

**CAPITAL  
Development  
BOARD**

**Building a Better Illinois**

Pat Quinn, Governor

Peter O'Brien, Sr., Chairman

**BOARD BOOK**

**July 8, 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

July 8, 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**

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 June 10, 2014 Minutes ..... 1-5
6. Introduction of Guests

**BOARD ACTION**

8. Proceed Order  
    University of Illinois at Chicago .....6-15
9. Single Bid Awards  
    Eastern Illinois University ..... 16-25  
    Chicago State University .....26-28
10. Staff Recommendations for Architect/Engineer Selections  
    PSB 197 .....29-31

**INFORMATIONAL ITEMS**

11. Architects/Engineers approved by Executive Director .....32-34

**EXECUTIVE SESSION**

Staff contact: Amber Evans, 217.782.8726

SUBJECT: Meeting Minutes for June 10, 2014 Board Meeting

The June 10, 2014 meeting of the Capital Development Board was held by video-conference at the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois and the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois.

The following Board Members were present:

**Chicago**

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

Others present:

**Chicago**

Jim Underwood, CDB  
Karla Springer, CDB  
Andrea Bauer, CDB  
Andrew Schantz, Affiliated Engineers, Inc.  
Dan Bielski, CDB  
Dennis Vovos, Holabird & Root  
Shannon Miller, CDB  
Marva Boyd, CDB  
John Lanctot, CDB  
Adrienne Levatino, CDB  
Joseph Vitowsky, CDB  
Kevin Duff, U of I  
Micaela Vidaña, CDB  
John P. Ross, Affiliated Engineers, Inc.  
Victor Morales, CDB  
James Cockrell, CDB  
Steve Petersen, Harper College  
Ed Choklek, FGM Architects  
Ann Tranter, FGM Architects  
Dreena Jones, CDB

**Springfield**

Amber Evans, CDB  
Theo Truitt, IEI  
Kirk Fernandes, CDB  
Lisa Mattingly, CDB  
Don Broughton, CDB  
Rich Meyer, CDB  
Gary Kitchen, CDB  
Jeff Banka, CDB intern  
Sean Ryan, CDB intern  
Paula Sorensen, CDB  
Amy Romano, CDB  
Steve Halm, CDB  
Claudia André, CDB  
Marcy Joerger, CDB  
Gus Behnke, CDB  
Brent Lance, HR  
Lorri Lawton, CPO  
Ken Morris, CPO  
Gerry Burlingham, CPO

Chairman O'Brien called the meeting to order at 10:36 a.m.

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

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

Mr. Lowry moved and Mr. Chin seconded a motion to approve the minutes of the May 13, 2014 meeting. Chairman O'Brien called for a vote, which was approved unanimously.

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

Director Underwood introduced Ms. Marva Boyd, CDB's new Chief of Staff, to the Board. Chairman O'Brien welcomed Ms. Boyd to CDB and stated that the Board looks forward to working with her.

Mr. Ron Wright presented the following Change Order:

**CHANGE ORDER – Western Illinois University**

WIU Quad Cities Riverfront Campus  
Moline, Rock Island County, Illinois  
CDB Project No. 818-020-005  
A/E: Holabird & Root, LLP

**Change Order G-30..... \$105,787.26**

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

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

**CHANGE ORDER – University of Illinois**

Upgrade Campus Controls - Everitt Lab & Law Building  
Urbana, Champaign County, Illinois  
CDB Project No. 830-010-342  
A/E: AEI Affiliated Engineers, Inc.

**Change Order E-2..... \$139,606.82**

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

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

**PROCEED ORDER – Bartonville Readiness Center**

Upgrade Site Roads and Drainage

Peoria, Peoria County, Illinois

CDB Project No. 546-260-022

A/E: Infrastructure Engineering, Inc.

**Proceed Order G-3..... \$213,000.00**

Chairman O'Brien added Mr. Muñoz to the roll at 10:50 a.m.

Mr. Chin moved and Mr. Lowry seconded a motion to approve the proceed order. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Wright presented the following Proceed Orders and introduced Mr. Steve Petersen with Harper College who gave a brief update of the project and answered questions from Board members:

**PROCEED ORDERS – Harper Community College**

Renovate Engineering & Technology Center

Palatine, Cook County, Illinois

CDB Project No. 810-032-023

A/E: Holabird & Root, LLC

**Proceed Order G-16..... credit (\$54,026.81)**  
**Proceed Order P-8..... \$2,782.50**  
**Proceed Order H-7..... \$19,529.91**  
**Proceed Order V-4..... \$91,126.00**  
**Proceed Order E-6..... \$273,687.03**  
**Proceed Order FP-1..... \$4,922.04**

**TOTAL - ALL PROCEED ORDERS..... \$338,020.67**

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

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

1.	039-150-172	<b>DEPARTMENT OF AGRICULTURE</b> Construct Steel Framed Building Illinois State Fairgrounds Springfield, Sangamon County, Illinois	Appropriation: \$500,000 Project Cost: \$1,200,000
		1. Walton and Associates Architects, PC	
		2. Steckel-Parker Architects, Inc.	
		3. Sarti Architectural Group, Inc.	

Mr. Chiri moved and Mr. Garippo seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

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

2.	102-419-078	<b>DEPARTMENT OF NATURAL RESOURCES</b> Rehabilitate Campground Electrical Pere Marquette State Park Jersey County, Illinois 1. McClure Engineering Associates, Inc 2. Design Architects, Inc. 3. Millennia Professional Services of Illinois, Ltd.	Appropriation: \$1,296,000 Project Cost: \$1,296,000
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Mr. Muñoz moved and Mr. Beatty seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

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

3.	102-419-079	<b>DEPARTMENT OF NATURAL RESOURCES</b> Rehabilitate Group Camp Area Pere Marquette State Park Jersey County, Illinois 1. Domokur Architects, Inc. 2. White & Borgognoni Architects, PC 3. EWR Associates, Inc.	Appropriation: \$500,000 Project Cost: TBD
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Mr. Lowry moved and Mr. Garippo seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Cockrell noted the following Emergency Director A/E Selection as an informational item:

1.	039-150-173	<b>DEPARTMENT OF AGRICULTURE</b> Emergency Grandstand Roof Repairs - Center Section Illinois State Fairgrounds Springfield, Sangamon County, Illinois  FIRM SELECTED: Allied Design Consultants, Inc.	Project Cost: \$260,000
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Mr. Cockrell noted the following State's Best Interest Director A/E Selections as informational items:

1.	120-135-061	<b>DEPARTMENT OF CORRECTIONS</b> Upgrade for Residential Treatment Unit Logan Correctional Center Lincoln, Logan County, Illinois  FIRM SELECTED: Shive-Hattery, Inc.	Project Cost: \$1,200,000
2.	810-076-013	<b>ILLINOIS COMMUNITY COLLEGE BOARD</b> Various Capital Improvements Prairie State College Chicago Heights, Cook County, Illinois  FIRM SELECTED: Planera Architects	Project Cost: \$5,200,000

Mr. Muñoz moved and Mr. Chin seconded a motion to move to Executive Session at 11:03 a.m. for the purpose of a settlement discussion and mediation update. Chairman O'Brien called for a vote, which was approved unanimously.

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

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

Regular session was reconvened at 11:26 a.m.

Mr. Muñoz moved and Mr. Garippo seconded a motion to adjourn. Chairman O'Brien called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 11:26 a.m.

## Executive Summary for Board Level Proceed Order

**CDB Project No.** 830-030-155  
**Project Description:** Masonry Restoration and Window Replacement  
**Project Location:** University of Illinois at Chicago  
Chicago, Cook County, Illinois

### Project History:

The University of Illinois at Chicago is an 11,413,396 square-foot, 106 building campus constructed in 1910.

The scope of work for the two buildings located at 400 South Peoria Street (*Art and Design Hall*) and 412 South Peoria Street (*College of Urban Planning and Public Affairs Hall*) provides for the replacement of all windows on both buildings, repair of deteriorating masonry including new lintels, replacing parapet on CUPPA Hall (412 building), new through wall flashings, partial wall rebuilds, limestone and terra cotta repairs, tuck-pointing, sealant and backer rod repairs, and cleaning of brick, limestone and terra cotta.

A current IDOT Peoria Street Bridge project which is part of the larger I-290 "Circle Interchange" Resurfacing Project impacts access to the CDB/UIC project, thus requiring special coordination efforts between IDOT, UIC and CDB, thus allowing both projects to move forward as soon as possible.

As a result, some of the windows currently stored within the studio spaces in the Art and Design Hall (400 South Peoria Street) will need to be relocated and stored off-site until the window installation can resume at Building 400 and 412 South Peoria Street.

The work to be done under this proceed order is to provide a handling and delivery fee to remove the window components from the current storage location at the above addresses to an insured warehouse. It will also provide for a monthly cost for 5,000 square feet of insured warehouse space to hold the window components for 12 months, and will provide a handling and delivery fee to deliver the window components to the project site when project restarts. In addition, it will provide labor to remove 3 existing swing stages, storage of same, and then reinstallation of the swing stages as work conditions allow.

### Requested Action:

We are requesting approval of Proceed Order Number G-008 in the not-to-exceed amount of \$191,000.00 for the above-referenced work.

<b>Project Number:</b>	830-030-155	<b>Using Agency:</b>	University of Illinois @ Chicago
<b>Description:</b>	Masonry Restoration & Window Replacement University of Illinois @ Chicago Chicago, Cook County, IL	<b>Architect/Engineer:</b>	McGuire Iglesias & Associates 1330 Sherman Avenue Evanston, IL 60201
<b>Total Project Budget:</b>	\$5,479,900.00	<b>Project Manager:</b>	Abdulgaffar Shedbalkar
<b>Unobligated Funds:</b>	\$2,018,450.00		
<b>Percent Completion:</b>	45%		

**Reason for Change:**

User Request. A current IDOT Peoria Street Bridge project which is part of the larger I-290 Resurfacing Project impacts access to the CDB/U of I project, thus requiring special coordination efforts between IDOT, University of Illinois @ Chicago and CDB, thus allowing both projects to move forward as soon as possible.

As a result, some of the windows currently stored within the Studio spaces in the Art and Design Hall (400 South Peoria Street) will need to be relocated and stored off-site until the window installation can resume at Building 400 and 412 South Peoria Street.

**Description of Change:**

The work to be done under this proceed order is to provide a handling and delivery fee to remove the window components from the current storage location at the above addresses to an insured warehouse. It will also provide for a monthly cost for 5,000 square feet of insured warehouse space to hold the window components for 12 months, and will provide a handling and delivery fee to deliver the window components to the project site when project restarts. In addition, it will provide labor to remove 3 existing swing stages, storage of same, and then reinstallation of the swing stages as work conditions allow.

CONTRACTOR	Trade	Proceed Order Amount	Original Contract	% CHANGE
KR Miller Contractors, Inc.	General	\$ 191,000.00	\$ 3,095,150.00	6.17%
<b>Total All Change Orders</b>		<b>\$ 191,000.00</b>	<b>\$ 3,095,000.00</b>	<b>6.17%</b>
<b>Completion Effect:</b>		<b>365</b>	<b>days</b>	

PROCEED ORDER NO. G-008

CDB PROJECT NO.: 830-030-155

CONTRACT NO.: 14-0451-81

DATE:

CONTRACTOR (Name, Address)

K R Miller Contractors, Inc.

1624 Colonial Parkway

Inverness, IL 60067

PROJECT (Name, City, County)

Exterior Repairs - Various Buildings

University of Illinois - Chicago

Chicago, Cook County

Contract Work: General

Using Agency:

Illinois Board of Higher Education

DESCRIPTION OF CHANGE IN WORK:

Provide a handling and delivery fee to remove the window components from the current storage location at 400 and 412 S. Peoria Street to an insured warehouse. Provide a monthly cost for 2500 square feet of insured warehouse space to hold the window components for 12 months. Provide a handling and delivery fee to deliver the window components to the project site when project restarts.

AS 5,000 HRM

Justification for the proceed order:

The IDOT Peoria Street Bridge project has caused the General Contractor and subcontractors to demobilize from Peoria Street and perform restricted activities under limited access. As a result, the windows currently stored within the Studio spaces in 400 S. Peoria Street building will need to be relocated and stored off-site until the window installation can resume at building 400 and 412 S. Peoria Street.

TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$ 191,000.00

Contractor Representative's Signature

[Signature]

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

Authorization to Proceed by:

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

(Up to \$24,999)

[Signature] 6/23/14  
Project Manager Date

(Up to \$49,999)

[Signature] 7/1/14  
Regional Manager Date

(Up to \$74,999)

[Signature] 7/1/14  
Construction Administrator Date

(Up to \$100,000)

[Signature] 7-01-14  
Deputy Director - Construction Date

If Board Level insert Agenda Item No. \_\_\_\_\_

Executive Director Date

and Board Meeting Date

## Shedbalkar, A-Gaffar

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**From:** Lewis, John <jolewis@uic.edu>  
**Sent:** Monday, June 16, 2014 1:15 PM  
**To:** Shedbalkar, A-Gaffar  
**Subject:** FW: PROJECT 641-C11007 (CDB# #830-030-155) MASONRY REPAIR & WINDOW REPLACEMENT-AEH / CUPPA HALL

**Importance:** High

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**From:** Lewis, John  
**Sent:** Friday, June 13, 2014 11:18 AM  
**To:** Shedbalkar, A-Gaffar  
**Subject:** PROJECT 641-C11007 (CDB# #830-030-155) MASONRY REPAIR & WINDOW REPLACEMENT-AEH / CUPPA HALL  
**Importance:** High

ABDULGAFFAR

UIC is transmitting the following directives relative to the above referenced project:

- MIA to provide an additional service proposal for repair to the existing scuppers in the CUPPA façade. CDB to obtain price for installing the fix, and authorize the work.
- CDB to authorize KR Miller to take delivery of all windows and store in a bonded warehouse. Miller will be compensated additionally for the storage and double handling costs.
- CDB to obtain unit cost from KR Miller for masonry sill repairs. When these conditions are uncovered, apply the unit cost for the repairs and authorize Miller to proceed with the repairs.
- CBD to negotiate KR Miller additional costs for inefficiencies encountered during construction, impacted by other forces, not in their control.
- CDB to authorize additional cost for keeping the shoring on the 6<sup>th</sup> floor in place until the parapet wall can be replaced.
- CDB to work with KR Miller to develop alternate means to keep the project moving. Shutdown of the project is not an option.

Please implement these directives immediately.

Thank you

John O. Lewis Jr., A.I.A.  
Project Manager  
University of Illinois at Chicago  
Office for Capital Programs  
[jolewis@uic.edu](mailto:jolewis@uic.edu)  
312-996-6804

State of Illinois  
CAPITAL DEVELOPMENT BOARD

**REQUEST FOR PROPOSAL  
& CHANGE ORDER**

Date: 6/8/14

RFP Number: G08

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

K.R. Miller Contractors, Inc.  
312 N. May Street #110  
Chicago, IL 60607

(312)432-1070 Fax (312)432-1071  
Attn: Steve Krause e-mail: steve@skrause.com

CDB Project #: 830 030 155  
CDB Project Name: Masonry Restoration and Window Replacement  
& Location: 400 & 412 S. Peoria Street  
The University of Illinois, Chicago IL

CDB Contract #: 14 045 181  
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 hereof 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 IDOT Peoria Street Bridge project has caused the General Contractor and subcontractors to demobilize from Peoria Street and perform restricted activities under limited access. As a result, the windows currently stored within the Studio spaces in 400 S. Peoria Street building will need to be relocated and stored off-site until the window installation can resume at building 400 and 412 S. Peoria Street.

4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued.  
Provide a handling and delivery fee to remove the window components from the current storage location at 400 and 412 S. Peoria Street to an insured warehouse. Provide a monthly cost for 2400 square feet of insured warehouse space to hold the window components for 12 months. Provide a handling and delivery fee to deliver the window components to the project site when project restarts.

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 \_\_\_\_\_ Calendar Days from Approval of RFP/CO.  
NOTE: Unless specifically indicated above, this does not extend the contract time.

The Contract Sum is INCREASED by the total sum of.....\$ 190,238.03

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 McGuire Iglesias & Assoc. Inc.

BY [Signature] signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER  
BY \_\_\_\_\_ signature

CONTRACTOR  
BY MICHAEL C. WRENKALA print name  
[Signature] signature  
VICE PRESIDENT title

DATE 6/18/14

APPROVE as to form and content:  
USING AGENCY name: \_\_\_\_\_  
BY [Signature] signature

CDB/PM APPROVE  
signature \_\_\_\_\_

CDB APPROVE change order  
BY \_\_\_\_\_ print name  
signature \_\_\_\_\_  
title \_\_\_\_\_

DATE \_\_\_\_\_

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

Revised August 2008

## Shedbalkar, A-Gaffar

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**From:** Shedbalkar, A-Gaffar  
**Sent:** Thursday, June 19, 2014 4:22 PM  
**To:** Molnar, Michael (jmmolnar@uic.edu); 'Lewis, John'  
**Subject:** RE: 830-030-155 RFPCO G08 Proposal

Mike, John

Please let me know if UIC wants to proceed with this change order. I will try to get a proceed order for it.

[A-Gaffar.Shedbalkar@illinois.gov](mailto:A-Gaffar.Shedbalkar@illinois.gov)

Sr. Project Manager  
Capital Development Board  
312-814-4443-Office  
312-909-8725-Mobile  
312-814-2041-Fax

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**From:** Shedbalkar, A-Gaffar  
**Sent:** Thursday, June 19, 2014 9:51 AM  
**To:** Molnar, Michael (jmmolnar@uic.edu); 'Lewis, John'  
**Cc:** Bauer, Andrea  
**Subject:** FW: 830-030-155 RFPCO G08 Proposal

FYI: It seems OK, I will discuss it with A/E later today.

[A-Gaffar.Shedbalkar@illinois.gov](mailto:A-Gaffar.Shedbalkar@illinois.gov)

Sr. Project Manager  
Capital Development Board  
312-814-4443-Office  
312-909-8725-Mobile  
312-814-2041-Fax

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**From:** Mike Cwienkala [<mailto:mike-krm@sbcglobal.net>]  
**Sent:** Wednesday, June 18, 2014 4:53 PM  
**To:** Shedbalkar, A-Gaffar; Amy Gauen  
**Cc:** Krause  
**Subject:** 830-030-155 RFPCO G08 Proposal

See the attached change order request for G08 for the UIC Exterior Repairs project 830-030-155. Please note that this proposal does not include any extended supervision, coordination, labor, or maintenance from K.R. Miller Contractors, Inc. past the scheduled substantial completion date of October 15, 2014. Additionally, the proposal does not include the labor rate increases for carpenters after June 1, 2015 as the carpenters' union agreement has not been fully executed. K.R. Miller has included laborer hours for traffic control in addition to storage room, corridor, freight elevator, and dock cleanup. K.R. Miller has also included carpenter hours to supervise and inspect the delivery and pickup of the windows at their storage location.

Mike Cwienkala  
Vice President  
K.R. Miller Contractors, Inc.

## Shedbalkar, A-Gaffar

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**From:** Vitosky, Joseph W <JoeV@uillinois.edu>  
**Sent:** Monday, May 26, 2014 10:35 AM  
**To:** Wright, Ron  
**Cc:** Molnar, Michael (UIC); Bauer, Andrea; Shedbalkar, A-Gaffar; Weger, Josh; Wilson, Mike A; Underwood, Jim; Klein, Thomas; Bass, Michael B; Donovan, Mark (UIC)  
**Subject:** Re: CUPPA Hall: CDB/IDOT/U of I meeting - project 830 030 155

Ron,

Per our discussion & yours w Mike Molnar, Mike. & respective staff plan to attend your meeting tomorrow . We look forward to a reasonable resolution as it appears that we have options to complete our project. We'll stay tuned to hear the outcome of your discussion.  
We appreciate all of CDB 's efforts on this issue.  
Thanks again,  
Joe

Sent from my iPhone

On May 26, 2014, at 10:08 AM, "Wright, Ron" <[Ron.Wright@illinois.gov](mailto:Ron.Wright@illinois.gov)> wrote:

Mike/Joe/Andrea/Abdulgaffar,

I need us all to attend a key meeting with IDOT/CDB/U of I staff along with our respective contractor at a meeting scheduled for tomorrow at 11:00 AM at 900 DesPlaines in Chicago. (We are working to get a room address as well). I apologize for the short notice, but this issue is key to all groups involved.

I see the options on the report below and very much appreciate the work/thoughts, however, we need to keep an open mind and find a workable solution with the major IDOT project which is key to the campus and community as well with our renovation project.

AB/AS, please ensure you talk with KRM management and site personnel asap. We must have representation who are authorized to make decisions form our GC at the meeting tomorrow to make this an effective session.

Mike/Joe, please have the key U of I Chicago staff at the meeting who have been helping to coordinate both the CDB and IDOT projects.

Our key goal is resolution to keep both projects moving forward asap.

I realize we already have a claim letter pending from the CDB GC and with help from our legal, we will work those out as well, but if we can find a suitable plan promptly that is acceptable to management we minimize that disruption/costs.

Please confirm your attendance to this meeting asap to this team.

Thanks, Ron

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**From:** Molnar, Michael [<mailto:jmmolnar@uic.edu>]  
**Sent:** Saturday, May 24, 2014 6:36 AM  
**To:** Shedbalkar, A-Gaffar; Lewis, John; Bauer, Andrea  
**Cc:** Wright, Ron; Wilson, Mike A; Bradford, William; Weger, Josh; Donovan, Mark; Vitosky, Joseph W  
**Subject:** RE: 830 030 155

Abdulgaffar,

Thank you for summarizing our meeting... I have embedded comments and authorization below. I think it is imperative that all of us continue to coordinate this project effort with IDOT specifically allowing KR Miller to continue working on the parapet wall and ensuring access to the building during IDOT construction.

Mike

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**From:** Shedbalkar, A-Gaffar [[A-gaffar.Shedbalkar@Illinois.gov](mailto:A-gaffar.Shedbalkar@Illinois.gov)]  
**Sent:** Friday, May 23, 2014 4:58 PM  
**To:** Molnar, Michael; Lewis, John; Bauer, Andrea  
**Cc:** Wright, Ron; Wilson, Mike A; Bradford, William; Weger, Josh  
**Subject:** RE: 830 030 155

Mike, John here is a recap of our meeting today.

CDB (Andrea Bauer, Abdulgaffar Shedbalkar) and UIC (Mike Molnar, John Lewis) met on site and the following items were discussed:

1. CUPPA Hall parapet scope of work has to be completed (per contractor it requires 21 uninterrupted days of work, see e-mail below). There is no e-mail below... please negotiate with KR Miller to expedite this work.
2. CDB to direct KRM not to disassemble hydroscaffolding from east façade of CUPPA Hall until further direction from CDB (Must be given by Wednesday May 28, 2014. Acknowledged)
3. UIC is working with IDOT to allow building access from Peoria Street. IDOT's contractor wants to block UIC front door and driveway with a crane. UIC and CDB are both working with IDOT to insure both pedestrian and vehicular access to CUPPA Hall. Both parties are also contacting IDOT to allow KR Miller to continue working to complete the parapet work.
4. If UIC cannot have access from Peoria Street they will need to purchase access from west side of tunnel from the adjacent building condo association. In the event access cannot be assured by IDOT then UIC will coordinate access with the condo association.
5. UIC would like CDB contractor to finish installing new windows on South and North facade of 400 bldg., West and South façade of 412 bldg. This is all base contract work, UIC is only asking that contract work continue in the most diligent fashion possible.
6. UIC understands that extra labor, material and inefficiencies will be additional cost to project and will permit us to use contingency for associated cost. Acknowledged and authorized

[A-Gaffar.Shedbalkar@illinois.gov](mailto:A-Gaffar.Shedbalkar@illinois.gov)

Sr. Project Manager  
Capital Development Board  
312-814-4443-Office  
312-909-8725-Mobile  
312-814-2041-Fax

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**From:** Shedbalkar, A-Gaffar  
**Sent:** Friday, May 23, 2014 4:22 PM

**To:** 'Mike Cwienkala'; 'Krause'  
**Cc:** 'Amy Gauen'; 'Lewis, John'; Schorsch, Albert ([schorsch@uic.edu](mailto:schorsch@uic.edu)); Bauer, Andrea; Molnar, Michael ([immolnar@uic.edu](mailto:immolnar@uic.edu)); Wright, Ron; Wilson, Mike A; Bradford, William ([wdbrad1@uic.edu](mailto:wdbrad1@uic.edu))  
**Subject:** 830 030 155

Mike,

CDB is directing KRM to following until further notice:

1. Renew Peoria street permit closure
2. Do not take down the hydroscaffolding from CUPPA east façade.

[A-Gaffar.Shedbalkar@illinois.gov](mailto:A-Gaffar.Shedbalkar@illinois.gov)

Sr. Project Manager

Capital Development Board

312-814-4443-Office

312-909-8725-Mobile

312-814-2041-Fax



**Bill Windmoeller**

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**To:** Steve Hult  
**Subject:** FW: UIC window storage

06/14/2014

Steve,  
Elston Window & Wall, LLC will store up to 5,000 s.f. of material at an EWW warehouse for up to one year beginning in the month of July, 2014 for an annual rate of \$12/s.f. or \$60,000.00 for one year or \$5,000.00 per month.  
Thanks,  
Bill

Bill Windmoeller  
Controller



2525 N. Elston Avenue  
Suite D-240  
Chicago, IL 60647

O: (773) 770-0377  
C: (708) 408-8445  
F: (773) 292-6232  
DL: (773) 661-5715  
E: [billw@elstonwindow.com](mailto:billw@elstonwindow.com)

Subject: Single Bid Award

Bids were received on April 24, 2014 for the General Work on CDB Project Number 815-010-504, ADA Upgrades, Eastern Illinois University, Charleston, Coles County, Illinois.

A single bid was received on the May 13, 2014. Four contractors and two plan rooms held drawings for the bidding. This was the 2<sup>nd</sup> bidding of this work.

Architect/Engineer: Upchurch Group, Inc.  
123 North 15th Street  
Mattoon, Illinois 61938

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

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

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

General Work: \$1,326,000.00



CAPITAL  
Development  
BOARD

Building a Better Illinois

JIM UNDERWOOD • Executive Director

**MEMORANDUM**

**Board Members**

Peter J. O'Brien, Sr.  
*Chairman*

Glyn M. Ramage

Michael Y. Chin

Stewart A. Muñoz

Miles W. Beatty, III

Anthony J. Garippo

TO: Gary Kitchen, Regional Manager

FROM: John Begue, Sr. Project Manager

DATE: 05/30/2014

SUBJECT: 815-010-504 ADA Upgrades  
Eastern Illinois University

Gary,

Regarding the above project, this was a rebid and CDB conducted a pre-bid meeting on April 9, 2014. There were no General contractors present at the meeting and only one had taken out a set of Bid documents. The AE contacted four other contractors in the area and none of them showed any interest in obtaining bid documents.

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

We bid the project on April 24, 2014 Grunloh Construction Inc. was the only bid submitted before bids were closed at 2:00 p.m.

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

Since Grunloh Construction Inc. was the low bidder the first time this project was bid and the only general contractor to bid the project the second time, I recommend the Award go to Grunloh construction Inc.

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

Thanks  
John

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

217.782.2864  
217.524.0565 FAX  
217.524.4449 TDD  
[www.illinois.gov/cdb](http://www.illinois.gov/cdb)

# The Upchurch Group, Inc.

15th Street

Mattoon, Illinois 61938

Phone 217-235-3177

Fax 217-258-6115

Mr. John Begue, Project Manager  
Capital Development Board  
3<sup>rd</sup> Floor, William G. Stratton Building  
401 South Spring Street  
Springfield, IL 62706-4050

Wednesday, May 14, 2014

RE: CDB #815-010-504  
ADA Upgrades, Eastern Illinois University  
Bid Analysis

Dear Mr. Begue:

This letter is in reply to your email of Tuesday, May 13, 2014 seeking some explanation for the difference between our estimate and the actual bid for this project.

I have reviewed the Proposed Project Cost Budget submitted to the CDB on 17 February 2014 and the bids received on 24 April 2014. (Please see the enclosed table.) My review revealed that over all, bids were 17% higher than our estimate. Although the estimate for the Base Bid was within 1% of the actual bid amount, the variances between the estimates for the various alternates and their related bid amounts ranged from 3% to 231%. I attribute the variances in part to the difficulty of predicting the premium that a contractor will place on performing work composed of scattered, small tasks, and in part on the very limited pool of local contractors qualified to bid because they are party to organized labor agreements.

We had refined our estimates since the first round of bids for this project, and felt that we had accounted for those issues that might inflate pricing. However, it appears that we were unable to predict the contractor response to the conditions presented in the Bid Alternates.

By far the largest variance between our estimate and the actual bid was for Alt. G-1/E-1 (231%), wherein a value was placed on performing the work in the Student Services Building only during nighttime hours. The work to be performed, construction of a five-stop elevator within the existing building footprint, is complicated enough. Limiting performance of the work to night time hours while making the contractor responsible to secure the work site and perform the daily housekeeping necessary to maintain normal use of the building by the Owner became a wild card in the bidding process.

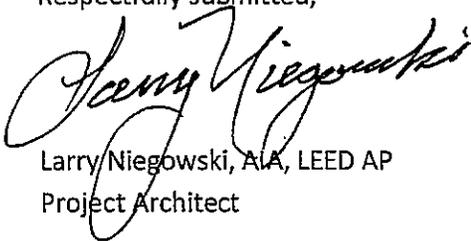
Other bid alternates also proved very difficult to estimate. Only the bid for Alt. G-4, which would have added site work at six different locations on campus, was close to our estimate with only a 3% variance. The other bid

alternates had variances between the bids and the estimates ranging from 20% to 81%. I would conjecture that the contractor considered the difficulty of staging and supervising the various sites included in each alternate, and applied a premium that he felt is justified. One particular inquiry posed by a concrete subcontractor during bidding illustrates the difficulties these ninety-nine sites posed for bidders: Would heavy equipment be allowed to drive off of the campus streets to remove demolition debris and deliver concrete to these sites? The answer offered in the addendum was a conditional yes; heavy equipment would be allowed access to these sites, but only along routes that avoided utility tunnels, and those routes would be revealed during the pre-construction meeting. Not knowing how heavy equipment would access the many sites may have contributed to the higher than expected bids for these alternates.

The second factor contributing to the disparity between the estimate and bids is the lack of local contractors qualifying to bid by virtue of having an agreement with organized labor. Of the three local contractors who have the experience and resources to perform the kind of work described in the bidding documents, only one is a union shop. Only that one contractor submitted a general construction bid. The sole bidder faces no risk of losing a project for inflating the proposal for an alternate bid he may not particularly want to perform anyway if there are no other bidders in the field.

I conclude that the higher than expected bids are the combined and unpredictable result of bid alternates with unattractive conditions (off-hours work, many small and scattered work sites) and the limited field of contractors who qualify to bid by virtue of their agreements with organized labor.

Respectfully submitted,



Larry Niegowski, AIA, LEED AP  
Project Architect

Comparison of Actual Bids to Project Cost Estimates

Bid Level	Work Description	Bids (Apparent Low Only)				Estimate				% Variance		
		General Bid Construction Inc.	Electrical Bid Enterprises, Inc.	Combined Apparent Low Bids		Proposed Project Cost Budget (2014.02.14)	Gen	Elec	Gen + Elec	Indiv.	Base + G1 + E1	Base + G1 + E1 + G1, E1, G2, E2
Base		\$1,032,000.00	\$84,930.00	\$1,116,930.00	\$1,014,761.00	\$93,632.00	\$1,108,393.00		1%			
Alt.G1, E1	Alter Hours at Student Services Bldg.	\$162,000.00	\$3,320.00	\$165,320.00	\$45,000.00	\$5,000.00	\$50,000.00		231%			
Alt.G2	Sites 11, 23, 24, 81, 82, 83, 140, 145, & 146	\$132,000.00	\$8,000.00	\$140,000.00	\$106,910.00	\$9,900.00	\$116,810.00		20%		12%	
Alt.E2	Site 140				\$29,630.00				59%			
Alt.G3	Sites 76, 77, 78, 79, 80, 122, 123, 124, 126, 127, 128, 129, 130, 131, 132, & 132a	\$47,000.00			\$47,620.00				3%			
Alt.G4	Sites 86, 97, 116, 142, 143, & 144	\$49,000.00			\$37,080.00				81%			
Alt.G5	Sites 46, 47, 66, 67, 69, 69, & 71	\$67,000.00			\$33,090.00				48%			
Alt.G6	Sites 40, 41, 42, 44, 45, 84, & 85	\$49,000.00			\$53,410.00				20%			
Alt.G7	Sites 98, 99, 99a, 100, 101, 102, 103, 108, 109, & 110	\$64,000.00			\$21,090.00				56%			
Alt.G8	Sites 74, 120, 121, 133, 134, 135, 137, 138, & 139	\$33,000.00			\$10,480.00				53%			
Alt.G9	Sites 49, 50, 51, 52, & 85a	\$16,000.00			\$21,990.00				73%			
Alt.G10	Sites 29, 30, 32, 33, 34, 35, 35a, 36, 37, 38, & 39	\$38,000.00			\$41,200.00				38%			
Alt.G11	Sites 26, 26a, 27, 60, 61, 62, 63, 64, 72, 104, 105, 106, 107, 110a, 111, 112, 114, & 119	\$57,000.00			\$1,462,261.00	\$108,532.00	\$1,570,793.00					17%
All		\$1,746,000.00	\$96,250.00	\$1,842,250.00	\$1,462,261.00	\$108,532.00	\$1,570,793.00					

260%  
23%

CDB Job# 815-010-504 EIU ADA Upgrade  
 BID DATE: THURSDAY APRIL 24, 2014 @ 2:00PM (CDB Springfield)  
 PreBID Meeting: WEDNESDAY APRIL 9, 2014 @ 2:00PM (Student Union)

DEPOSIT: \$100.00 for plans(refundable)  
 \$10.00 for postage (non-refundable)

T.U.G. No. 2711065

VOL NO.	CONTRACTOR'S NAME AND ADDRESS/PHONE	DATE PLANS SENT	AMOUNT OF DEPOSIT	DATE PLANS & SPECS RETURNED	DATE OF DEPOSIT RETURNED	ADDENDUM SENT
#1 & 2	CDB 3 <sup>rd</sup> Fl. W.M. Stratton Bid. 401 S. Spring St. Springfield, IL 62706 217-782-8640 John Begue	3/26/14	N/A	N/A	N/A	
#3	EIU Facilities Planning & Management 600 W. Lincoln Ave. Chaleston, IL 61920 Steve Shrake	3/26/14	N/A	N/A	N/A	
#4	Office Copy					
fip	Ne-co Asphalt 812 Adkins Dr. Charleston, IL 61920 217-345-2002 Kit Anders <a href="mailto:kaneco@consolidated.net">kaneco@consolidated.net</a>	e-mailed 3/24/14	N/A	N/A	N/A	

DEPOSIT: \$100.00 for plans (refundable)  
 \$10.00 for postage (non-refundable)

CDB Job# 815-010-504 EIU ADA Upgrade  
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VOL NO	CONTRACTOR'S NAME AND ADDRESS/PHONE	DATE PLANS SENT	AMOUNT OF DEPOSIT	DATE PLANS & SPECS RETURNED	DATE OF DEPOSIT RETURNED	ADDENDUM SENT
ftp	Reed Construction Data 630-288-7986 Charles Johnson <a href="mailto:charles.johnson@reedbusiness.com">charles.johnson@reedbusiness.com</a>	e-mailed 3/24/14	N/A	N/A	N/A	
ftp #5.6,7	Grunloh 101 W. Temple Effingham, IL 62401 217-342-4157 Angle <a href="mailto:athoele@grunloh.com">athoele@grunloh.com</a>	e-mailed 3/24/14 UPS 3/26/14	Ck# 9762 \$300.00 Ck# 9763 \$30.00			
ftp	Reliable Mechanical (Subcontractor) 1411 Interstate Dr. Champaign, IL 61822 (shipping) PO Box 8098 Champaign, IL 61826 (mailing) 217-356-1841 Jackie <a href="mailto:jvanderwerf@reliable-mechanical.com">jvanderwerf@reliable-mechanical.com</a>	e-mailed 3/24/14	N/A	N/A	N/A	
ftp	Midwest Commercial Coatings Leslie Seaman <a href="mailto:lseaman63@gmail.com">lseaman63@gmail.com</a>	e-mailed 3/24/14	N/A	N/A	N/A	

DEPOSIT: \$100.00 for plans (refundable)  
 \$10.00 for postage (non-refundable)

CDB Job# 815-010-504 EIU ADA Upgrade  
 BID DATE: THURSDAY APRIL 24, 2014 @ 2:00PM (CDB Springfield)  
 PreBid Meeting: WEDNESDAY APRIL 9, 2014 @ 2:00PM (Student Union)

T.U.G. No. 2711065

VOIL NO	CONTRACTOR'S NAME AND ADDRESS/PHONE	DATE PLANS SENT	AMOUNT OF DEPOSIT	DATE PLANS & SPECS RETURNED	DATE OF DEPOSIT RETURNED	ADDENDUM SENT
ftp & #8	Veya, Inc. (Subcontractor) 1907 Branch Rd. Champaign, IL 61821 217-607-1500 Patrick Thompson <a href="mailto:patrick@veyainc.com">patrick@veyainc.com</a>	e-mailed 3/25 & sent via USP 3/28	Ck# 1359 \$100.00 Ck# 1360 \$10.00	5/12/14	6/23/14	
ftp	Bodine Electric 1845 N. 22 <sup>nd</sup> St. Decatur, IL 62526 217-423-2593 Rick Long <a href="mailto:rlong@BodineMail.com">rlong@BodineMail.com</a>	e-mailed 3/28	N/A	N/A	N/A	
ftp	Commercial Electric 720 17 <sup>th</sup> St. Mattoon, IL 217-235-0616 Mark O'Dell <a href="mailto:mark@commercialelectricmicrosoft.com">mark@commercialelectricmicrosoft.com</a>	e-mailed 3/27	N/A	N/A	N/A	
ftp	SIBA 618-624-9055 Kayley Berkeneler <a href="mailto:projects@siba-agc.org">projects@siba-agc.org</a>	e-mailed 3/27/14	N/A	N/A	N/A	
2 sets no #	Johnco 107 W. 1 <sup>st</sup> St. Mackinaw, IL 61755 309-359-3000 <a href="mailto:paulberns@johncoconstruction.com">paulberns@johncoconstruction.com</a>	Specs sent 3/31 Ordered plans 3/31	Ck# 21102 \$200.00 Ck# 21106 \$20.00			

DEPOSIT: \$100.00 for plans (refundable)  
 \$10.00 for postage (non-refundable)

T.U.G. No. 2711065

CDB Job# 815-010-504 EIU ADA Upgrade  
 BID DATE: THURSDAY APRIL 24, 2014 @ 2:00PM (CDB Springfield)  
 PreBID Meeting: WEDNESDAY APRIL 9, 2014 @ 2:00PM (Student Union)

VOL NO	CONTRACTOR'S NAME AND ADDRESS/PHONE	DATE PLANS SENT	AMOUNT OF DEPOSIT	DATE PLANS & SPECS RETURNED	DATE OF DEPOSIT RETURNED	ADDENDUM SENT
?	Industrial Services 717 S. 19 <sup>th</sup> St. Mattoon, IL 61938 217-234-6487 Tyson Spitz tyson@indsvcs.com	Don't know where they got the plans				
ftp	Eaton Corp (Sub) Chris Allen chrisallen@eaton.com	e-mailed 4/8/14	N/A	N/A	N/A	
ftp	Anderson Electric 1921 Oak Ave. Mattoon, IL 61938 Kim Drury KimD@anderson-electric.com	e-mailed 4/2/14	N/A	N/A	N/A	
ftp	Downstate Steel Erectors 112 Westwood Circle Catlin, IL 61817 217-497-3532 Mel Sandford downstatesteel@yahoo.com	e-mailed 4/7/14	N/A	N/A	N/A	
ftp	Security Door & Hardware 1402 Butzow Dr. Urbana, IL 61802 217-37-1478 Samantha Stuckey	Don't know when they downloaded	N/A	N/A	N/A	

CDB Job# 815-010-504 EIU ADA Upgrade  
 BID DATE: THURSDAY APRIL 24, 2014 @ 2:00PM (CDB Springfield)  
 PreBID Meeting: WEDNESDAY APRIL 9, 2014 @ 2:00PM (Student Union)

DEPOSIT: \$100.00 for plans (refundable)  
 \$10.00 for postage (non-refundable)

T.U.G. No. 2711065

VOL NO	CONTRACTOR'S NAME AND ADDRESS/PHONE	DATE PLANS SENT	AMOUNT OF DEPOSIT	DATE PLANS & SPECS RETURNED	DATE OF DEPOSIT RETURNED	ADDENDUM SENT
ftp	KONE Adam.Bray@Kone.com	e-mailed spec book only as requested 4/22/14	N/A	N/A	N/A	

Subject: Single Bid Award

Bids were received on June 12, 2014 for the Electrical Work on CDB Project Number 814-010-074, Upgrade Electrical System, Chicago State University, Chicago, Cook County, Illinois.

A single bid was received on June 12, 2014. Five contractors and seven plan rooms held drawings for the bidding.

This work is critical to support key electrical components replacement in four (4) buildings, and must be completed prior to classes starting on August 25, 2014 so that student class schedules are not impacted.

Architect/Engineer: Patrick Engineering, Inc.  
4970 Varsity Drive  
Lisle, Illinois 60532

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

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

Broadway Electrical  
831 Oakton Street  
Elk Grove Village, Illinois 60007

Electrical Work: \$3,959,800.00



**Unofficial Bid Opening Results**

Project Number S14-010-074 (Ph. 1)  
 Location Chicago State University - Cook County  
 Description Upgrade Electrical System  
 Trade Electrical- Remod & Rehab  
 Bid Date/Time 06/12/2014 / 11:00:00  
 Posted Date 05/15/2014  
 Status Posted  
 Bid Type Original

Firm Name	Bid Type	Alternate #	Alternate Priority	Firm's Bid
Broadway Electric, Inc.	Base			\$2,340,000.00
Broadway Electric, Inc.	Alternate	1	1	\$458,800.00
Broadway Electric, Inc.	Alternate	2	2	\$1,088,000.00
Broadway Electric, Inc.	Alternate	3	3	\$73,000.00

**NOTICE:** The information posted on this website does not indicate the final, "winning" bid for any CDB project. The information from bid tabulation sheets posted on this website represents only one step in the procurement process for state construction projects. Other criteria, along with cost proposals, are used to determine "winning" bids. "Winning" bidders receive a "Notice of Award" from CDB once the entire procurement process has been completed. Official procurement results are posted regularly on the "[Awards](#)" section of the CDB Website.

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

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
102-304-034	Repair Storm Damage Department of Natural Resources DesPlaines Game Farm, Will County	\$350,000
	<i>FIRMS RECOMMENDED IN ALPHA ORDER:</i>	
	<i>Bowman Consulting Group, Ltd Richard Wade Architects, PC SMT Architects, PC</i>	
102-615-016	Replace Sewage Treatment Plant Department of Natural Resources Washington County Conservation Area	\$600,000
	<i>FIRMS RECOMMENDED IN ALPHA ORDER:</i>	
	<i>Heneghan and Associates, PC Horner &amp; Shifrin, Inc. J.T. Blankinship, Inc.</i>	

**A/E SELECTION COMMITTEE RECOMMENDATIONS**

**July 8, 2014**

**CDB PROJECT NO:** 102-304-034

**PROJECT DESCRIPTION:** Repair Storm Damage

**PROJECT LOCATION:** Department of Natural Resources  
DesPlaines Game Farm, Will County

**APPROPRIATION AMOUNT:** \$ 350,000

**ESTIMATED TOTAL PROJECT COST:** \$ 350,000

**PROJECT SCOPE OF WORK:**

The DesPlaines Game Farm is a 320-acre site near Wilmington and is a brooding farm for pheasants.

The scope of work provides for reconstructing fencing, repairing the roofing and gutters on the office building, repairing pole buildings and an enclosed trailer, rebuilding the generator building and other storm related damage. Work will also include repairing the heavily damaged brooder house, including replacing the roofing and insulation, repairing the interior, inspecting and repairing the electrical system and other storm related damage. In addition, the work will also provide for the removal and disposal of various debris, including metal sheeting and multiple feed binds that were scattered throughout the site grounds.

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

**A/E SELECTION COMMITTEE RECOMMENDATIONS**

**July 8, 2014**

**CDB PROJECT NO:** 102-615-016

**PROJECT DESCRIPTION:** Replace Sewage Treatment Plant

**PROJECT LOCATION:** Department of Natural Resources  
Washington County Conservation Area

**APPROPRIATION AMOUNT:** \$ 600,000

**ESTIMATED TOTAL PROJECT COST:** \$ 600,000

**PROJECT SCOPE OF WORK:**

The Washington County Conservation Area is a 1,440 acre site acquired in 1959.

The scope of work provides for replacing the existing sewage treatment facility with a bio-filter sewage treatment system. The work also includes demolishing the existing facility once the new system is operating.

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

**SUBJECT: *Director Selection / Informational Items***

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
040-010-104	Provide Boundary Survey and Environmental Assessment Illinois Veterans' Home Quincy, Adams County Department of Veterans' Affairs	\$25,000
810-056-024	Construct Student Services/Adult Education Center College Of Lake County Grayslake, Lake County Illinois Community College Board	\$47,000,000

**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR****BOARD MEETING DATE:** July 8, 2014**CDB PROJECT NO:** 040-010-104**PROJECT DESCRIPTION:** Provide Boundary Survey and Environmental Assessment**PROJECT LOCATION:** Department of Veterans' Affairs  
Illinois Veterans' Home  
Quincy, Adams County**PROJECT AMOUNT:** \$25,000**PROJECT SCOPE OF WORK:**

The Veterans' Home at Quincy is a 67-building facility, established in 1855.

The scope of work provides for conducting a boundary and topographic survey and an environmental assessment of a 36-acre agricultural site at the Quincy Veterans' Home.

**ARCHITECT/ENGINEER:** Poepping, Stone, Bach & Associates, Inc. 11837  
100 South 54th Street  
Quincy, IL 62305**APPROVED BY THE EXECUTIVE DIRECTOR:** June 10, 2014

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**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR****BOARD MEETING DATE:** July 8, 2014**CDB PROJECT NO:** 810-056-024**PROJECT DESCRIPTION:** Construct Student Services/Adult Education Center**PROJECT LOCATION:** Illinois Community College Board  
College Of Lake County  
Grayslake, Lake County**PROJECT AMOUNT:** \$47,000,000**PROJECT SCOPE OF WORK:**

The College of Lake County is a 19-building campus established in 1969.

The scope of work provides for constructing an approximately 118,000 square foot Student Services and Adult Education Learning Center, including 46,000 square feet of classroom and laboratory space, 12,000 square feet for office space, and 15,000 square feet for general use and support space. The scope of work also provides for renovating approximately 10,300 square feet of space that will be vacated by the relocation of staff and students, installing site utilities and constructing sidewalks, roadways, parking areas, landscaping, and providing site lighting and signage.

**ARCHITECT/ENGINEER:** Legat Architects, Inc. 21687  
24 North Chapel Street  
Waukegan, IL 60085**APPROVED BY THE EXECUTIVE DIRECTOR:** June 17, 2014

## FY15 CDB BOARD MEETING SCHEDULE

<b>DATE</b>	<b>TIME</b>	<b>LOCATION</b>
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