



**CAPITAL  
Development  
BOARD**

**Building a Better Illinois**

Bruce Rauner, Governor James Reilly, Chairman

**BOARD BOOK**

**May 12, 2015**

**10:30 a.m.**

**Video-Conference between:**

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

**Illinois Dept. of Transportation  
1102 East Port Plaza  
Collinsville, Illinois**

**Robert Oxtoby Board Room  
Wm. G. Stratton Office Building  
401 S. Spring St., 3rd Floor  
Springfield, Illinois**

**BOARD MEMBERS:**

James Reilly, Chairman  
Peter O'Brien, Sr.  
Glyn Ramage  
Stewart Muñoz  
Miles Beatty, III  
William A. Lowry, Sr.  
Steve Orlando

Gus Behnke, Acting Executive Director



# CAPITAL DEVELOPMENT BOARD

May 12, 2015, 10:30 a.m.

Video-Conference

between

the following three locations:

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

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

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

1. **CALL TO ORDER**
2. Swearing-in of new Chairman and Board Member
3. Roll Call of Members
4. Confirmation of a Quorum
  
- PRELIMINARY ITEMS**
5. Adoption of Agenda
6. Approval of April 14, 2015 Minutes ..... 1-5
7. Approval of April 14, 2015 Executive Session Minutes
8. Introduction of Guests
  
- BOARD ACTION**
9. Proceed Order  
    Northeastern Illinois University ..... 6-9
10. Change Orders  
    University of Illinois - Urbana/Champaign.....10-14  
    Southern Illinois University - Edwardsville ..... 15-18
11. Modifications  
    University of Illinois - Chicago.....19-24  
    Chicago State University .....25-28
12. Staff Recommendations for Architect/Engineer Selections  
    PSB 207 .....29-31
13. Proposed FY16 Board Meeting Schedule ..... 32
  
- INFORMATIONAL ITEMS**
14. Best Interest of the State Architects/Engineers Selection.....33-34  
    Director's Architects/Engineers Selections .....35-38
  
- EXECUTIVE SESSION (5 ILCS 120/2(c)(1))**
15. Personnel matter

Staff contact: Amber Evans, 217.782.8726

SUBJECT: Meeting Minutes for April 14, 2015 Board Meeting

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

The following Board Members were present:

**Chicago**

Peter O'Brien, Sr., Chairman  
Stewart Muñoz  
Michael Chin  
Miles Beatty, III

Others present:

**Chicago**

Karla Springer, CDB  
Andrea Bauer, CDB  
Ron Wright, CDB  
Bob Bohack, Hastings & Chivetta  
Mike Wilson, CDB  
James Cockrell, CDB  
Eboné White, CDB  
Mohammed Haq, CDB  
Leonard McGee, CDB  
Tom Holzheimer, Gilbane Bldg. Co.  
David Yandel, FGM Architects  
Kyle Peabody, Crawford, Murphy & Tilly  
Kevin Schnebly, Bailey Edward  
Ellen Dickson, Bailey Edward  
Robin Whitehurst, Bailey Edward  
Jodi Golden, CDB  
Adrienne Levatino, CDB  
Jesse Martinez, CDB

**Springfield**

Amber Evans, CDB  
John Renken, SIU-E  
Terry Phelan, CDB  
Don Broughton, CDB  
Justin Goodwin, Hurst-Rosche  
Kirk Fernandes, CDB  
Gus Behnke, CDB  
Paula Sorensen, CDB  
Jerry Burlingham, CPO  
Van Austin, CPO  
Craig Holan, DMA  
Dave Helfrich, DMA  
Claudia André, CDB  
Marcy Joerger, CDB  
Lisa Mattingly, CDB  
Jaclyn O'Day, CDB  
Sandra Begué, CDB  
Lorraine Logan, Hastings & Chivetta

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

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

Chairman O'Brien read a letter to the Board from CDB Executive Director Jim Underwood stating his resignation, effective at the close of business on April 15, 2015. Chairman O'Brien thanked Director Underwood for his service to CDB and the State of Illinois and wished him a successful future.

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

Mr. Beatty moved and Mr. Chin seconded a motion to approve the minutes of the March 10, 2015 meeting. Chairman O'Brien called for a vote, and the motion was approved unanimously.

Mr. Muñoz moved and Mr. Beatty seconded a motion to approve the executive session minutes of the March 10, 2015 meeting. Chairman O'Brien called for a vote, and the motion was approved unanimously.

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

Mr. Ron Wright presented the following Proceed Order and introduced Mr. Bob Bohack with Hastings and Chivetta who further explained the project:

**Proceed Order – Southern Illinois University - Edwardsville**

Science Building Complex Existing Buildings

Phase II - Abatement/Demolition

Edwardsville, Madison County, Illinois

CDB Project No. 825-030-709 (067)

A/E: Hastings & Chivetta Architects, Inc.

**Proceed Order AA-13.....\$725,000.00**

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

Mr. Wright presented the following Proceed Order and introduced Mr. Tom Holzheimer with Gilbane Building Company and Mr. Dave Yandel with FGM Architects who further explained the project and helped answer questions from Board members:

**Proceed Order – Olive Harvey College**

New Transportation Distribution and Logistics Center  
Chicago, Cook County, Illinois  
CDB Project No. 810-018-006  
A/E: FGM Architects

**Proceed Order G-1017 ..... \$225,000.00**

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

Mr. Wright presented the following Proceed Order and introduced Mr. Robin Whitehurst with Bailey Edward Design, Inc. who further explained the project and helped answer questions from Board members:

**Proceed Order – Kankakee Readiness Center**

Construct Army Aviation Support Facility and Readiness Center  
Kankakee, Kankakee County, Illinois  
CDB Project No. 546-006-001  
A/E: Bailey Edward Design, Inc.

**Proceed Order No. 2 ..... \$849,232.00**

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

Mr. Wright presented the following Change Order:

**Change Order – University of Illinois at Urbana/Champaign**

Construct Electrical and Computer Engineering Building  
Urbana, Champaign County, Illinois  
CDB Project No. 830-010-331  
A/E: SmithGroupJJR

**Change Order G-204 ..... \$281,066.36**

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

Mr. James Cockrell presented the following A/E selection recommendation advertised in Professional Services Bulletin (PSB) 206:

1.	120-040-025	<b>DEPARTMENT OF CORRECTIONS</b> Rehabilitate Hot Water Distribution System Danville Correctional Center Vermillion County, Illinois 1. G.H.R. Engineers and Associates, Inc. 2. Henneman Engineering, Inc. 3. DLZ Illinois, Inc.	Appropriation: \$2,670,000 Project Cost: \$2,670,000
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Mr. Muñoz moved and Mr. Chin seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, and the motion was approved unanimously.

Mr. Cockrell presented the following A/E selection recommendation advertised in PSB 207:

1.	039-150-174	<b>DEPARTMENT OF AGRICULTURE</b> Upgrade Roads Illinois State Fairgrounds Springfield, Sangamon County, Illinois 1. Fuhrmann Engineering, Inc. 2. Russell W. Martin Engineering, P.C. 3. Allen Henderson & Associates, Inc.	Appropriation: \$387,000 Project Cost: \$387,000
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Mr. Chin moved and Mr. Muñoz seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, and the motion was approved unanimously.

Mr. Muñoz moved and Mr. Beatty seconded a motion to move to Executive Session for the purpose of discussing pending litigation and personnel issues. Chairman O'Brien called for a vote, and the motion was approved unanimously.

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

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

Regular session was reconvened at 11:37 a.m.

Mr. Muñoz moved and Mr. Chin seconded a motion to approve pending litigation as discussed in executive session. Chairman O'Brien called for a vote, and the motion was approved unanimously.

Mr. Muñoz moved and Mr. Chin seconded a motion to approve Mr. Gus Behnke as Acting Executive Director of the Capital Development Board in Director Underwood's absence, effective close of business on April 15, 2015. Chairman O'Brien called for a vote, and the motion was approved unanimously.

Mr. Muñoz moved and Mr. Beatty seconded a motion to adjourn. Chairman O'Brien called for a vote, and the motion was approved unanimously. The meeting adjourned at 11:39 a.m.

## Executive Summary for Board Level Proceed Order

**CDB Project No.** 817-010-076  
**Project Description:** Replace Roofing Systems and Repair Walls  
Physical Education Building  
**Project Location:** Northeastern Illinois University  
Chicago, Cook County, Illinois

### Project History:

The scope of work provides for replacing approximately 18,774 square-feet of ballasted EPDM roofing system on the south side of the Physical Education Building including replacing the associated roofing accessories. The scope of work also provides for wall repairs and the associated structural elements upgrades.

The Physical Education Building houses the Institution's swimming pool facilities. The operations of this swimming pool facility has been identified as the main culprit and cause of the resultant damages including the corrosion and deterioration of the roofing structural elements which have led to this request for Proceed Order G-02 and eventually the associated change order.

A-1 Roofing, the general/roofing contractor on this project, while tearing off additional portions of the roofing system on October 17, 2014, noticed there was very significant rusting of the acoustical metal deck, roofing structural elements and major spalling of the concrete masonry unit (CMU) structures around the roof. Based on the extent of the damages and inadequate funding to even venture undertaking this work, the project team decided to provide a temporary roof to protect the building against the winter weather conditions. The temporary roof was executed via Proceed Order and Change Order G-01 which has been included as part of this overall CDB Board level package. This temporary roof installation provided the project team time to try various methods/systems to see if the costs of this proceed order could be significantly reduced and also source for additional funding of about \$260,000.00 required to embark on this work.

### Requested Action:

We are requesting approval of Proceed Order Number G-02 in the not-to-exceed amount of \$290,000.00, which will provide for repairs/replacement to the potentially hazardous condition of rusted/corroded acoustic metal deck and other structural metal elements and deteriorated CMU on the roof of the Physical Education Building and allow for the installation of the more permanent roofing system to protect the integrity of this State of Illinois building.

<b>Project Number:</b>	817-010-076	<b>Using Agency:</b>	Northeastern Illinois University
<b>Description:</b>	Replace Roofing Systems and Repair Walls – Physical Education Building Northeastern Illinois University Chicago, Illinois 606ppmm	<b>Architect/Engineer:</b>	Inspec, Inc. of Illinois 8618 West Catalpa Street, Suite 1109-1110 Chicago, Illinois 60656
<b>Total Project Budget:</b>	\$932,250.00	<b>Project Manager:</b>	Chima Uwanamodo
<b>Unobligated Funds:</b>	\$340,000.00		
<b>Percent Completion:</b>	45%		

**Reason for Change:**

A-1 Roofing, the general/roofing contractor on this project, while tearing off additional portions of the roofing system on October 17, 2014, noticed there was very significant rusting of the acoustical metal deck, roofing structural elements and major spalling of the concrete masonry unit (CMU) structures around the roof. Based on the extent of the damages and inadequate funding to even venture undertaking this work, the project team decided to provide a temporary roof to protect the building against the winter weather conditions. The temporary roof was executed via Proceed Order and Change Order G-01 which has been included as part of this overall CDB Board level package. This temporary roof installation provided the project team time to try various methods/systems to see if the costs of this proceed order could be significantly reduced and also source for additional funding of about \$260,000.00 required to embark on this work. Despite all efforts made, there was practically no change in the work value amount but the project team was able to identify funding of \$110,000.00 and \$150,000.00 from two other CDB roofing projects at Northeastern (these are CDB #s 817-010-077 and 817-010-078 respectively) which could be transferred into the Physical Education Building roofing project. This transfer was made effective on March 31, 2015, funds this request for Proceed Order Number G-02.

**Description of Change:**

The description of change can be categorized into four segments:

- a) Remove temporary ballast and salvage on site, loose laid EPDM membrane and insulation identified in RFP No. G-01
- b) Provide and install all labor and material required to remove and replace approximately 550 square feet acoustic metal deck in field of roof and approximately 1,520 square feet of acoustical metal deck at and along the East and West perimeter parapet walls.
- c) Provide and install all labor and material required to rebuild approximately 95 feet of the East and West masonry parapet walls including CMU and face brink.
- d) Provide and install all labor and material required to install rust inhibiting coating at 11,300 square feet of roof deck and 190 linear feet of exposed steel perimeter structural beam resulting from rebuilding the parapet wall

CONTRACTOR	Trade	Proceed Order Amount	Original Contract	% CHANGE
A-1 Roofing	General	\$ 290,000.00 \$	513,350.00	56.49%
<b>Total All Change Orders</b>		<b>\$ 290,000.00 \$</b>	<b>513,350.00</b>	<b>56.49%</b>
<b>Completion Effect: 30 days</b>				

**PROCEED ORDER NO. G-02**

CDB PROJECT NO.: 817-010-076

CONTRACT NO.: 14-0695-81

DATE: 04/21/2015

**CONTRACTOR (Name, Address)**

**A-1 Roofing Company**

1425 Chase Avenue

Elk Grove Village, Illinois 60007

**PROJECT (Name, City, County)**

**Replace Roof/Repair Walls - Physical**

**Education Building**

Northeastern Illinois University

Chicago, Cook County

Contract Work: General

Using Agency: Department of Higher Education  
Northeastern Illinois University

**DESCRIPTION OF CHANGE IN WORK:**

Provide repairs to the severely rusted/corroded roofing system structural elements including the acoustical metal deck, perimeter parapet structural I beams and deteriorated CMU walls. The work entails the removal of the temporary roof installed in December 2014 under Proceed Order/Change Order G-01 before the repairs to the deteriorated and corroded structural elements are made that will allow for the installation of the more permanent roofing system envisioned to protect this State of Illinois property.

**Justification for the proceed order:**

Due to a number of unforeseen conditions related to the integrity of the structural steel I beams, acoustical steel deck and deteriorated parapet CMU blocking and the potential hazard these present to the occupants and users of the building below and the length of time needed to acquire the specialty acoustical metal deck, the project team opted to expedite the work via a proceed order. The impact of doing this work via the normal change order procedure in lieu of a proceed order will result in further delays and increase the potential damage posed by the moisture/humidity/condensation conditions from the swimming pool facilities below on the severely corroded and damaged roofing system structural elements and the resulting damaging consequences on the State of Illinois property, equipment and personnel.

TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$ 290,000.00

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)

(Up to \$49, 999)

(Up to \$74,999)

(Up to \$100,000)

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

[Signature]  
Project Manager

Date

04/21/2015

[Signature]  
Regional Manager

Date

4/27/2015

[Signature]  
Construction Administrator

Date

4/29/15

n/a (vacant)  
Deputy Director - Construction

Date

Executive Director

Date

and Board Meeting Date



Gus Behnke, Acting Executive Director

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

## MEMORANDUM

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

To: Andrea Bauer  
From: Chima Odo  
Date: April 21, 2015  
Re: CDB Project No. 817-010-076  
Replace roof/Repair Walls at the Physical Education Building  
Northeastern Illinois University

Provide Repairs/Replace Severely Corroded and Damaged Roofing Systems Structural Elements in the Physical Education Building Roof

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### PROCEED ORDER INFORMATION for G-02:

This issue was noticed by the contractors on site and the A/E's representative on October 17, 2014 and then brought up and fully discussed by the project team members at the October 31, 2014 project meeting. During the meeting, A-1 Roofing, the general/roofing contractor on the project explained the condition of the structural I beams, steel deck and deteriorated parapet CMU blocking found after tear off of more of the roofing areas. A-1 was very responsive and as requested come up with rough estimates of the costs to fix various items (phases) of the encountered unforeseen conditions so the project team can make an informed decision as to what options might be pursued. Due to the high cost about \$0.28M which was way beyond the projects available funding we worked on numerous ways to significantly reduce this cost to no avail.

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

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

Dunn-Richmond Economic  
Development Center  
150 East Pleasant Hill Road  
Carbondale, Illinois 62901

1222 Shooting Park Road  
Suite 108  
Peru, Illinois 61354

Other in late much the project team was able to get a transfer of \$0.26M from two other CDB roofing projects at Northeastern Illinois University in late March which allowed us to revisit the situation and allow us to move forward with this work.

The impact of doing this work via the normal CDB change order procedure in lieu of the proceed order will result in further delays and increase the potential damage posed by the moisture/humidity/condensation conditions from the swimming pool facilities below on the severely corroded and damaged roofing system structural elements and the resulting damaging consequences to the State of Illinois property, equipment and personnel.

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

## Executive Summary for Board Level Change Order

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

### **Project History:**

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

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

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

Full substantial completion was reached on March 11, 2015.

### **Requested Action:**

We are requesting approval of Change Order Number G-151R3, in the amount of \$122,845.15, which provides for fire protection below the first floor slab. The work includes the addition of a fire/smoke damper for the Lobby diffusers and relocation of the existing duct access panel at the East Entry of the Lobby.

*Note: Proceed Order G-75, in the not-to-exceed amount of \$144,000.00, was approved at the August 12, 2014 Board Meeting.*

<b>Project Number:</b> 830-010-331	<b>Using Agency:</b> University of Illinois at Urbana-Champaign
<b>Description:</b> Construct Electrical and Computer Engineering Bldg University of Illinois @ Champaign Urbana, IL	<b>Architect/Engineer:</b> SmithGroupJJR 35 E. Wacker Drive, Suite 2200 Chicago, IL 60601
<b>Total Project Budget:</b> \$85,570,330.00	<b>Project Manager:</b> Chris MacGibbon
<b>Unobligated Funds:</b> \$ 609,858.61	
<b>Percent Completion:</b> 99%	

**Reason for Change:**

Supply ducts servicing Lobby C1000 and Vestibule C1000A1 & C1000A2 require fire protection below first floor slab that was omitted from the contract documents. The work is necessary at all Lobby diffusers which includes the East Entry vestibules, North and South walls, and at the Lobby stair.

Work was completed on a time and material basis under approved Proceed Order G-75.

**Description of Change:**

The scope of work provides for the following at the identified locations:

-North and South lobby diffusers: Remove existing mullion extension. Remove existing elbow/boot inside of mullion enclosure and cut existing duct at or below top of floor. Install fire damper. Slide fire damper sleeve into or around existing duct. Replace existing mullion extension. Seal revised mullion extension.

-Lobby diffusers under the lobby stair platform: Remove existing elbow/boot inside of mullion enclosure and cut existing duct at or below top of floor. Install underfloor fire damper assembly.

-Diffusers at the East entry: Install underfloor fire damper assembly. Add a fire smoke damper and relocate existing duct access panel at Blower Coil Unit-003 and Blower Coil Unit-004.

CONTRACTOR	Trade	Proceed Order Amount	Original Contract	% CHANGE
Williams Brothers Construction, Inc.	General	\$ 122,845.15	\$ 71,099,000.00	0.20%
<b>Total All Change Orders</b>		<b>\$ 122,845.15</b>	<b>\$ 71,099,000.00</b>	<b>0.20%</b>

**Completion Effect:** 0 days

State of Illinois  
CAPITAL DEVELOPMENT BOARD

# REQUEST FOR PROPOSAL & CHANGE ORDER

Date: August 21, 2014 RFP Number: G151R3

<p>1. (Contractor's Name, Address, Telephone, Fax &amp; Attention)</p> <p>Williams Brothers Construction Inc. 1200 E. Kelly Avenue; P.O. Box 1366 Peoria, IL 61654-1366</p> <p>(309)688-0416 Fax (309)688-0891 Attn: Joey Metzloff e-mail: joey@wbci.us</p>	<p>CDB Project #: 830-010-331 CDB Project Name: Electrical and Computer Engineering Facility &amp; Location: University of Illinois at Urbana-Champaign Urbana-Champaign, Champaign County</p> <p>CDB Contract #: 12044941 Contract Work: general-single prime</p>
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2. REQUEST for change by: Architect/Engineer

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

3. REASON for change:

Supply ducts servicing Lobby C1000 and Vestibule C1000A1 & C1000A2 require fire protection below first floor slab

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

Reference ASK-20140821-1, ASK-397AR1 - LOBBY FIRE DAMPER DETAIL, ASK-398AR1\_FIRE WRAP SECTION, ASK-398BR2\_Plan Detail, ASK-398CR1\_Plan Detail, RFP-G151R3.V1, RFP-G151R3.E1, Fire Damper cut sheet Lloyd 75NB-DY. See attached DESCRIPTION OF CHANGE.

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.  
REFER TO .n/a

**IMPORTANT NOTICE**

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

6. CONSIDERATION:

Work to be accomplished in 20 Calendar Days from Approval of RFPCO.

NOTE: Unless specifically indicated above, this does not extend the contract time.

The Contract Sum is INCREASED DECREASED by the total sum of.....\$ 122,045.15

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 SmithGroupJJR

BY [Signature] signature

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

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER  
BY [Signature] signature

CDB/CPM APPROVE  
BY [Signature] signature

CONTRACTOR DATE 8/22/15  
BY JOEY METZLOFF print name  
[Signature] signature  
[Signature] title

CDB APPROVE change order DATE \_\_\_\_\_  
BY GUS BEHNKE print name  
[Signature] signature  
ACTING DIRECTOR title  
BY BOARD ACTION

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

**DESCRIPTION OF CHANGE CONTINUED:**

**At the north and south lobby diffusers revise the following:** Remove existing mullion extension. Remove existing elbow/boot inside of mullion enclosure and cut existing duct at or below top of floor. Install Fire damper Lloyd 75NB-DY. Slide fire damper sleeve into or around existing duct. Replace existing mullion extension. Seal revised P-8 painted mullion extension with P-8 colored sealant.

**At the lobby diffusers under the lobby stair platform revise the following:** Remove existing elbow/boot inside of mullion enclosure and cut existing duct at or below top of floor. Install underfloor fire damper assembly Ruskin (D)IBD2SS or similar model by Lloyd.

**At the diffusers at the East entry revise the following:** Install underfloor fire damper assembly Ruskin (D)IBD2SS or similar model by Lloyd. Add a firesmoke damper and relocate existing duct access panel at BCU-003 and BCU-004.

PROCEED ORDER APPROVAL

15 Aug 14  
DATE

**PROCEED ORDER NO. G75**

CDB PROJECT NO.: 830-010-331  
CONTRACT NO.: 12-0449-41  
DATE: May 14, 2014

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

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

Contract Work: General Using Agency: UIUC

**DESCRIPTION OF CHANGE IN WORK:**

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

**Justification for the proceed order:**

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

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

Contractor Representative's Signature Joseph Williams

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

**Authorization to Proceed by:**

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

(Up to \$24,999) Chris Wehrl Project Manager Date 07.29.14  
(Up to \$49,999) [Signature] Regional Manager Date 07.29.14  
(Up to \$74,999) [Signature] Construction Administrator Date 7/29/14  
(Up to \$100,000) [Signature] Deputy Director - Construction Date 7-29-14  
[Signature] Executive Director Date 8-12-14

If Board Level insert Agenda Item No. \_\_\_\_\_ and Board Meeting Date \_\_\_\_\_

## Executive Summary for Board Level Change Order

**CDB Project No.** 825-030-067 (709)  
**Project Description:** Old Science Building Renovation  
**Project Location:** SIU Edwardsville  
Edwardsville, Madison County, Illinois

### Project History:

Phase III of this project provides for renovating existing buildings A, B, & C of the old Science Building complex. The three buildings combined are approximately 175,000 square feet.

Phase III work also provides for a complete renovation and updating consisting of new classrooms, lecture halls, offices, physics laboratories, open areas and windows along with new plumbing, heating, cooling, fire protection and electrical systems.

### Requested Action:

We are requesting approval of Change Order G-14 in the amount of \$313,944.13 to provide temporary heating and cooling of Building B. This part of the complex consists of two large lecture rooms with adjacent corridors and student areas that are used every fall and spring semester. While these areas are occupied by students, comfort conditions must be maintained.

The project team, with several change orders and proceed orders, is attempting to meet the Southern Illinois University at Edwardsville (SIU-E) project completion schedule of August 2016. The related Abatement contract was bid on February 27, 2014 and the contractor was issued Authorization to Proceed (ATP) on June 13, 2014, thus resulting in an overall construction delay of approximately four months. No abatement work could take place in the summer of 2014, which was the projects plan for Building B whose lecture hall had to be operational by mid-August of 2014 for returning students.

Work by the mechanical, electrical and plumbing (MEP) subcontractors to provide new systems cannot be accomplished in the limited time when classes are not being held. This temporary heating, ventilating, and air conditioning (HVAC) system allows for the demolition and replacement of the permanent systems serving this area while the space is occupied. This temporary HVAC of Building B provides comfort conditions and ventilation, which is significantly different than the minimal heating required in construction areas.

**Project Number:** 825-030-067, Ph 3  
**Description:** Renovate Old Science Bldg  
SIU Edwardsville  
Edwardsville, IL

**Using Agency:** Southern Illinois University Edwardsville

**Architect/Engineer:** Hastings + Chivetta Architects, Inc.  
622 Emerson Road – Suite 200  
St. Louis, MO 63141

**Total Project Budget:** \$78,980,492.00

**Unobligated Funds:** \$3,466,237.00

**Percent Completion:** 25%

**Project Manager:** Terry Phelan

**Reason for Change:**

The purpose of this change order is to provide temporary heating and cooling (HVAC) of Building B of the Science Building complex. Installation of permanent, new systems cannot take place in the time allowed by SIUE when Building B is not in use. Using this temporary system assures proper demolition, new equipment installation and required testing, adjusting, balance and commissioning of equipment before systems are required for the occupied mode.

**Description of Change:**

Provide rented, package air handling units, temporary power supply and temporary ductwork to supply complete HVAC service to Building B in the fall and spring semesters.

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
River City Construction	General	\$ 314,188.44	\$ 20,313,000.00	1.5%
<b>Total All Change Orders</b>		<b>\$ 314,188.44</b>	<b>\$ 20,313,000.00</b>	<b>1.5%</b>
<b>Completion Effect: 0 days</b>				

State of Illinois  
CAPITAL DEVELOPMENT BOARD

**REQUEST FOR PROPOSAL  
& CHANGE ORDER**

Date: 2-3-2015 RFP Number: 14

1. (Contractor's Name, Address, Telephone, Fax & Attention)	CDB Project #: 825-030-057 CDB Project Name: SIUE Science Building Renovation & Location: Edwardsville, IL 62026 CDB Contract #: 15044281 Contract Work: General
River City Construction, LLC 101 Hoffer Lane East Peoria, IL 61611 (815)435-2612 Fax ( ) Attn: Phil Kingdon e-mail: pkingdon@rccon.com	

2. REQUEST for change by: SIUE

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 formal and the General Conditions.

3. REASON for change:

SIUE will allow shutdown of AHU that provides heating and cooling to Building B corridors to allow early access to Penthouse and lower level mechanical rooms.

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

Contractor is to provide temporary heating to lobby areas of Building B during December, January, and February and air conditioning during the period of August 15th through September 15th to maintain temperatures within 60-80 degrees. The interior lecture hall spaces shall not be compromised at any time the University occupies the space during the spring or fall semesters.

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

The Contract Sum is INCREASED/DECREASED by the total sum of \$ 723,944.13

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:

*4.23.15*  
*4-24-15*

RECOMMEND issuance of a change order

BY [Signature] 4/29/15 signature

APPROVE as to form and content USING AGENCY name

BY ROBERTO CAJESSA signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER

BY [Signature] signature

CDB APPROVE

[Signature] 4/30/15 signature

CONTRACTOR

BY Phil Kingdon DATE 4-30-15 print name

CDB APPROVE change order

BY QUIS BEHAK DATE \_\_\_\_\_ print name

[Signature] signature

[Signature] signature

[Signature] title

ACTING DIRECTOR title

BY BOARD ACTION

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

**RIVER CITY**  
CONSTRUCTION

3/12/15

Hastings & Chivetta Architects, Inc.  
622 Emerson, Suite 200  
St. Louis, MO. 63141

Attention: Mr. Bob Bohack

Regarding: New Science Building/ Renovation Old Bldg. Phase 3  
CDB Project # 825-030-067 PH3  
RFPCO # G-14

Dear Mr. Bohack:

The following change order request is for changes in the contract scope of work per the items listed below:

- Proposal includes temporary heating & cooling for both lecture halls and perimeter corridors from 8/1/15 through 8/1/16.

The following clarifications/qualifications are included in our proposal:

- All work to be completed during normal working hours.
- Replacement for damage to existing sidewalks or pavement is excluded
- Tree removal or responsibility for tree damage is not included
- Temp Barrier wall at window demo/abatement must be fully insulated and weather tight
- Proposal includes monthly filter changes

The cost to complete this work is..... \$314,188.44

*\$ 313,944.13*

*JB 4.23.15*

- The change order breakdown is attached for your review.
- We request formal authorization be issued in order to proceed with this work.
- Proposal is valid for 30 Days.
- Contract time extension request: To be determined

Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,

RIVER CITY CONSTRUCTION, L.L.C.



Phil Kingdon  
Project Manager

*Builders...Concept to Completion.*

RCC.PM.0140

## Executive Summary for Board Level Modification

**CDB Project No.** 830-030-154  
**Project Description:** College of Dentistry Infrastructure Improvements  
**Project Location:** University of Illinois @ Chicago  
Chicago, Cook County, Illinois

### **Project History:**

The scope of the work includes the modernization of the University of Illinois at Chicago College, Dentistry Building utility infrastructure systems, architectural improvements to support the utility modernizations, the addition of a new penthouse which connects two existing penthouses, and asbestos abatement in select areas where the infrastructure upgrades occur.

Major system upgrades for this project include air handling unit replacements, dual-duct air terminal box replacement, temperature control upgrades, medical gas system replacement, electrical service gear and distribution system upgrades, full building fire sprinkler system addition, ceiling lighting, and other ceiling-mounted device replacements in building areas containing existing concealed spline ceilings.

This project also includes alternates to replace existing exterior window gaskets and various components of the hydronic building perimeter heating system. 25% to 30% of the work will occur between 5:30 p.m. and 6:30 a.m. when the spaces are not in use.

Modification No. 1 is for final test and balancing services of newly installed heating and ventilation devices.

### **Requested Action:**

We are requesting approval of Modification No. 1 in the amount of \$129,799.00 to provide for fees associated with testing and balancing.

**State of Illinois  
Capital Development Board**

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

**Project Number:** 830-030-154  
**Contract Number:** 13-0107-10  
**Modification No.:** 1  
**Total Project Budget:** \$20,800,000  
**Unobligated Funds:** \$ 1,267,624  
**Project Manager:** Abdulgaffar Shedbalkar  
**Regional Manager:** Andrea Bauer

**Using Agency:** Illinois Board of Higher education  
**Project Description:** College of Dentistry  
 Infrastructure Improvements  
**Project Status:** Active

**Architect-Engineer:** Milhouse Engineering and Construction, Inc.

**PURPOSE OF THIS AGREEMENT:**  
 Provide Construction Testing & Balancing Services

**SUBJECT AGREEMENT AMENDED AS FOLLOWS:**

AGREEMENT SUMMARY	Total Obligation Per Original Agreement	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation Including this Modification
1. Basic Services	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2. Additional Services	\$ 95,000.00	\$ 95,000.00	\$ 0.00	\$ 95,000.00
3. CAF	\$ 3,000.00	\$ 3,000.00	\$ 0.00	\$ 3,000.00
4. On-Site Observations	\$ 55,000.00	\$ 55,000.00	\$ 0.00	\$ 55,000.00
5. Testing and Balancing	\$ 0.00	\$ 0.00	\$ 129,799.00	\$ 129,700.00
6.	\$	\$	\$	\$
7.	\$	\$	\$	\$
8.	\$	\$	\$	\$
9.	\$	\$	\$	\$
10.	\$	\$	\$	\$
11.	\$	\$	\$	\$
12.	\$	\$	\$	\$
<b>TOTALS</b>	\$ 153,000.00	\$ 153,000.00	\$ 129,799.00	\$ 282,799.00

# MODIFICATION

State of Illinois



## Professional Services Agreement

Modification Number: 1  
 Project Number: 830-030-154  
 Date: March 27, 2015

Firm Name, Address  
 Milhouse Engineering and Construction, Inc.  
 60 E Van Buren St., #1501  
 Chicago, IL 60605

Project Information  
 Upgrade Campus Infrastructure & Renovating Campus Bldg  
 University of Illinois - Chicago  
 Chicago, Cook County, Illinois

This Modification Increases the Full Service Agreement by 85%

Agreement Date: 2013-02-04 Contract: 13010710

Scope/Purpose of this agreement modification: Provide T & B services.

Subject agreement amended as follows: Replace Appendix A with Appendix A M-1

**AGREEMENT SUMMARY**

Fee Description	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Additional Services	\$95,000.00	\$0.00	\$95,000.00	\$0.00	\$95,000.00
Const. Administration Fee, CAF	\$3,000.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00
On-Site Representative Reim	\$55,000.00	\$0.00	\$55,000.00	\$0.00	\$55,000.00
Testing and Balancing	\$0.00	\$0.00	\$0.00	\$129,799.00	\$129,799.00
<b>TOTALS</b>	<b>\$153,000.00</b>	<b>\$0.00</b>	<b>\$153,000.00</b>	<b>\$129,799.00</b>	<b>\$282,799.00</b>

Prepared by: *Abdulgaffar Shedbalkar* 3/31/15  
 Abdulgaffar Shedbalkar Date

By: *N/A*  
 Using Agency approval Date

AE Firm name: Milhouse Engineering and Construction, Inc.

By: *Abdulgaffar Shedbalkar* 3/30/15  
 AE's Authorizing Representative Date

Reviewed: *Antonio Rico* 3-31-15  
 Contract Executive Date

Print AE name, Title:

Approved by: *Andrew Bruce* 3/31/2015  
 Regional Manager Date

By: *Kathryn M...* 3/31/15  
 Fiscal Date

Approved by: *N/A*  
 Legal Date

Final CDB authorization \_\_\_\_\_ Date  
 Print name/title \_\_\_\_\_



November 19, 2014

Abdul-Gaffar Shedbalkar  
Sr. Project Manager  
Capital Development Board  
100 West Randolph Street  
14<sup>th</sup> Floor  
Chicago, IL 60601

Re: CDB #830-030-154 - College of Dentistry – Contract modification for T&B Contractor Sum

Mr Shedbalkar,

As we have received all of the bids for the Testing and Balancing Contractor work, and selected a contractor from this list, we are asking for a modification to our existing contract for this project for a reimbursable expense in the amount of \$129,799.00, which is the direct amount of the recommended Testing & Balance Contractor's bid.

Please let us know if any additional documentation is required and if there is any standard contract language needed in our agreement with the successful Contractor.

If there are any questions or concerns, please feel free to contact me to discuss. I can be reached at [mbarenbaum@milhouseinc.com](mailto:mbarenbaum@milhouseinc.com) or at 312-884-8072.

Thank you,

A handwritten signature in black ink, appearing to read 'MB', is written over a horizontal line.

Martin Barenbaum, P.E., LEED AP, QCxP, CPD  
Mechanical Design Section Manager  
Milhouse Engineering & Construction, Inc.



Date: 11/12/14

To: Martin S. Barenbaum, P.E., LEED AP, QCxP, CPD | Mechanical Design Section Manager  
Milhouse Engineering & Construction, Inc.  
60 E. Van Buren St., STE 1501 | Chicago, IL 60605  
D: 312.884.8072 | O: 312.987.0061 | F: 312.987.0071 | M: 312.965.0877

RE: UIC College of Dentistry - Testing and Balancing scope of work (CDB Project #830-030-154).

We hereby propose to furnish and perform all labor and material necessary for the completion of Testing & Balancing services required for the above reference project. Testing and balancing shall be accomplished in accordance with HVAC TAB industry standards as stipulated by (ASHRAE), the National Environmental Balancing Bureau (NEBB) and the Testing Adjusting and Balancing Bureau (TABB).

**Air & Hydronic Testing and Balancing . . . . . \$ 129,799.00**

Scope: See attached

- In an effort to better serve our clients, ITB will require a MINIMUM of one week's notice prior to mobilization.
- General conditions: This proposal may require DDC software & hardware communication devices which would be supplied by the owner / control contractor / mechanical contractor.
- Unless noted above, this proposal is for straight time, NOT shift, weekend or holiday work.

The following terms and conditions apply:

- All mechanical, electrical systems must be fully operational and under control prior to our mobilization. All devices must be installed as indicated on the drawings and specified by the specs.
- Unless otherwise indicated, the following items are ***not included*** in our proposal: Refrigeration Capacity Testing, Duct Leak Testing, New Pulleys and Belts, Start-Up of the equipment, Sound and Vibration Testing, Steam Pressure Testing and Cooling Tower Certification, Existing Systems Not Shown on Drawings, Pre Construction Readings and Commissioning Participation.
- Standard payment terms apply; Net 30 Days, unless other arrangements are made during contract award.

Respectfully Submitted,  
International Test & Balance, Inc.

Christopher Yacu

P O # \_\_\_\_\_  
Acceptance of Proposal

Date: \_\_\_\_\_

*International Test & Balance, Inc. Proposal is Valid for 60 Days From Today's Date*

CHICAGO  
380 NORTHWEST HIGHWAY  
DES PLAINES, IL 60090  
847/759-1600

DETROIT  
17115 W 10 MILE ROAD, STE 112  
SOUTHFIELD, MI 48075  
248/559-5864

MINNEAPOLIS  
8401 73 AVE N, STE E-8  
MINNEAPOLIS, MN 55428  
763/533-8882



Note: Any qualifying or conditional statements included on the bid form or attached to the bid form may result in rejection of the bid unless rescinded by the bidder.

By signing below, the Bidder agrees to perform all work in accordance with the terms and conditions of the bidding documents and enter into and execute a contract with Milhouse Engineering & Construction, Inc., if awarded, on the basis of this bid for the sum indicated herein:

BIDDING COMPANY: INTERNATIONAL TEST + BALANCE, INC.

Signature of Authorized Representative: C.A. Yacu

Printed Name: CHRISTOPHER A. YACU

Title: V.P. Date: \_\_\_\_\_

Address: 380 NORTHWEST HIGHWAY DES PLAINES IL 60016

Telephone: 847-759-1800 Fax: 847-759-1811

Email: C.YACU@INTTB.COM

For Corporations Only: Attest By: \_\_\_\_\_ (Corporate Secretary)

## Executive Summary for Board Level Modification

**CDB Project No.** 814-010-078  
**Project Description:** Renovate/Construct Child Care Center – Education Building  
**Project Location:** Chicago State University  
Chicago, Cook County, Illinois

### **Project History:**

The original project's scope of work called for constructing an approximately 25,000 square-foot addition and renovating a 5,000 square-foot space within the Education Building for a Child Care Center which has now changed.

The new scope of work will encompass a new fully detached, one-story building with its own roadway, covered parking and walkway structures, bulletproof front glazing, full commercial cooking kitchen, as well as various enhancements to site irrigation, building security, IT (computer technology), and the audio visual systems to meet some of the latest innovations in the child care industry in the US.

### **Requested Action:**

We are requesting approval of Modification Number 2 in the amount of \$296,060.00, which will allow the A/E to complete the design of the project in order to meet Chicago State University's stated goals for this project to which the institution has provided the required funding. The project team plans to have this design work completed and ready for bidding in the early part of the third quarter of 2015 if this modification request is approved.

**State of Illinois  
Capital Development Board**

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

**Project Number:** 814-010-078  
**Contract Number:** 13-0412-10  
**Modification No.:** 2  
**Total Project Budget:** \$13,028,997.25  
**Unobligated Funds:** \$12,079,936.25  
**Project Manager:** Chima Odo  
**Regional Manager:** Andrea Bauer

**Using Agency:** Chicago State University  
**Project Description:** Renovate/Construct Child Care Center - Education Building  
**Project Status:** Design

**Architect-Engineer:** RADA Architects, Ltd.

**PURPOSE OF THIS AGREEMENT:**

User has requested additional scope items and design changes to the site and building for the new Child Care Center at the 50% design stage, which includes miscellaneous site and building improvements, the addition of a covered parking and walkway structure, a commercial cooking kitchen and miscellaneous site and building security, IT, Audio Visual and other technology enhancements. The User increased funding for the project from \$7,848,997.25 to \$13,028,997.25 in order to accommodate these changes in scope.

**SUBJECT AGREEMENT AMENDED AS FOLLOWS:**

AGREEMENT SUMMARY	Total Obligation Per Original Agreement	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation Including this Modification
1. Basic Services	\$ 591,200.00	\$ 591,200.00	\$ 287,560.00	\$ 878,760.00
2. Additional Services	\$ 95,500.00	\$ 131,061.00	\$ 0.00	\$ 131,061.00
3. CAF	\$ 20,700.00	\$ 21,800.00	\$ 8,500.00	\$ 30,300.00
4. On-Site Observations	\$ 100,000.00	\$ 100,000.00	\$ 0.00	\$ 100,000.00
5. Sub-Soil Investigation	\$ 27,000.00	\$ 27,000.00	\$ 0.00	\$ 27,000.00
6. Design Testing	\$ 7,000.00	\$ 7,000.00	\$ 0.00	\$ 7,000.00
7. Construction Testing	\$ 45,000.00	\$ 45,000.00	\$ 0.00	\$ 45,000.00
8. Additional Survey	\$ 14,000.00	\$ 14,000.00	\$ 0.00	\$ 14,000.00
9. Rendering	\$ 12,000.00	\$ 12,000.00	\$ 0.00	\$ 12,000.00
10.	\$	\$	\$	\$
11.	\$	\$	\$	\$
12.	\$	\$	\$	\$
<b>TOTALS</b>	<b>\$ 912,400.00</b>	<b>\$ 949,061.00</b>	<b>\$ 296,060.00</b>	<b>\$ 1,245,121.00</b>

# MODIFICATION

State of Illinois



## Professional Services Agreement

Modification Number: 2  
 Project Number: 814-010-078  
 Date: April 27, 2015

Firm Name, Address  
 RADA Architects, Ltd.  
 233 N Mich. Ave., Suite 2320  
 Chicago, IL 60601

Project Information  
 Renovate/Construct Child Care Center - Education Bldg  
 Chicago State University - Cook County  
 Chicago, Cook County, Illinois

This Modification Changes the Scope of the Contract

Agreement Date: 2013-10-21 Contract: 13041210

Scope/Purpose of this agreement modification: User has requested additional scope items and design changes to the site and building for the new Child Care Center at 50% design, which include miscellaneous site and building improvements, the addition of a covered parking and walkway structure, the addition of a commercial cooking kitchen, miscellaneous site and building security, IT, AV and other technology. The User has increased funding for the project from \$7,848,997 to \$13,028,997 to accommodate changes in scope.

Subject agreement amended as follows: Replace Appendix A - M1 with Appendix A - M2

**AGREEMENT SUMMARY**

Fee Description	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	\$591,200.00	\$0.00	\$591,200.00	\$287,560.00	\$878,760.00
Additional Services	\$95,500.00	\$35,561.00	\$131,061.00	\$0.00	\$131,061.00
Const. Administration Fee, CAF	\$20,700.00	\$1,100.00	\$21,800.00	\$8,500.00	\$30,300.00
On-Site Representative Reim	\$100,000.00	\$0.00	\$100,000.00	\$0.00	\$100,000.00
Sub-Soil Investigation	\$27,000.00	\$0.00	\$27,000.00	\$0.00	\$27,000.00
Design Testing	\$7,000.00	\$0.00	\$7,000.00	\$0.00	\$7,000.00
Construction Testing	\$45,000.00	\$0.00	\$45,000.00	\$0.00	\$45,000.00
Additional Survey	\$14,000.00	\$0.00	\$14,000.00	\$0.00	\$14,000.00
Rendering	\$12,000.00	\$0.00	\$12,000.00	\$0.00	\$12,000.00
<b>TOTALS</b>	<b>\$912,400.00</b>	<b>\$36,661.00</b>	<b>\$949,061.00</b>	<b>\$296,060.00</b>	<b>\$1,245,121.00</b>

Prepared by: David Haydenberk 4/27/15  
 Date

By: Using Agency approval 4/28/15  
 Date

AE Firm name: RADA Architects, Ltd.  
 By: Rada Doytcheva 04-28-15  
 AE's Authorizing Representative Date

Reviewed: David Haydenberk 4/27/15  
 Contract Executive Date

Print AE name, Title: Rada Doytcheva, Principal  
 Approved by: Anna Gaur 4/28/2015  
 Regional Manager Date

By: \_\_\_\_\_  
 Fiscal Date

Approved by: \_\_\_\_\_  
 Legal Date

Final CDB authorization \_\_\_\_\_  
 Date



April 13, 2015

Mr. David Heydenberk  
State of Illinois, Capital Development Board  
James R. Thompson Center, Suite 14-600  
Chicago, IL 60601

Via email: David.Heydenberk@illinois.gov

Re: Additional Service #2  
CDB 814-010-078; CSU Renovate / Construct Child Care Center Education Building;

Dear Mr. Heydenberk:

The following is generated as a result of variety of additional scope requests to the project from the User since November of last year, all related to accommodating the new building on campus. The additional requests were discussed at several meetings and with exchange of correspondence; key dates of meetings were Nov 24, 2014, Dec 23, 2014, and January 21, 2015. RADA Architects was involved significantly in analyzing the requests, in due diligence to outline feasibility of these various additional items and the impact on work already completed, (as the project had progressed to 50% CDs).

The added scope we have categorized in three groups:

1. MISC SITE IMPROVEMENTS AND ADDITION OF COVERED PARKING/WALKWAYS STRUCTURE	
Construction Budget:	\$1,045,000
2. MISC BUILDING IMPROVEMENTS AND ADDITION OF A COMMERCIAL COOKING KITCHEN	
Construction Budget:	\$ 550,000
3. MISC BUILDING AND SITE SECURITY, IT, AV AND OTHER TECHNOLOGY	
Construction Budget:	\$ 500,500
Total:	\$2,095,500

We have estimated the following consultant fees (9 consultants plus prime):

- For the Design work \$229,440
- For Documents Revisions of work already completed through 50% CD: \$ 58,120

Please see ample detail in the enclosed attachment. The consultants' fees are preliminary in nature, in particular where there is no programming or SD completed on the above work. When we complete our negotiation we will forward more detailed proposals from each consultant.

Respectfully yours,

Rada Doytcheva, PHD, AIA, LEED AP BD + C  
Principal RADA Architects LTD

Attachment

Cc: Aram Garbooshian, Project Manager RADA Architects, William Sitton, Principal RADA Architects

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

<b>PROJECT NO.</b>	<b>FIRM/JOB DESCRIPTION</b>	<b>ESTIMATED TOTAL PROJECT COST</b>
102-412-020	<p>Construct Pump and Dewatering Station - Godar Refuge                      Department of Natural Resources                      Mississippi State Fish and Wildlife Area                      Calhoun and Jersey Counties</p> <p><i>RECOMMENDED IN ALPHA ORDER:</i></p> <p><i>Artisan Consulting Engineers, LLC</i>  <i>Horner &amp; Shifrin, Inc.</i>  <i>Hurst-Rosche, Engineers, Inc.</i></p>	\$ 250,000
102-432-026	<p>Replace Fish Hatchery Power and Control Systems                      Department of Natural Resources                      Jake Wolf Memorial Hatchery, Mason County</p> <p><i>RECOMMENDED IN ALPHA ORDER:</i></p> <p><i>HDR Engineering, Inc.</i>  <i>Henneman Engineering, Inc.</i>  <i>WRF Engineers, LLC.</i></p>	\$1,300,000

**A/E SELECTION COMMITTEE RECOMMENDATIONS**

**May 12, 2015**

**CDB PROJECT NO:** 102-412-020

**PROJECT DESCRIPTION:** Construct Pump and Dewatering Station - Godar Refuge

**PROJECT LOCATION:** Department of Natural Resources  
Mississippi State Fish and Wildlife Area  
Calhoun and Jersey Counties

**APPROPRIATION AMOUNT:** \$ 250,000

**ESTIMATED TOTAL PROJECT COST:** \$ 250,000

**PROJECT SCOPE OF WORK:**

The Mississippi State Fish and Wildlife Area Agency is a 24-building facility established in 1950. The Godar Refuge Area, located north of the town of Hardin, is over 1,000 acres in size and is managed as a wildlife and waterfowl refuge.

The scope of work provides for constructing a new pumping and dewatering station at the Godar Refuge Area. This is to allow for seasonal flooding of approximately 425 acres to an average of 1.5' to 2.5' depth within a 10 day time frame and infrastructure to dewater the area over the course of two or three months. The work also includes removal and/or decommissioning of the existing pump station and drainage.

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

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**May 12, 2015**

**CDB PROJECT NO:** 102-432-026

**PROJECT DESCRIPTION:** Replace Fish Hatchery Power and Control Systems

**PROJECT LOCATION:** Department of Natural Resources  
Jake Wolf Memorial Hatchery, Mason County

**APPROPRIATION AMOUNT:** \$1,300,000

**ESTIMATED TOTAL PROJECT COST:** \$1,300,000

**PROJECT SCOPE OF WORK:**

The Jake Wolf Memorial Hatchery is an eight-building facility established in 1980.

The scope of work provides for replacing the fish hatchery power and control systems, including panel boards, feeders, control wiring, controls, control panels and other associated work in several buildings throughout the site. The work includes providing additional monitoring equipment.

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

**FY16 CDB PROPOSED  
BOARD MEETING SCHEDULE**

DATE	TIME	LOCATION
July 14, 2015	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
August 11, 2015	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
September 8, 2015	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
October 13, 2015	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
November 10, 2015	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
December 8, 2015	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
January 12, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
February 9, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
March 8, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
April 12, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
May 10, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
June 14, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference

**SUBJECT: *Best Interest of the State Selection / Information Item***

<u>PROJECT NO.</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>ESTIMATED TOTAL PROJECT COST</u>
102-220-049	Repair Erosion at Bureau Creek Department of Natural Resources Hennepin Canal Parkway State Park Bureau and Henry Counties  <i>SELECTED FIRM:</i>  <i>Willett, Hofmann, &amp; Associates, Inc,</i>	\$ 450,000

**BEST INTEREST OF THE STATE A/E SELECTION  
APPROVED BY THE EXECUTIVE DIRECTOR**

**BOARD MEETING DATE:** May 12, 2015

**CDB PROJECT NO:** 102-220-049

**PROJECT DESCRIPTION:** Repair Erosion at Bureau Creek

**PROJECT LOCATION:** Department of Natural Resources  
Hennepin Canal Parkway State Park  
Bureau and Henry Counties

**PROJECT AMOUNT:** \$450,000

**PROJECT SCOPE OF WORK:**

The Hennepin Canal State Park is an abandoned waterway in northwest Illinois, between the Mississippi River at Rock Island and the Illinois River near Hennepin. The entire canal is listed on the National Register of Historic Places.

The scope of work provides for the design and construction to correct the erosion washout at Bureau Creek.

**ARCHITECT/ENGINEER:** Willett, Hofmann & Associates, Inc. 1938  
809 East 2nd Street  
Dixon, IL 61021

**APPROVED BY THE EXECUTIVE DIRECTOR:** February 24, 2015

**SUBJECT: *Director's Selection / Information Items***

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>ESTIMATED TOTAL PROJECT COST</u>
102-252-023	Replace Forested Wetland Pump Department of Natural Resources Woodford County Conservation Area, Chillicothe  <i>SELECTED FIRM:</i>  <i>Dewberry Architects, Inc.</i>	\$ 80,000
120-175-134	Replace Roofing Systems Department of Corrections Menard Correctional Center, Randolph County  <i>SELECTED FIRM:</i>  <i>Baysinger Design Group, Inc.</i>	\$ 140,000
291-100-019	Replacing Roofing System - Headquarters Department of State Police Joliet District 5, Will County  <i>SELECTED FIRM:</i>  <i>Taylor Made Design, Inc.</i>	\$ 149,000

**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**

**BOARD MEETING DATE:** May 12, 2015

**CDB PROJECT NO:** 102-252-023

**PROJECT DESCRIPTION:** Replace Forested Wetland Pump

**PROJECT LOCATION:** Department of Natural Resources  
Woodford County Conservation Area, Chillicothe

**PROJECT AMOUNT:** \$80,000

**PROJECT SCOPE OF WORK:**

The Woodford County Conservation Area is a 14-building facility established in 1973.

The scope of work provides for replacing the existing electric water pump used to flood the wetland area, including any necessary infrastructure modifications and accessories.

**ARCHITECT/ENGINEER:** Dewberry Architects Inc. 31650  
401 SW Water Street, Suite 701  
Peoria, IL 61602

**APPROVED BY THE EXECUTIVE DIRECTOR:** March 27, 2015

**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**

**BOARD MEETING DATE:** May 12, 2015

**CDB PROJECT NO:** 120-175-134

**PROJECT DESCRIPTION:** Replace Roofing Systems

**PROJECT LOCATION:** Department of Corrections  
Menard Correctional Center, Randolph County

**PROJECT AMOUNT:** \$140,000

**PROJECT SCOPE OF WORK:**

The Inmate Kitchen/Dining Complex at the Menard Correctional Center is a 35,060 square foot, three-story building constructed in 1898.

The scope of work provides for removing and replacing approximately 12,000 square feet of roofing systems, including any necessary decking and attendant accessories.

**ARCHITECT/ENGINEER:** Baysinger Design Group, Inc. 29471  
4501 West DeYoung Street  
Marion, IL 62959

**APPROVED BY THE EXECUTIVE DIRECTOR:** March 10, 2015

**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**

**BOARD MEETING DATE:** May 12, 2015

**CDB PROJECT NO:** 291-100-019

**PROJECT DESCRIPTION:** Replacing Roofing System - Headquarters

**PROJECT LOCATION:** Department of State Police  
Joliet District 5, Will County

**PROJECT AMOUNT:** \$149,000

**PROJECT SCOPE OF WORK:**

The District 5 Headquarters (G0500) is a 10,289 square foot, one-story building constructed in 1936.

The scope of work provides for replacing approximately 4,200 square foot of membrane roofing and replacing it with new high R-value insulation, reflective membrane and all necessary accessories.

**ARCHITECT/ENGINEER:** Taylor Made Design, Inc. 31115  
600 S. Dearborn Street, Suite 1103  
Chicago, IL 60605

**APPROVED BY THE EXECUTIVE DIRECTOR:** March 27, 2015

## FY15 CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 8, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
*Special Board Meeting* July 21, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
August 12, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
September 9, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
*Special Board Meeting* September 24, 2014	2:30 p.m.	Chicago & Springfield video-conference
October 14, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
November 18, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
December 9, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
January 13, 2015	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
February 10, 2015	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
March 10, 2015	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
April 14, 2015	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
May 12, 2015	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
June 9, 2015	11:00 a.m.	Chicago, Springfield & Collinsville video-conference