PH-1 / Windows & HVAC**

Scope Received:
C/O Board Level Amt: 100,000.00
CORC Assessment Amt: .00

	Appndx A	Actual	Diff
Orientation:		03-11-13	(0)
Pgm Analysis:			(0)
Schem Design:	06-17-13	06-18-13	(1)
Design Devel:			(0)
25%:			(0)
50%:			(0)
75%:	08-05-13		(0)
95-100%:	10-07-13	11-01-13	(25)

	Appndx A	Revised	Actual	Diff
Assgn Bid:			01-08-14	(0)
Assgn Re-Bid:				(0)
Prime Bid:	01-14-14		01-15-14	(1)
Prime Re-Bid:				(0)
Subst Compl:	08-08-14			(0)
Final Accept:	10-03-14			(0)
A/E Cont End:	**08-07-16**			
Ground Break:				
Dedication:				

CONSTRUCTION CONTRACT STATUS

	Contract Number	NOA	ATP	Substantial Completion Scheduled	Revised	Actual	Diff	Final Acceptance Scheduled	Actual	Diff	Contra End Da
STR Partners, L.L.C.	13040310						(0)			(0)	**08-07-**
Fitzgerald's Electrical Cont	14063685	04-02-14	05-01-14	08-08-14			(0)	09-22-14		(0)	**09-22-**
Dodson Plumbing, Heating and	14063783	04-02-14	05-01-14	08-08-14			(0)	09-22-14		(0)	**09-22-**
Cryer & Olsen Mechanical, In	14063882	04-02-14	05-01-14	08-08-14			(0)	09-22-14		(0)	**09-22-**
Path Construction Company, I	14063981	04-02-14	05-01-14	08-08-14			(0)	09-22-14		(0)	**09-22-**

CONTRACT AMOUNTS/PAYMENTS

	Contract Number	El Cd	Award Amt	Change Orders Amount	#	Contract To Date	Payments to Date Amount	#	Contract Balance	Cc
STR Partners, L.L.C.	13040310	10	568,500.00	.00	1	568,500.00	335,720.97	3	232,779.03	
C D B/Art In Architecture	ART	89	31,300.00	31,300.00-	0	.00	.00	0	.00	1
Fitzgerald's Electrical Cont	14063685	85	156,900.00	.00	0	156,900.00	69,809.00	1	87,091.00	

CONTRACT AMOUNTS/PAYMENTS

	Contract Number	El Cd	Award Amt	Change Orders Amount	#	Contract To Date	Payments to Date Amount	#	Contract Balance	C
Dodson Plumbing, Heating and	14063783	83	1,150,800.00	.00	0	1,150,800.00	264,117.00	1	886,683.00	
Cryer & Olsen Mechanical, In	14063882	82	178,000.00	.00	0	178,000.00	97,776.00	1	80,224.00	
Path Construction Company, I	14063981	81	4,397,400.00	.00	0	4,397,400.00	1,271,359.32	1	3,126,040.68	
***** Contract Totals *****			6,482,900.00	31,300.00-	1	6,451,600.00	2,038,782.29	7	4,412,817.71	

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A/E Contact:
A/E Telephone: (312)464-1444
Date Selected: 01-08-13
Contract Date: 04-01-13
Est. Project Cost: 6,260,000.00

PM NAME: **John Nalis 128**
Region: 1
PLA: Y

Analyst: Brad Nell

Media-worthy Project Tracking

CURRENT STATUS 06-27-14

Not sufficient funds available for Phase- 2 scope of work. A/E Mod # 1 execut
d to adjust A/E contract to bid only Phase # 1, with Phase # 2 work to be tak
n to PA design only . PA review meeting was on 6/24/14. A/E to resubmit.

FUND SUMMARY

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141	6,260,000.00	07-13-09	6,260,000.00	11-09-11	6,160,000.00	2,038,782.29	100,000.00	.00
999	1,140,000.00	10-08-13	1,140,000.00	10-08-13	291,600.00	.00	848,400.00	.00
Total	7,400,000.00		7,400,000.00		6,451,600.00	2,038,782.29	948,400.00	.00

PHASE NUMBER: 2 (D) .00% **Description: PH-2 / Resident Halls Renovations**

Scope Received:
C/O Board Level Amt: 100,000.00
CORC Assessment Amt: .00

	Appndx A	Actual	Diff		Appndx A	Revised	Actual	Diff
Orientation:			(0)	Assgn Bid:				(0
Pgm Analysis:		04-02-14	(0)	Assgn Re-Bid:				(0
Schem Design:	11-01-13		(0)	Prime Bid:	11-04-14			(0
Design Devel:			(0)	Prime Re-Bid:				(0
25%:			(0)	Subst Compl:	08-07-15			(0
50%:			(0)	Final Accept:	10-09-15			(0
75%:	04-01-14		(0)	A/E Cont End:	**08-07-16**			
95-100%:	07-01-14		(0)	Ground Break:				
				Dedication:				

CONSTRUCTION CONTRACT STATUS

Contract Number	NOA	ATP	Substantial Completion Scheduled	Revised	Actual	Diff	Final Acceptance Scheduled	Actual	Diff	Contr End D

CONTRACT AMOUNTS/PAYMENTS

Contract Number	El Cd	Award Amt	Change Orders Amount	#	Contract To Date	Payments to Date Amount	#	Contract Balance	C
***** Contract Totals *****		.00	.00	0	.00	.00	0	.00	

FY15 CDB BOARD MEETING SCHEDULE

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