CAPITAL
Development
BOARD

Building a Better Illinois

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

BOARD BOOK

November 18, 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

November 18, 2014, 10:30 a.m.
Video-Conference
between
the following three locations:

James R. Thompson Center	Robert Oxtoby Board Room	IDOT Office
100 West Randolph Street	3rd Floor Stratton Building	1102 East Port Plaza
Suite 14-600	401 S. Spring Street	Collinsville, Illinois
Chicago, Illinois	Springfield, Illinois	

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

PRELIMINARY ITEMS

4. Adoption of Agenda
5. Approval of October 14, 2014 Minutes 1-7
6. Introduction of Guests

BOARD ACTION

7. Modification
   Illinois State University - Turner-Stevenson Halls 8-18
8. Change Order
   University of Illinois at Chicago 19-22
9. Proceed Order
   Olive Harvey College - TDL Center 23-31
10. Staff Recommendations for Architect/Engineer Selections
    PSB 201 32-41

INFORMATIONAL ITEMS

11. Architects/Engineers approved by Executive Director 42-44

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

Staff contact: Amber Evans, 217.782.8726

CAPITAL DEVELOPMENT BOARD Agenda Item

SUBJECT: Meeting Minutes for October 14, 2014 Board Meeting

The October 14, 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
Tom Klein, CDB
Andrea Bauer, CDB
Adrienne Levatino, CDB
James Cockrell, CDB
Dan Bielski, CDB
Jonathan Howard, Holabird & Root
Joseph Vitowsky, U of I
Jack Svaicer, Globetrotters Eng. Co.
Jesse Martinez, CDB
Marva Boyd, CDB
Mike Wilson, CDB
Keith Haines, CDB
Ron Wright, CDB

Springfield
Amber Evans, CDB
Gwen Diehl, DVA
Sherri Sullivan, CDB
Craig Holan, DMA
Don Broughton, CDB
Gerry Burlingham, CPO
Ken Morris, CPO
Gus Behnke, CDB
Lisa Mattingly, CDB
Marcy Joerger, CDB
Amy Romano, CDB
Claudia André, CDB
Lorri Lawton, CPO

Chairman O'Brien called the meeting to order at 10:37 a.m.

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

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

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

Mr. Beatty moved and Mr. Garippo seconded a motion to approve the executive session minutes of the September 24, 2014 Special Board meeting. Chairman O'Brien called for a vote, and the motion was approved unanimously.

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

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

Change Order – University of Illinois at Chicago
Exterior Repairs - Various Buildings
Chicago, Cook County, Illinois
CDB Project No. 830-030-155
A/E: McGuire Igleski & Associates, Inc.
Change Order G-10R.....$362,280.63

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

Change Order – Harper Community College
Renovate Engineering & Technology Center
Palatine, Cook County, Illinois
CDB Project No. 810-032-023
A/E: Holabird & Root, LLC
Change Order G-30.....$136,452.99

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

Chairman O'Brien recognized LTC Craig Holan, with the Department of Military Affairs (DMA), who thanked the Board for convening a Special Board Meeting in September which enabled DMA to receive all of its federal funding and indicated that DMA even received extra federal funding. LTC Holan stated that both DMA and the State of Illinois benefited from this funding.

Chairman O'Brien stated that he appreciated LTC Holan's gratitude and thanked him and those he serves with for their service to the United States as well as their service to the State of Illinois.

Mr. James Cockrell presented the following A/E selection recommendation advertised in Professional Services Bulletin (PSB) 200:

1.	040-000-003	**DEPARTMENT OF VETERANS' AFFAIRS** MEDICARE/MEDICAID Certification Inspection Statewide Program 1. Horner & Shifrin, Inc. 2. Renaissance Architects, Inc. 3. Baysinger Design Group, Inc.	Appropriation: $350,000 Project Cost: TBD

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

Mr. Cockrell presented the following A/E selection recommendation advertised in PSB 200:

2.	102-312-051	**DEPARTMENT OF NATURAL RESOURCES** Improve Higbee Run Drainage Illinois-Michigan Canal State Park Grundy County, Illinois 1. V3 Companies of Illinois, Ltd. 2. K-Plus Engineering, LLC 3. Engineering Resource Associates, Inc.	Appropriation: $350,000 Project Cost: $350,000

Mr. Garippo questioned if the firm selected had structural engineering capabilities.

Mr. Cockrell stated he did not have that information with him but would get back to the Board with that information as soon as possible.

Mr. Lowry moved and Mr. Chin seconded a motion to approve the previous recommendation for the selection of architects/engineers, pending the answer to Mr. Garippo's question. Chairman O'Brien called for a vote, and the motion was approved unanimously.

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

Mr. Cockrell presented the following A/E selection recommendations advertised in PSB 200:

3.	125-003-004	**DEPARTMENT OF JUVENILE JUSTICE** Replace Roofing Systems Illinois Youth Center - Harrisburg Saline County, Illinois 1. Harlan M. Bohnsack 2. Design Architects, Inc. 3. Architechniques, Ltd.	Appropriation: $2,500,000 Project Cost: $2,500,000
4.	125-003-005	**DEPARTMENT OF JUVENILE JUSTICE** Replace Chillers Illinois Youth Center - Harrisburg Saline County Illinois 1. Ross & Baruzzini, Inc. 2. Horner & Shifrin, Inc. 3. WRF Engineers, LLC	Appropriation: $715,000 Project Cost: $715,000
5.	125-003-006	**DEPARTMENT OF JUVENILE JUSTICE** Upgrade Electrical Primary and Emergency Generators Illinois Youth Center - Harrisburg Saline County, Illinois 1.. Woolpert, Inc. 2. KJWW, PC 3. Michael K. Swim, Consulting Engineer, Inc.	Appropriation: $3,240,000 Project Cost: $3,240,000
6.	125-080-002	**DEPARTMENT OF JUVENILE JUSTICE** Replace Roofing Systems Illinois Youth Center - Warrenville DuPage County, Illinois 1. Kluber, Inc. 2. Kmetz Architects, Inc. 3. Frega Associates, Ltd.	Appropriation: $577,000 Project Cost: $577,000

7.	125-110-015	**DEPARTMENT OF JUVENILE JUSTICE** Upgrade Perimeter Security Fencing and Install High Mast Lighting Illinois Youth Center - St. Charles Kane County, Illinois 1. Globetrotters Engineering Corporation 2. Architrave, Ltd. 3. Knight E/A, Inc.	Appropriation: $5,200,000 Project Cost: $5,200,000
8.	125-110-016	**DEPARTMENT OF JUVENILE JUSTICE** Replace Roofing Systems, Siding, Windows and Other Improvements Illinois Youth Center - St. Charles Kane County, Illinois 1. Lang and Lang Architects, LLC 2. Probe Consulting Services, Inc. 3. Renaissance Architects, Inc.	Appropriation: $3,755,000 Project Cost: $3,755,000
9.	125-300-005	**DEPARTMENT OF JUVENILE JUSTICE** Lower Containment Barrier and No Climb Fencing - Recreation Areas Illinois Youth Center - Kewanee Henry County, Illinois 1. Sarti Architectural Group, Inc. 2. DuSABLE, Inc.	Appropriation: $577,000 Project Cost: $577,000

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

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

Mr. Cockrell presented the following A/E selection recommendations advertised in PSB 200:

10.	630-000-198	**DEPARTMENT OF TRANSPORTATION** Various Improvements Statewide Program District 6 Mt. Sterling, Brown County; Rushville, Schuyler County; Riggston, Scott County; Riverton, Sangamon County; and Springfield, Sangamon County, Illinois 1. Kenyon & Associates Architects, Inc. 2. Charles Joseph Pell Architects, Inc. 3. Sarti Architectural Group, Inc.	Appropriation: $500,000 Project Cost: $500,000

11.	630-000-199	**DEPARTMENT OF TRANSPORTATION** Construct Salt Storage Buildings/Repair Metal Siding/Construct Material Storage Building Statewide Program District 7 Olney, Richland County; Charleston, Coles County; Wheeler, Jasper County; and Vandalia, Fayette County, Illinois 1. EWR Associates, Inc. 2. ESI Consultants, Ltd. 3. Horner & Shifrin, Inc.	Appropriation: $1,150,000 Project Cost: $1,150,000
12.	630-000-200	**DEPARTMENT OF TRANSPORTATION** Renovate for Office Space/Construct Pole Building Statewide Program District 8 East St. Louis, St. Clair County; Carrollton, Greene County; and Pocahontas, Bond County, Illinois 1. Steckel-Parker Architects, Inc. 2. Oates Associates, Inc. 3. Sarti Architectural Group, Inc.	Appropriation: $1,170,000 Project Cost: $1,170,000
13.	630-614-005	**DEPARTMENT OF TRANSPORTATION** Install Solar Photovoltaic System Rend Lake Rest Area Franklin County, Illinois 1. Henneman Engineering, Inc. 2. BRiC Partnership, LLC 3. PositivEnergy Practice, LLC	Appropriation: $200,000 Project Cost: $820,000

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

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

Mr. Cockrell presented the following A/E selection recommendations advertised in PSB 201:

1.	120-000-059	**DEPARTMENT OF CORRECTIONS** Design and Construct Residential Treatment Space Statewide Program Dixon Correctional Center, Lee County; Pontiac Correctional Center, Livingston County, Illinois 1. Primera Engineers, Ltd. 2. Hurst-Rosche Engineers, Inc.	Appropriation: $3,300,000 Project Cost: $3,300,000

2.	321-055-124	**DEPARTMENT OF HUMAN SERVICES** Replace Chiller - Adult Psychiatric Building Elgin Mental Health Center Kane County, Illinois 1. Melvin Cohen and Associates, Inc. 2. Stanley Consultants, Inc. 3. Nest Builders, Inc.	Appropriation: $661,000 Project Cost: $661,000

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

Ms. Sherri Sullivan and Ms. Lisa Mattingly responded to Mr. Garippo's question regarding CDB Project No. 102-312-051, Improve Higbee Run Drainage at Illinois-Michigan Canal State Park. Ms. Sullivan stated that the firm selected, V3 Companies of Illinois, did not have a structural engineer. Ms. Mattingly responded by saying that the scope of work has yet to be finalized and that a structural engineer may or may not be needed. Mr. Cockrell stated that he would keep the Board up to date on this issue.

Director Underwood gave a brief summary on CDB construction project counts.

Mr. Muñoz moved and Mr. Garippo seconded a motion to adjourn. Chairman O'Brien called for a vote, and the motion was approved unanimously. The meeting adjourned at 11:12 a.m.

Executive Summary for Board Level Modification

CDB Project No.	**821-010-095**
Project Description:	**Life Safety Improvements/Turner-Stevenson**
Project Location:	**Illinois State University - Normal** **Normal, McLean County, Illinois**

Project History:

The ISU Turner Stevenson project provides key renovation services for both buildings at this campus. This project struggled with project control issues. In order to avoid litigation, CDB assigned a different project management team to the project to resolve these challenges. Subsequently, the CDB project team including the designer, user agency and CPO, reviewed outstanding construction change orders and additional design costs on an item by item basis. The new project management team now has resolved and successfully executed 128 change orders valued at $2,142,639.00 through the CDB/CPO offices, and no claims have resulted from the prime contractors.

This design contract modification also reflects those resolution efforts to reconcile the design firm's costs to completion. There are credits and additional costs in this modification for a variety of reasons defined on the Modification No. 1 to the replacement design contract (per statute the original design contract could not be extended because it had been in place for 10 years, therefore a new contract was issued) and the Clark Dietz letter of May 9, 2014 with negotiated reductions. After careful review from our CDB contracts executive and CPO draft review of this document along with the designer's detailed review and negotiation, this modification will compensate our designer for all costs incurred on this project.

Requested Action:

We are requesting the board approval of Modification No. 1 in the amount of $177,228.00.

State of Illinois
Capital Development Board

Request for Board Approval of Modification to Professional Services Agreement

Project Number:	821-010-095	**Using Agency:**	Department of Higher Education
Contract Number:	SS54034210	**Project Description:**	Life Safety Improvement Turner - Stevenson Illinois State University - Normal Normal, McLean County, Illinois
Modification No.:	1		
Total Project Budget:	$21,463,725.92		
Unobligated Funds:	$227,495.12		
Project Manager:	Nancy Fuchs		
Regional Manager:	Kirk Fernandes	**Project Status:**	Construction

Architect-Engineer: Clark Dietz, Inc.

PURPOSE OF THIS AGREEMENT:
Scope/Purpose of this agreement modification: As an additional service, the A/E will be compensated for Emergency design services, User requested change orders, Undiscovered condition change orders and deducts to reimbursable budgets that will not be invoiced.

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

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	$ 13,610.00	$ 13,600.00	$	$ 13,600.00
2. Additional Services	$ 3,381.00	$ 3,381.00	$ 192,022.00	$ 195,403.00
3. CAF	$	$	$ 5,700.00	$ 5,700.00
4. On-Site Observations	$ 18,820.00	$ 18,820.00	$ 10,058.00	$ 28,878.00
5. Constuction Testing	$ 17,193.00	$ 17,193.00	$ -17,140.00	$ 53.00
6. Print Bid Documents In Excess	$ 16,624.00	$ 16,624.00	$ -16,624.00	$
7. ACBM Bulk Samples	$ 38.00	$ 38.00	$ -38.00	$
8. Testing and Balancing	$ 10.00	$ 10.00	$ 3,250.00	$ 3,260.00
9.	$	$	$	$
10.	$	$	$	$
11.	$	$	$	$
12.	$	$	$	$
TOTALS	$ 69,677.00	$ 69,677.00	$ 177,228.00	$ 246,905.00

MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD

Professional Services Agreement
Modification Number: 1
Project Number: 821-010-095
Date: November 10, 2014

Firm Name, Address
Clark Dietz, Inc.
125 W Church Street
Champaign, IL 61820

Project Information
Life Safety Improvement/Turner-Stevenson
Illinois State University - Normal
Normal, McLean County, Illinois

This Modification Increases the Full Service Agreement by 254%

Agreement Date: 2014-10-07 Contract: SS54034210

Scope/Purpose of this agreement modification: As an additional service the A/E will be compensated for Emergency design services, User request change orders, Undiscovered condition change orders and deducts to reimbursable budgets that will not be invoiced.

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
Basic Services Fee	$13,610.00	$.00	$13,610.00	$.00	$13,610.00
Additional Services	$3,381.00	$.00	$3,381.00	$192,022.00	$195,403.00
Const. Administration Fee, CAF	$.00	$.00	$.00	$5,700.00	$5,700.00
On-Site Representative Reim	$18,820.00	$.00	$18,820.00	$10,058.00	$28,878.00
Construction Testing	$17,193.00	$.00	$17,193.00	-$17,140.00	$53.00
Print Bid Documents in excess	$16,624.00	$.00	$16,624.00	-$16,624.00	$.00
ACBM Bulk Samples	$38.00	$.00	$38.00	-$38.00	$.00
Testing and Balancing	$10.00	$.00	$10.00	$3,250.00	$3,260.00
TOTALS	$69,677.00	$.00	$69,677.00	$177,228.00	$246,905.00

Prepared by: Charles Boyd 11.10.14
Charles Boyd Date

By: _____
Using Agency approval Date

AE Firm name: Clark Dietz, Inc.

By: Charles Boyd 11/10/14
AE's Authorizing Representative Date

Reviewed: Charles Boyd 11.10.14
Contract Executive Date

Print AE name, Title: Executive Vice President

Approved by: 11.12.14
Regional Manager Date

By: _____
Fiscal Date

Approved by: _____
Legal Date

Final CDB authorization _____
Date

Print name/title _____

11/12/14
Construction Admin. / date

11-12-14
Deputy Dir. for Const. Date

APPENDIX A - M 1

A/E NAME: Clark Dietz, Inc.

CDB PROJECT NO: 821-010-095

CONSTRUCTION BUDGET: $.00

CONTRACT NO: SS54034210

DESIGN BUDGET: $.00

A	Basic Services Fee	$13,610.00	
B	Additional Services	$195,403.00	
C	Const. Administration Fee, CAF	$5,700.00	
	Total Items A, B, C		$214,713.00
D	Overhead & Profit Multiplier (Items B & E)	2.6	
E	On-Site Representative Reimbursement Allowance		$28,878.00
F	Reimbursable Expenses		

	1	Construction Testing	$53.00	
	2	Print Bid Documents in excess of 0 sets	$.00	
	3	ACBM Bulk Samples	$.00	
	4	Testing and Balancing	$3,260.00	
		Total Item F:		$3,313.00

PROJECT SCHEDULE

Schematic Design	00/00/0000
Program Analysis	00/00/0000
Design Development Phase	00/00/0000
100 % Design	00/00/0000
Bid Document Release	00/00/0000
Prime Bid	00/00/0000
A/E Substantial Completion	00/00/0000
A/E Final Acceptance	00/00/0000
A/E Contract Completion Date	10/03/2015

BASIC SERVICES FEE PAYMENT SCHEDULE

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

FOR CDB USE ONLY:

Total Contract Obligation (A + B + C + E + F) $ $246,905.00

Rev. July 2009

State of Illinois

Capital Development Board

November 10, 2014

A/E Modification Log

Project: 821-010-095 Contract: SS54034210

Firm Name: Clark Dietz, Inc.

Phase Description: Life Safety Improvement/Turner-Stevenson

Using Agency: Illinois State University

PM Name: Nancy Fuchs CE Name: Charles Boyd

Mod	Ph	Requested	FSA Indicator	Status	Brief Description	Mod Amt
1	1	10/07/2014	Add to FSA	Signature	Compensate the A/E for additional services during the construction phase.	$177,228.00

Chief Procurement Office
Capital Development Board

CAPITAL Development BOARD
Building a Better Illinois

PSA MOD Draft Submittal Checklist

CPO-C5 v.1

CDB Project #: 821.010.095 MOD #1

Please ensure the following information is provided:

- [x] Modification Form with complete description of the need to modify the agreement and/or supporting back up documentation.
- [x] Has scope changed? Y or N. CHANGE ORDER, UNDISCOVERED, EMERGENCY
- [x] Appendix A M-(*).
  On time extensions, provide current effective dates as well as proposed new dates.
- [ ] Standard Certifications (most recent version) (Time extensions only).
- [ ] PPB Waiver Form, if dollar value of MOD is $25K or greater.

Prepared by: _____

rk Dietz
NGINEERS

May 9, 2014

Mr. James Underwood
Executive Director
Illinois Capital Development Board
Third Floor, Wm. G. Stratton Bldg.
401 South Spring St.
Springfield, IL 62706

Re: CDB # 821-010-095, ISU Turner-Stevenson

Dear Mr. Underwood:

In April 2011, Clark Dietz requested a change order for additional costs expended on this project for work performed at the request of the CDB and Illinois State University. We have had two meetings with the Capital Development Board and one meeting with the Chief Procurement Officer and submitted significant documentation. After more than three years, the CDB and CPO have not responded positively or negatively to our request. We have performed all of the work you have required of us, including additional work as demanded by the CDB on issues for which we have requested a change order.

By this letter, we are submitting an updated request for a contract amendment. We are aware that our contract with the CDB will expire soon. Therefore, we request that the CDB and CPO respond promptly so we may avoid even further costs as a result of delays in approving the contract amendment.

The attached History and Documentation of Modification 10 includes pertinent information on our request.

Following is a summary of our request:

Additional Services (Emergency)	$30,510.00	
User Requested Change Orders	$47,783.00	
Unanticipated Electrical Work	$30,813.00	
Additional Construction Observation	~~$25,057.77~~	$10.057.77
RFP P-03	$24,633.00	
RFP G-032	$5,496.00	
RFP E-017	$4,425.00	
Markup on Testing and Balancing	$3,250.00	

Clark Dietz, Inc. 125 West Church Street Champaign, Illinois 61820-3510 T: 217.373.8900 F: 217.373.8923

Legal	10,000.00	
Undisclosed Condition Change Orders	23,985.00	
Effort Directed by Josh Weger/Ron Wright	9,648.00	
Reduction of Construction Material Testing	($17,139.75)	
Reduction of Asbestos Bulk Sampling	($38.22)	
Reduction of Printing	($16,624.00)	
Interest	~~$4,637.00~~	$4,729.0
CAF	$6,000.00	
Total	~~$182,435.80~~	~~$192,022~~ 177527

If you have questions concerning this request, please call.

Sincerely,

Clark Dietz, Inc.

Charles E. Park
Sr. Project Manager

Cc: Ms. Nancy Fuchs, CDB
Mr. Fred Hahn, CPO
Mr. Charles Craddock, Clark Dietz
Mr. John Boldt, Clark Dietz

E-mail Address charles.park@clark-dietz.com

DRAFT

MEMORANDUM

TO: Fred Hahn – CPO
Ken Morris - SPO

FROM: Charlie Boyd/CDB Contracts Executive

DATE: November 3, 2014

RE: Draft Modification
Clark-Dietz
821-010-095
Life Safety Improvements/Turner Stevenson
ISU, Normal

In response to your 10/29/14 comments and Kens' 10/27/14contract action review form:

1. I am not aware of a CDB policy regarding A/E Legal Fees. I do however agree that this request is a compensable issue. This entire issue surrounding prior modification #9 now modification #1 has languished for over 4 years. It would seem reasonable to me that any company would seek legal council in hopes of recovering fee's.
   CDB does allow for the A/E to request adjustments to fees when a project has been idle for 12 months or more. This project has been idle longer than 12 months.

2. The efforts directed by R. Wright/ J. Weger. These were several letters of documentation by this A/E in order to explain in more detail all the different issues/conflicts that took place during the construction phase. These letters of explanation were created post construction. This is over and above monthly reporting as a Basic Service to CDB and is a compensable issue.

3. I have adjusted the c.a.f on modification to reflect only to the added basic/additional services as requested.

Cc Don Broughton
Tom Klein
Nancy Fuchs

CAPITAL Development BOARD
Building a Better Illinois

MEMORANDUM

TO: Fred Hahn, Chief Procurement Officer
Ken Morris, State Procurement Officer

FROM: Don Broughton, Administrator of Contracts

DATE: October 27, 2014

RE: CDB Project No. 821-010-095, Contract No. SS-540342-10
Life Safety Improvement/Turner-Stevenson
Illinois State University, Normal, McLean County

SUBJECT: A/E Contract Modification No. 1

==========

CDB is again submitting the Modification No. 1 for approval. Contract Executive Charlie Boyd is out of the office this week, so I am processing the modification in his absence. Due to the numerous discussions and emails recently regarding this modification, it is CDB's position that the modification as discussed at the September 30, 2014 meeting was agreed to by all parties. It is also CDB's position that the items, and costs associated with those items, are not in conflict with any CDB policy or statute regarding compensation. Therefore, it is imperative that all parties honor the agreement and move this modification to execution.

CDB's policy is that A/E Modifications are negotiated by Contract Executives. CE's necessarily have discretion during the course of those negotiations to decide what items will be compensated and which will not. In this case, Charlie Boyd, as the Contract Executive, properly exercised his discretion to allow compensation for the line items you mention, and CDB is prepared to honor the agreement as negotiated.

CDB disagrees that the meeting was for information purposes only. Everyone in the room, including the CDB personnel, the Clark Dietz representatives, and Attorney Harvey Stephens, left the room believing all of the parties, including the CPO, were in agreement. In fact, Harvey Stephens has informed CDB that, prior to the meeting, he requested to CPO Fred Hahn that people at the meeting be authorized to reach a final agreement, and CPO Hahn assured him that the people at the meeting would be so authorized.

Lazarides, Christine

From: Morris, Ken
Sent: Thursday, November 06, 2014 3:50 PM
To: Boyd, Charlie
Cc: Broughton, Don
Subject: FW: 821-010-095 ISU Turner-Stevenson, Clark Dietz Contract Modification Request

Okay to finalize.

Ken Morris
State Purchasing Officer
Chief Procurement Office
Capital Development Board
Ken.Morris@illinois.gov
(217) 558-2185

From: Hahn, Fredrick
Sent: Monday, November 03, 2014 4:07 PM
To: Morris, Ken
Subject: FW: 821-010-095 ISU Turner-Stevenson, Clark Dietz Contract Modification Request

FYI

From: Broughton, Don
Sent: Monday, November 03, 2014 3:57 PM
To: Hahn, Fredrick
Cc: Klein, Thomas; Underwood, Jim
Subject: 821-010-095 ISU Turner-Stevenson, Clark Dietz Contract Modification Request

Fred,

I want to explain and make clear CDB management's position on the proposed modification for Clark Dietz' contract on the ISU project. CDB management completely supports the modification negotiated and prepared by Contract Executive Charlie Boyd. While CDB typically does not include attorney fees and interest in modifications, there is no written policy that states that it cannot be done. This project and the efforts to close it out led to circumstances that warrant the use of including such fees in the modification. CDB management feels that the Contract Executive followed all procedures and policies applicable to the negotiation of the modification. CDB management also feels that the inclusion of these fees in no way sets a precedent to be followed in other projects in the future. Each project and its contract actions have to be evaluated on their own merits. This project is no exception. The situation for this project does merit the inclusion of the fees, and CDB management supports the conclusions negotiated by the Contract Executive on behalf of CDB.

It is hoped that this clarification of CDB management's position will suffice in allowing you to approve the modification and allow CDB to pursue an approval at the upcoming CDB November Board Meeting.

Sincerely,

Don Broughton
Administrator of Contracts
Capital Development Board

Executive Summary for Board Level Change 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 "Jane Byrne Interchange" (formerly Circle Interchange) bypass, 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 change order is to provide for 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 the 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 Change Order Number G-08R in the amount of $157,528.49 for the above-referenced work.

Note: Proceed Order Number G-008 in the not-to-exceed amount of $191,000.00 was approved at the July 8, 2014 Board Meeting, followed by the approval of the CPO on July 17, 2014.

State of Illinois
Capital Development Board

Request for Board Approval of Change Order

Project Number:	830-030-155	**Using Agency:**	University of Illinois @ Chicago
Description:	Masonry Restoration & Window Replacement University of Illinois @ Chicago Chicago, Cook County, IL	**Architect/Engineer:**	McGuire Igleski & Associates 1330 Sherman Avenue Evanston, IL 60201
Total Project Budget:	$5,479,900.00	**Project Manager:**	**Abdulgaffar Shedbalkar**
Unobligated Funds:	$1,959,287.22		
Percent Completion:	55%		

Reason for Change:
User Request. A current IDOT Peoria Street Bridge project which is part of the larger I-290 Jane Byrne Bypass Project impacts access to the CDB/U of I project, thus requiring special coordination efforts between IDOT, University of Illinois at Chicago and CDB, thus allowing both projects to move forward as expeditiously as possible.

As a result, some of the windows that were stored within the Studio spaces in the Art and Design Hall (400 South Peoria Street) were relocated and stored off-site prior to the window installation at Building 400 and 412 South Peoria Street.

Description of Change:
1. Provide a handling and delivery fee to remove the window components from the current storage location at 400 and 412 South Peoria Street, and to move factory stored windows to an insured warehouse.
2. Provide a monthly cost for insured warehouse space to hold the window components for up to twelve months, billable each month.
3. Provide a handling and delivery fee to deliver the window components to the project site as required when project restarts. Approval of A/E and CDB PM is required if multiple deliveries of window components are necessary.
4. If windows cannot be installed by 7/25/2015 and are still in warehouse storage, Proceed Order Number G-008 and RFPCO G-08R will be revised and reissued.
5. If windows are stored for less than a 12-month period, a deduct change order in cost will be required.

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
KR Miller Contractors, Inc.	General	$ 157,528.49	$ 3,095,150.00	5.09%
Total All Change Orders		$ 157,528.49	$ 3,095,000.00	5.09%

Completion Effect: 365 **days**

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

State of Illinois
CAPITAL DEVELOPMENT BOARD

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 8/21/14 RFP Number: G-008R*

*Line 4, Description: Added line item 6.

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: Michael Cwienkala e-mail: mike-krm@sbcglobal.net

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

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 herein a proposal and a detailed breakdown for this change. The proposal shall be submitted in accordance with CDB's format and the General Conditions.

3. REASON for change:
The 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 and factory, will need to be relocated and stored off-site AS PER APPROVED PROCEED ORDER G-008 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.
1. Provide a handling and delivery fee to remove the window components from the current storage location at 400 and 412 S. Peoria Street, a and factory stored windows to an insured warehouse. 2. Provide a monthly cost for insured warehouse space to hold the window components for up to 12 months billable each month. 3. Provide a handling and delivery fee to deliver the window components to the project site as required when project restarts. Approval of A/E and CDB PM is required if multiple delivery of window components back to project site is planned. 4. If windows cannot be installed by 7/25/2015 and are still in warehouse storage Proceed Order G-008 and RFPCO G-008 will be revised and reissued. 5. If windows are stored less than 12 month period a deduct change order in cost will be required. 6. Cost listed on line 6 is estimated cost. Payment /Monthly payment for items 1. 2. and 3 will be per backup submitted with pay request and approved by A/E & CDB.

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

The Contract Sum is INCREASED by the total sum of.....$ 157,528.49

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 GUESKI & ASSOC. Inc.
BY [signature] 10/9/14 signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER
BY signature

CONTRACTOR DATE 10/7/14
BY Michael Cwienkala print name
[signature] signature
Vice President title

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

CDB/PM APPROVE [signature] signature

CDB APPROVE change order DATE
BY print name
signature
title

8. FOR CDB USE ONLY

Type of Change	% Assess	Package No.	CO Date	CO No.	CO AMOUNT add (deduct)
105					$

Revised August 2008

CPO/SPO APPROVAL

DATE 17 July 14

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~~ 5,000 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.

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

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

Authorization to Proceed by:

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

	Project Manager	6/23/14 Date
(Up to $24, 999)	Regional Manager	7/1/14 Date
(Up to $49, 999)	Construction Administrator	7/1/14 Date
(Up to $74,999)	Deputy Director - Construction	7-01-14 Date
(Up to $100,000)	Executive Director	7-10-14 Date
If Board Level insert Agenda Item No. ___	Board Meeting Date	7-8-14

Form date: April 2012

Executive Summary for Board Level Proceed Order

CDB Project No. **810-018-006**
Project Description: **Transportation Distribution and Logistics Center (TDL)**
Project Location: **Olive Harvey College**
Chicago, Cook County, Illinois

Project History:

This Project is to construct a new 105,000 square-foot, three-story building with mechanical penthouse on the existing campus of Olive-Harvey College located at 10001 South Woodlawn Avenue, Chicago, Illinois.

Total funding for this project is $44,860,600; with $13,189,000 from Chicago City Colleges and $31,671,600 from the State.

- Work under Bid Package No. 1: The first phase of the project includes mass excavation, aggregate piers, cast-in-place concrete foundations, cast-in-place concrete slab-on-grade, and site utilities.

- Work under Bid Package No. 2: The second phase of the project includes precast wall panels, structural steel, and metal decking.

- Work under Bid Package No. 3: The third phase of the project includes aluminum and glass curtain walls, roofing, interior masonry wall construction, interior finishes, mechanical heating and temperature control systems, mechanical ventilation systems, plumbing systems, fire protection systems, electrical systems, and rough-in for technology systems. The project also includes exterior site improvements, concrete paving and landscaping. The project is being managed by a Construction Manager (CM) and will obtain LEED Silver Certification.

Overall completion of the project is projected for November 2015.

Requested Action:

We are requesting approval of Proceed Order G-3005 for General work on Bid Package No. 3 in the not-to-exceed amount of $200,000, which is to provide temporary enclosures to the TDL Building under Bid Package No. 3.

The reason for this request is due to a bidding issue with another mechanical contractor.

This proceed order will permit the General Contractor to enclose the TDL Building and allow wall and floor work to proceed through the winter.

State of Illinois
Capital Development Board

Request for Board Approval of Proceed Order

Project Number: 810-018-006
Description: New Transportation Distribution and Logistics Center
10001 S. Woodlawn Ave Chicago, IL 60628
Total Project Budget: $44,860,600
Unobligated Funds $5,346,607.41
Percent Completion: 11%

Using Agency: City Colleges of Chicago

Architect/Engineer: FGM Architects
200 W Jackson Blvd
Chicago, IL 60606

Project Manager: **Ebone White**

Reason for Change:
In a letter to CDB dated April 23, 2014, Path Construction excluded temporary board up due to winter conditions from their bid submitted on March 4, 2014 for the Phase 3 General Work. Temporary enclosure of the building is required to maintain the current schedule. We are requesting approval of Proceed Order G-3005 which is to provide temporary enclosures to the TDL building to allow work to proceed thru the winter and protect the existing work.

Description of Change:
Phase 3 General Contractor shall provide the following items required in Section 01 11 00 – Project Summary, paragraphs 2.B.1.y. through 2.B.1.bb. of the Project Manual:
a. Furnish, install, maintain and remove temporary exterior doors at all building entrances for weather protection and lockable for security. This includes all hollow metal doors and aluminum doors.
b. Furnish, install, maintain and remove temporary, reinforced fire rated, poly protection at all punched window, storefront, curtain wall, louver, and exterior coiling door openings throughout the entire building.
c. Furnish, install, maintain, and remove temporary wooden covers at all rooftop openings including all roof skylight openings and rooftop mounted mechanical openings in the entire building. Plywood covers are to be nailed down to adjacent structure and constructed to ensure snow load will be held up on top of cover.
Furnish, install, maintain and remove temporary, reinforced fire rated, poly protection at all punched window, louver, storefront, curtain wall, and exterior overhead door openings in the entire building. This contractor shall include temporary protection to create a construction weather-tight condition at all exterior wall conditions to facilitate an environment that can keep the inside air at 60 degrees. The cost for the interior heat is not by the Phase 3 - General Contractor.

CONTRACTOR	Trade	Proceed Order Amount	Original Contract	% CHANGE
	General	$ 200,000.00	$ 3,200,000.00	6.25%
Total All Change Orders		$ 200,000.00	$ 3,200,000.00	6.25%

Completion Effect: 0 **days**

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

PROCEED ORDER NO. G-3005

CDB PROJECT NO.: 810-018-006 Ph-3
CONTRACT NO.: 15-0416-81
DATE: 11/10/14

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

PROJECT (Name, City, County)
Transportation, Distribution & Logistics (TDL) Center
Olive Harvey College
Chicago, IL

Contract Work: General **Using Agency:** Illinois Community College Board

DESCRIPTION OF CHANGE IN WORK:

The Phase 3 General Contractor shall furnish, install, maintain and remove temporary enclosures to the new TDL building. The enclosures must provide weather protection and secure the building.

Justification for the proceed order:

Temporary enclosure of the building is required to maintain the current schedule and protect the work in place. The building needs to be enclosed so the temporary heat can be run in the building. Thus allowing the contractors to pour concrete that otherwise would not be able to be poured given the temperatures in Chicago. The temporary enclosures will also allow other trades to continue their work within the building.

TOTAL $ VALUE OF THIS ORDER NOT TO EXCEED: $ 200,000

Contractor Representative's Signature MDN 11.12.14

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

Authorization to Proceed by:

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

Ebone White 11/12/14
Project Manager Date

(Up to $24, 999) [signature] 11/12/14
Regional Manager Date

(Up to $49, 999) [signature] 11/12/14
Construction Administrator Date

(Up to $74,999) Deputy Director - Construction Date

(Up to $100,000) Executive Director Date

If Board Level Insert Agenda Item No. ___ and Board Meeting Date

Form date: April 2012

FGM ARCHITECTS

November 7, 2014

Ms. Ebone White
Project Manager
Capital Development Board
James R. Thompson Center
100 West Randolph Street, Suite 14-600
Chicago, IL 60601-3283

Re: Request for Proposal / Change Order G-3005
City Colleges of Chicago (CCC)
Olive-Harvey College (OHC)
Transportation, Distribution, and Logistics (TDL) Center
CDB Project No. 810-018-006 – Phase 3
FGM Project No. 12-1525.01

Dear Ms. White:

At the request of the Capital Development Board (CDB), FGM Architects (FGM) issued Request for Proposal / Change Order G-3005 (RFP/CO G-3005) to the Phase 3 General Contractor, Path Construction to provide temporary enclosures due to winter conditions.

In a letter to CDB, dated April 23, 2014, Path Construction excluded temporary "board up" due to winter conditions from their bid submitted on March 4, 2014 for the Phase 3 General Work. Path's letter did not identify specific project requirements that they were excluding, but the following items in Section 01 11 00 – Project Summary of the Project Manual, paragraphs 2.B.1.y. through 2.B.1.bb., make reference to temporary enclosure work:

1. Furnish, install, maintain and remove temporary exterior doors at all building entrances for weather protection and lockable for security. This includes all hollow metal doors and aluminum doors.

2. Furnish, install, maintain and remove temporary, reinforced fire rated, poly protection at all punched window, storefront, curtainwall, louver, and exterior coiling door openings throughout the entire building.

3. Furnish, install, maintain, and remove temporary wooden covers at all rooftop openings including all roof skylight openings and rooftop mounted mechanical openings in the entire building. Plywood covers are to be nailed down to adjacent structure and constructed to ensure snow load will be held up on top of cover.

200 West Jackson Blvd., Suite 1040
Chicago, Illinois 60606
312.948.8461 **PHONE**
312.948.8462 **FAX**
fgmarchitects.com

4. Furnish, install, maintain and remove temporary, reinforced fire rated, poly protection at all punched window, louver, storefront, curtainwall, and exterior overhead door openings in the entire building. This contractor shall include temporary protection to create a construction weather-tight condition at all exterior wall conditions to facilitate an environment that can keep the inside air at 60 degrees. The cost for the interior heat is not by the Phase 3 - General Contractor.

Temporary enclosure of the building is required to maintain the current schedule through the winter. Temporary enclosure would be required until the completion of the permanent enclosure that includes exterior doors and frames, exterior overhead doors, aluminum and glass curtainwall, phenolic wall panels, and insulated metal wall panels. Temporary heat is being provided by Gilbane Building Company (GBC), the Construction Manager.

Please review the summary above and if there are any questions, or if additional information is required, do not hesitate to contact me at directly at (312) 948-8436 or davidy@fgmarchitects.com.

Sincerely,

David B. Yandel, AIA, LEED AP, BD+C
Principal

Cc: Project File

Q:\Jobs\2012\12-1525a\ADMIN\7.0 Contract\7.6 RFP - COR\G3 - Path\G-3005 Temp\2014-11-05_Letter_CDB_RFPCO G-3005.docx

State of Illinois
PAT QUINN, GOVERNOR

Jim Underwood, Executive Director

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Chairman

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

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

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

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

East St. Louis Community College Center
601 James R. Thompson Blvd.
Building 8, Suite 1025
E. St. Louis, Illinois
62201-1129

217.782.2864
217.524.0565 FAX
217.524.4449 TDD
www.illinois.gov/cdb

MEMORANDUM

TO: Ron Wright

FROM: Ebone White, Project Manager

DATE: November 6, 2014

SUBJECT: 810-018-006 Phase 3 Proceed Order G-3005

The attached letter from Path Construction was sent to CDB contracts after the bids were opened. I have attached the PSR for this project which shows the Bid date as well as the award dates. Path Construction Company is requesting the Change Order because they indicated in their letter dated April 23 2014 that temporary enclosures were not included in their Bid due to the time of bid. The A/E Position Letter is also attached.

Begue, Sandy

From: Holzheimer, Thomas R. <tholzheimer@gilbaneco.com>
Sent: Wednesday, October 29, 2014 10:09 AM
To: Bauer, Andrea
Cc: White, Ebone; Juarez, Manuel; Leonard, Thomas G.; Brian LaBelle (blabelle@ccc.edu)
Subject: 810-018-006: Path Enclosures

Andrea,
The status of Path's exterior temporary enclosure work is quickly becoming a very time sensitive issue on-site. Currently we are pushing to pour slabs on-site, but at some point soon (within the next few weeks) we won't be able to pour slabs on grade due to cold temperatures.

If we had the ability to direct Path to proceed with putting up temporary enclosures per the language on their contract, this wouldn't be an issue as we'd be able to keep the work moving on-site. This means we'd have Path put up the temporary exterior poly or wood enclosures (as specified) and Gilbane would manage the work to turn on the heaters inside the building. Note temp heat is in our CM contract and this plan is in place to manage the heaters on-site and the labor associated with moving heaters and temp piping around. We'd lose a little time while the enclosures were going up, but once the building was heated we'd be able to proceed with interior slab on grade pours and subsequent interior work during the cold weather months.

The worst case scenario is we have no temporary enclosures put up which will stop the slab on grade pours. If an RFP/CO is given to Path and the change comes in at over $100,000, we know it needs to go to the board. This means we understand the temp enclosures won't start until about February (estimated month). We'd have to heat the building then for the end of winter to start pouring slabs on grade the starting curtainwall and the exterior enclosure work which bears on the slab on grade. This issue could delay the project months.

Does CDB have a status of this issue? Will Path be getting an RFP/CO or will they be directed to complete the work per the base bid language at no additional compensation? Please let us know how we can help keep this issue moving forward.

Thanks,

Tom Holzheimer, P.E., LEED AP | **Gilbane** | 10001 S. Woodlawn Ave | Chicago, IL 60628 | Mobile (773) 433-0238

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

PATH
Construction Company

April 23, 2014

Don Broughton
Contracts Administrator, Capital Development Board
William G. Stratton Building
401 S. Spring Street, Third Floor Stratton Building
Springfield, IL 62706

RE: 810-018-006 ph3 Olive Harvey College – TDL Center

Dear Don Broughton:

We are writing this letter to clarify the contract requirements on 810-018-006 ph3 Olive Harvey College – TDL Center and the approach Path Construction Company took when bidding the project. First, please note that this project was bid per the schedule milestones and durations of Phase 1 and Phase 2 that were provided in the contract documents. In order to provide the State with the most competitive bid, Path Construction Company did not include any temporary board up for winter conditions. With the schedule outlined in the bid documents, we had intended to close up the building envelope prior to the winter season with the permanent materials, and therefore no need for temporary board ups.

Next, it must be noted that the specifications for (096723) Resinous Flooring System call for a seamless, monolithic flooring surface, and therefore no breakup by zinc strips. Our bid did not include any zinc strips in this flooring system as also there are no details or specifications regarding the zinc strips.

Lastly, in regards to the Applied Fireproofing (078100) scope on this project, it is understood that the general note A3-30, note 8, "All structure to receive fireproofing whether or not indicated on details. Refer to A-G series drawings for fireproofing information", was not intended to fireproof structures in excess of 20 feet AFF per the code analysis on the G drawings. Per our conversation with the design professional on the project, it was confirmed that the design intent was to fireproof only structures less than or equal to 20 feet AFF.

It is of upmost importance that the State considers our bid under these conditions, or please consider our bid unresponsive. Please feel free to contact me to discuss any of the above items.

Thank you,

Patrick Mueller
Path Construction Company

cc. Brian Woodson, CDB; Richard Krause, Path Construction; Justin Krause, Path Construction

Evans, Amber

From: Wright, Ron
Sent: Thursday, November 13, 2014 1:20 PM
To: Evans, Amber
Cc: Underwood, Jim; Weger, Josh; Wilson, Mike A; Boyd, Marva; Klein, Thomas
Subject: FW: Olive Harvey TDL Center

Amber,

Let's add this to the proceed order as back up regarding the key desire from CCC/OH staff to finish this project asap.

Thanks, Ron

From: David Sanders [mailto:dsanders67@ccc.edu]
Sent: Thursday, November 13, 2014 12:13 PM
To: Wright, Ron
Cc: Jim Frankenbach; Diane Minor; Brian LaBelle; Angelia Millender
Subject: Olive Harvey TDL Center

Ron,

Thanks again for all your efforts to move the Olive Harvey TDL Center forward. As we discussed previously, it is critical to the mission of City Colleges and Olive Harvey, in particular, to have delivery of the TDL Center by the beginning of the fall semester or August of 2015 (which is several months from our original required delivery date of January 2015). A fall delivery would allow City Colleges the ability to hold classes and clinical work within the new building in order to deliver our College to Careers programs.

Please advise how we can facilitate meeting these timelines ASAP.

Thanks,

David A. Sanders, Deputy Chief Operating Officer
City Colleges of Chicago
Office of Chief Operating Officer
226 W. Jackson Blvd., 14th Floor
Chicago, IL 60606
(312) 553-3469 (O)
(312) 553-2739 (F)
www.ccc.edu
dsanders67@ccc.edu

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

PROJECT #	FIRM/JOB DESCRIPTION	TOTAL PROJECT AMOUNT
120-040-024	Rehabilitate Hot Water Distribution System Department of Corrections Danville Correctional Center, Vermilion County *FIRMS RECOMMENDED IN ALPHA ORDER:* *G.H.R. Engineers & Associates, Inc.* *Henneman Engineering, Inc.* *Singh & Associates, Inc.*	$820,000
120-135-062	Replace Roofing Systems Department of Corrections Logan Correctional Center, Lincoln, Logan County *FIRMS RECOMMENDED IN ALPHA ORDER:* *Allied Design Consultants, Inc.* *AndersonBloom + Associates, Inc.* *Graham and Hyde Architects, Inc.*	$570,000
120-175-133	Replace Plumbing - South Cell House Department of Corrections Menard Correctional Center, Randolph County *FIRMS RECOMMENDED IN ALPHA ORDER:* *BRiC Partnership, LLC* *Henneman Engineering Inc.* *Primera Engineers, Ltd.*	$5,700,000
120-200-119	Renovate Showers and Replace Plumbing - South Cell House Department of Corrections Pontiac Correctional Center, Livingston County *FIRMS RECOMMENDED IN ALPHA ORDER:* *Henneman Engineering, Inc.* *O & N Engineering-Development, P.C.* *SMT Architects P.C.*	$759,000

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

PROJECT #	FIRM/JOB DESCRIPTION	TOTAL PROJECT AMOUNT
120-230-128	Replace Roofing Systems Department of Corrections Stateville Correctional Center, Joliet, Will County *FIRMS RECOMMENDED IN ALPHA ORDER:* *#9 Design, LLC* *Bowman Consulting Group, Ltd.* *SMT Architects P.C.*	$1,100,000
120-255-025	Replace Roofing Systems Department of Corrections Shawnee Correctional Center, Vienna, Johnson County *FIRMS RECOMMENDED IN ALPHA ORDER:* *Architechniques, Ltd.* *Baysinger Architects, PLLC* *Baysinger Design Group, Inc.*	$3,200,000
120-270-040	Replace Roofing Systems Department of Corrections Graham Correctional Center, Hillsboro, Montgomery County *FIRMS RECOMMENDED IN ALPHA ORDER:* *Design Architects, Inc.* *Graham and Hyde Architects, Inc.* *Oates Associates, Inc.*	$560,000
120-290-006	Replace Chiller Department of Corrections Decatur Correctional Center, Macon County *FIRMS RECOMMENDED IN ALPHA ORDER:* *BRiC Partnership, LLC* *Cosentini Associates, Inc.* *WRF Engineers, LLC*	$2,610,000

A/E SELECTION COMMITTEE RECOMMENDATIONS
November 18, 2014

CDB PROJECT NO:	120-040-024
PROJECT DESCRIPTION:	Rehabilitate Hot Water Distribution System
PROJECT LOCATION:	Department of Corrections Danville Correctional Center Vermilion County
APPROPRIATION AMOUNT:	$ 820,000
ESTIMATED TOTAL PROJECT COST:	$ 820,000

PROJECT SCOPE OF WORK:

The Danville Correctional Center is a 34-building facility established in 1983.

The scope of work provides for replacing the existing hot water supply and hot water return lines between existing manhole #4 and existing manhole #8. The work also includes installing new electrical feed and duplex sump pumps in all 11 existing manholes.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
November 18, 2014

CDB PROJECT NO:	120-135-062
PROJECT DESCRIPTION:	Replace Roofing Systems
PROJECT LOCATION:	Department of Corrections Logan Correctional Center Lincoln, Logan County
APPROPRIATION AMOUNT:	$ 570,000
ESTIMATED TOTAL PROJECT COST:	$ 570,000

PROJECT SCOPE OF WORK:

The Maintenance Building (C2813) is a 16,000 square foot, three-story building constructed in 1952.

The scope of work provides for replacing approximately 17,000 square feet of existing ballasted single-ply roofing. The work also includes new high R-value rigid insulation, partial deck replacement, wood blocking, reflective white membrane, flashings and accessories.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
November 18, 2014

CDB PROJECT NO:	120-175-133
PROJECT DESCRIPTION:	Replace Plumbing - South Cell House
PROJECT LOCATION:	Department of Corrections Menard Correctional Center Randolph County
APPROPRIATION AMOUNT:	$5,700,000
ESTIMATED TOTAL PROJECT COST:	$5,700,000

PROJECT SCOPE OF WORK:

The South Cell House (C0515) is a 64,760 square foot, five-story building constructed in 1887.

The scope of work provides for replacing the plumbing piping and fixtures. This project contains funding for the abatement of asbestos-containing materials.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
November 18, 2014

CDB PROJECT NO:	120-200-119
PROJECT DESCRIPTION:	Renovate Showers and Replace Plumbing - South Cell House
PROJECT LOCATION:	Department of Corrections Pontiac Correctional Center Livingston County
APPROPRIATION AMOUNT:	$ 759,000
ESTIMATED TOTAL PROJECT COST:	$ 759,000

PROJECT SCOPE OF WORK:

The South Cell House (C0717) is a 108,708 square foot, six-story building constructed in 1895.

The scope of work provides for the rehabilitation of the shower rooms on four decks, including replacing piping, shower enclosures, wall finishes and lighting.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
November 18, 2014

CDB PROJECT NO:	120-230-128
PROJECT DESCRIPTION:	Replace Roofing Systems
PROJECT LOCATION:	Department of Corrections Stateville Correctional Center Joliet, Will County
APPROPRIATION AMOUNT:	$1,100,000
ESTIMATED TOTAL PROJECT COST:	$1,100,000

PROJECT SCOPE OF WORK:

The Cell House B (C0221) is a 40,000 square foot, two-story building constructed in 1932. The M & M Shop (C0304) is a 28,350 square foot, one-story building constructed in 1937. The Law Library/School /Clothing Building (C0251) is a 39,375 square foot, one-story building constructed in 1938.

The scope of work provides for replacing or repairing approximately 101,412 square feet of roofing on approximately three buildings, including new shingles, membrane, insulation, flashings, trim, coatings and accessories. Additional building(s) may be added if funding allows.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
November 18, 2014

CDB PROJECT NO:	120-255-025
PROJECT DESCRIPTION:	Replace Roofing Systems
PROJECT LOCATION:	Department of Corrections Shawnee Correctional Center Vienna, Johnson County
APPROPRIATION AMOUNT:	$3,200,000
ESTIMATED TOTAL PROJECT COST:	$3,200,000

PROJECT SCOPE OF WORK:

The Shawnee Correctional Center is a 372,981 square foot, 24-building medium-security facility established in 1985.

The scope of work provides for replacing approximately 115,000 square feet of roofing and accessories. The work also includes correcting the lower roof's slope on the Industries Building with new sub-framing, raising or re-routing ducting and replacing all attendant accessories, including gutters and down spouts. Additional building(s) may be added if funding allows.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
November 18, 2014

CDB PROJECT NO:	120-270-040
PROJECT DESCRIPTION:	Replace Roofing Systems
PROJECT LOCATION:	Department of Corrections Graham Correctional Center Hillsboro, Montgomery County
APPROPRIATION AMOUNT:	$ 560,000
ESTIMATED TOTAL PROJECT COST:	$ 560,000

PROJECT SCOPE OF WORK:

The Vocational Building (C3103) is a 27,040 square foot, one-story building established in 1981.

The Administration Building (C3107) is a 15,250 square foot, one-story building established in 1981.

The Medical Building (C3101) is a 15,335 square foot, two-story building established in 1981.

The scope of work provides for removing and replacing 41,000 square feet of roofing. The work also includes all accessories, including flashings, copings and approximately 5,000 square feet of rotted siding. Additional building(s) may be added if funding allows.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
November 18, 2014

CDB PROJECT NO:	120-290-006
PROJECT DESCRIPTION:	Replace Chiller
PROJECT LOCATION:	Department of Corrections Decatur Correctional Center Macon County
APPROPRIATION AMOUNT:	$2,610,000
ESTIMATED TOTAL PROJECT COST:	$2,610,000

PROJECT SCOPE OF WORK:

The Reception Building (BY013) is an 11,200 square foot, one-story building constructed in 1967.

The scope of work provides for removing and replacing the #1 chiller. This project includes funding for the abatement of asbestos containing materials.

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

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

PROJECT #	FIRM/JOB DESCRIPTION	PROJECT AMOUNT
104-172-006	Replace Roof and Structural Repairs Mount Pulaski Courthouse Historic Site, Logan County Historic Preservation Agency	$173,000
821-010-095	Life Safety Improvements Stevenson and Turner Halls Illinois State University Normal, McLean County Board of Higher Education	$21,466,187

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: November 18, 2014

CDB PROJECT NO: 104-172-006

PROJECT DESCRIPTION: Replace Roof and Structural Repairs

PROJECT LOCATION: Historic Preservation Agency
Mount Pulaski Courthouse Historic Site, Logan County

PROJECT AMOUNT: $173,000

PROJECT SCOPE OF WORK:

Mt. Pulaski Courthouse (A6180) is a 3,000 square foot, two-story masonry building constructed in 1847.

The scope of work provides for replacing the existing standing seam metal roof, along with structurally evaluating the roof truss system and making structural repairs as necessary to stabilize the trusses and prevent further sagging.

ARCHITECT/ENGINEER: Melotte Morse Leonatti Parker Ltd.
213½ South 6th Street
Springfield, Illinois 62701-1502

Melotte Morse Leonatti Parker Ltd. was selected due to their proximity, substantial roofing and historical preservation experience. This firm has also performed well on previous CDB performance evaluation reports.

APPROVED BY THE EXECUTIVE DIRECTOR: October 31, 2014

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: November 18, 2014

CDB PROJECT NO: 821-010-095

PROJECT DESCRIPTION: Life Safety Improvements
Stevenson and Turner Halls

PROJECT LOCATION: Board of Higher Education
Illinois State University
Normal, McLean County

PROJECT AMOUNT: $21,466,187

PROJECT SCOPE OF WORK:

Stevenson Hall is a 162,180 square foot, five-story building constructed in 1966. Turner Hall is a 97,118 square foot, three-story building constructed in 1963.

The scope of work provides for life safety upgrades at Stevenson and Turner Halls, including upgrading the fire alarm and electrical systems, installing sprinklers, fire dampers and fire protective material around piping and conduit. The scope also provides for installing a control panel, smoke and heat detectors, visual alarms and horns, pull stations, door closures and lighting. This project may include abatement of asbestos-containing materials.

ARCHITECT/ENGINEER: Clark Dietz, Inc. 16848
125 West Church Street
Champaign, IL 61820

This firm has performed nearly all of the work required to complete this project however their contract is expiring and a new selection is required. This contract will not add to the cost of the originally contracted sum, as selecting a new designer would.

APPROVED BY THE EXECUTIVE DIRECTOR: September 30, 2014

FY15 CDB BOARD MEETING SCHEDULE

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