



**CAPITAL  
Development  
BOARD**

**Building a Better Illinois**

Pat Quinn, Governor

Peter O'Brien, Sr., Chairman

**BOARD BOOK**

**September 24, 2014**

**2:30 p.m.**

**Video-Conference between:**

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

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

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

**BOARD MEMBERS:**

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

Jim Underwood, Executive Director



**CAPITAL DEVELOPMENT BOARD**

**\*SPECIAL BOARD MEETING\***

**September 24, 2014, 2:30 p.m.**

**Video-Conference**

**between**

**the following two 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

1. **CALL TO ORDER**
2. Roll Call of Members
3. Confirmation of a Quorum
4. Introduction of Guests
  
- PRELIMINARY ITEMS**
5. Adoption of Agenda
  
- BOARD ACTION**
6. Single Bid - Paris Field Maintenance Shop Conversion ..... 1-9

Staff contact: Amber Evans, 217.782.8726

Subject: Single Bid Award

**Project History:**

The scope of work provides converting an approximately 11,745 square-foot correctional gymnasium and support space to a functional Illinois Army National Guard Field Maintenance Shop (FMS), including upgrading electrical, mechanical, plumbing and HVAC systems, reconfiguring space to include administrative and supply space, men and women's restrooms and showers, locker rooms and a break room. The scope also provides for installing two drive-through maintenance bays with overhead doors, vehicle parts storage areas, vehicle exhaust and oil lube systems, an overhead crane and providing a covered exterior vehicle wash bay with an underground storage tank and fuel dispensing system.

**Requested Action:**

Bids were received on September 4, 2014 for the Heating, Plumbing and Electrical Work on CDB Project Number 546-250-018, Field Maintenance Shop Conversion, Paris, Edgar County, Illinois. The three trades were received and approved without issue. This was the first bidding of the Heating, Plumbing and Electrical Work.

A single bid was received on September 11, 2014 for the General Work on this same project. This was the first bidding of the General Work.

Architect/Engineer: Oates & Associates  
 Eastport Business Center  
 100 Lanter Court, Suite 1  
 Collinsville, Illinois 62234  
 (618) 345-2200

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
General	\$894,000.00	\$741,358.00	+20%
Alternate #1	\$ 91,000.00	\$ 83,919.00	+ 8%
Alternate #2	<u>\$156,000.00</u>	<u>\$141,523.00</u>	<u>+10%</u>
TOTAL	\$1,141,000.00	\$966,800.00	+18%

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

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

General Work plus Alternates 1 & 2: \$1,141,000.00



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

MEMORANDUM

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

TO: Gary Kitchen  
FROM: Matt Williams *MW*  
DATE: September 18, 2014  
RE: CDB Project No. 546-250-018  
General Bid  
Paris Armory  
Field Maintenance Shop Conversion  
Paris, Edgar County, Illinois

CDB conducted a pre-bid meeting for the above project on August 25, 2014 and four General Contractors were present. I personally spoke with all four and they all expressed interest in bidding. All four contractors toured the site after the meeting to better understand the facility.

After the pre-bid I had contact with several of the contractors and they again stated that they were still bidding.

Two additional general contractors that did not attend the pre-bid received plans from the A/E. The plans were also available at the following plan rooms; SIBA, McGraw Hill, Reed Construction, and ISQFT.

Grunloh Construction was the single bid of \$894,000.00, 20% over the estimate. As stated in the following analysis letter from the Oates Associates DMA added several major items at the last minute. Due to the urgency to bid and award this project it did not allow the A/E adequate time to update the estimate.

DMA also wishes to award both alternates. Alternate #1 was to add exterior wash bay totaling \$91,000.00, 8% over estimate. Alternate #2 was to replace the entire roof system totaling \$156,000.00, 10% over the estimate.

Therefore CDB and the A/E recommend the award of the general contract to Grunloh Construction.

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

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

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

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

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



September 17, 2014

SUBJECT: Paris Field Maintenance Shop Conversion, CDB #546-250-018

Capital Development Board  
Attn: Mr. Ron Wright  
Third Floor, Wm. G. Stratton Building  
401 South Spring Street  
Springfield, IL 62706

Dear Mr. Wright:

The Department of Military Affairs (DMA) is requesting a special board be convened for the purpose of reviewing a single bid for the general contractor for the Paris Field Maintenance Shop Conversion, CDB #546-250-018. As you know, while each of the trades had multiple bidders, the general had a single bidder over the threshold for board approval.

Our federal fiscal year ends September 30, 2014 and this project, valued between \$1,658,800 and \$1,916,800 million dollars (with all alternates), is awaiting federal funding with end of year funds. As this is a maintenance shop, funding will be 100% federal with no state matching funds required. Given next year's budget outlook, if this project cannot be awarded this year, DMA will be hard pressed to award it after October 1, 2014.

Thank you for your consideration in this matter.

Sincerely,

Craig A. Holan  
Lieutenant Colonel, National Guard  
Construction and Facilities  
Management Officer



ILLINOIS  
Eastport Business Center 1  
100 Lanier Court, Suite 1  
Collinsville, IL 62234  
tel 618.345.2200  
fax 618.345.7233

MISSOURI  
Laclede Gas Building  
720 Olive, Suite 1660  
St. Louis, MO 63101  
tel 314.588.8381  
fax 314.588.9605

[www.oatesassociates.com](http://www.oatesassociates.com)

September 12, 2014

Matthew Williams  
Capital Development Board  
William G. Stratton Building, Third Floor  
401 South Spring Street  
Springfield, IL 62706-4050

Re: 546-250-018, Field Maintenance Shop Conversion, Paris Armory  
Paris, Edgar County, Illinois  
General Bid Analysis/Single Bid

Dear Matt:

We have reviewed the General Contractor bid received on September 11, 2014 for the above referenced project. A single bid of \$894,000 was received from Grunloh Construction Inc.

Compared to our PPCB issued with the bid documents which included a General Contractor estimate (including CAF) of \$741,358, the bid received was 20% higher. There are several circumstances that account for some of this difference.

After the PPCB was prepared the Department of Military Affairs requested several additions to the scope of work. These included changing the capacity of the dock leveler which required the addition of a pit and the addition of acoustical ceilings in three rooms.

We also feel that the location of the project had an impact on the bid and the fact that only one bid was received. The low bidder is located in Effingham which is about one and a half hours from the project site. This has obvious impacts on their general conditions as well as possibly their subcontractor's. We spoke to one contractor who did not submit a bid due to the location of the project.

In general our office is seeing that construction bids are recently beginning to rise and that we are not seeing the extremely competitive pricing that has been common over the last 4 to 5 years. Our estimate, being based on historical data, did not anticipate this increase.

Also, we are seeing that contractors are currently very busy. This and the aggressive bidding schedule on this project would definitely have an impact on the number of bids received and probably increased the bid amount that was received.

Therefore Oates Associates recommends accepting the low bid, unless there is objection from CDB or DMA.

Sincerely,

**OATES ASSOCIATES, INC.**

Stan Hampton

**Unofficial Bid Opening Results**

Project Number 546-250-018 (Ph. 1)  
 Location Paris Armory - Edgar County  
 Description Field Maintenance Shop Conversion  
 Trade General- Remod & Rehab  
 Bid Date/Time 09/11/2014 / 02:00:00  
 Posted Date 08/19/2014  
 Status Posted  
 Bid Type Original

Firm Name	Bid Type	Alternate #	Alternate Priority	Firm's Bid
Grunloh Construction, Inc.	Base			\$894,000.00
Grunloh Construction, Inc.	Alternate	1	1	\$91,000.00
Grunloh Construction, Inc.	Alternate	2	2	\$156,000.00

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

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State of Illinois  
CAPITAL DEVELOPMENT BOARD

**ATTENDANCE RECORD**

Project No.: 546-250-018

Project: Field Maintenance Shop Conversion | Paris Armory

Meeting Description: Pre-Bid Meeting

Date: August 25, 2014

Time: 10:00 am

Place: Project Site - 14295 E 1200th Rd, Paris, IL 61944

**Attendant**

	<u>Name &amp; Title</u>	<u>Representing</u>	<u>E-mail</u>	<u>Phone &amp; Fax Numbers</u>
1.	✓ Matt Williams	CDB	Matthew.Williams@Illinois.gov	(217) 524.0028
2.	Stan Hampton	Oates Associates	Stan.Hampton@OatesAssociates.com	(618) 345-2200 x165
3.	✓ Mark Hendricks	DMA IL	Mark.L.Hendricks2.mil@mail.mil	(217) 761-3064
4.	ERIC THIELE PM GCI		erthiele@gci.com	217) 342-4157 PH 217) 347-8833 FAX
5.	KAR HAZEL Schomburg		K.HAZEL@Schomburg.com	217) 304-0570
6.	Butch Buesing Schomburg		bbuesing@schomburginc.com	217 442-3002 FAX 4651906
7.	DON FURRY Hiowest Restoration		DFURRY@Frontier.com	217-4655432
8.	Jason Jones Hannig Construction		jjones@hannigconstruction.com	812-235-6218
9.	Mark Kaboreck Row		mark@rowbuilders.com	618-806-9009
10.	Ryan Hines Heartland Mechanical		Ryan@Heartlandmechanical.com	618-684-2606 618-684-3074
11.	Dale Rudloff Heartland Mechanical		dale@heartlandmechanical.com	618-684-3606 618-684-3074
12.	Tyson Spitz Industrial Services of IL		tyson@indsvr.com	217-234-6487 217 235-3694
13.	Phil Tegeler ESI Consult		ptegeler@esiconsult.com	217-348-1900
14.	Emeka Jackson-Hicks CDB		Emeka.Jackson@Illinois.gov	(618) 874-6570 (Fax) (618) 874-8735 (Ph)
15.				
16.				
17.				

**E-MAIL THIS FORM**

This form may be submitted to CDB electronically as an attachment to meeting minutes. Attach the completed form to an e-mail addressed to the CDB Project Manager. All CDB e-mail addresses are available on our website: [www.cdb.state.il.us](http://www.cdb.state.il.us).

**Field Maintenance Shop Conversion – Paris Armory – 546-250-018  
Paris, Illinois**

Date / Time: GENERAL – 9/11/14 at 2:00 pm  
 HEATING – 9/04/14 at 2:00 pm  
 PLUMBING – 9/04/14 at 2:00 pm  
 ELECTRICAL – 9/04/14 at 2:00 pm

Location: Illinois Capital Development Board  
 401 South Spring Street  
 Third Floor, William G. Stratton Building  
 Springfield, IL 62706

Fee: \$100 refundable

Plans available for viewing at:  
 SIBA – O'Fallon, IL  
 McGraw Hill Construction  
 Reed Construction Data  
 ISQFT

NO.	COMPANY	ADDRESS	PHONE/FAX	DATE SENT	VIA	PAID
1.	patrick@veyainc.com VEYA Inc.	1907 Branch Road Champaign, IL 61821	217-607-1500	8/20/14	Email UPS	
2.	dana@rjsconstructors.com RJS Constructors, Inc.	8919 N. Pioneer Road Peoria, IL 61615	309-691-5611 309-691-5624	8/20/14	Email	n/a
3.	holly@skillelectric.com Skill Electric	1240 Bayou Street Vincennes, IN 47591	812-882-4344 812-882-5377	8/20/14	Email	n/a
4.	mri1130@frontier.com Midwest Restoration, Inc.	1130 North Main Street Paris, IL 61944	217-465-5432	8/20/14	Email UPS	X
5.	croelfs@ar-mech.com A&R Mechanical Contr	711 Kettering Park Dr Urbana, IL 61801	217-367-4227 217-367-4164	8/20/14	Email	n/a
6.	athoele@grunloh.com Grunloh Construction, Inc.	101 W. Temple Avenue Effingham, IL 62401	217-342-4157	8/20/14	Email UPS	X
7.	kind@anderson-electric.com Anderson Electric, Inc.	1921 Oak Avenue Mattoon, IL 61938	217-234-7476 217-234-8124	8/20/14	Email	n/a
8.	Tyson@indsvcs.com Industrial Services of IL	717 South 19 <sup>th</sup> Street Mattoon, IL 61938	217-234-6487 217-235-3644	8/21/14	Email	n/a
9.	paige@glescoelectric.com Glesco Electric, Inc.	3103 E Tatman Ct. Urbana, IL 61802		8/26/14	UPS	X
10.	mark@randwbuilders.com R&W Builders	109 Sir Lawrence Drive Belleville, IL 62221	618-744-9818 618-744-9820	8/26/14	Email	n/a
11.	ssmith@elpruitt.com E.L. Pruitt Company	1302 W. Anthony Dr. Champaign, IL 61821	217-974-5611 217-974-5614	8/26/14	Email	n/a
12.	jfrost@davis-houk.com Davis-Houk, Inc.	1212 E. University Ave Urbana, IL 61802	217-239-0040 217-239-0042	8/26/14	Email	n/a
13.	JBCFJSTRAHL@aol.com Frank J. Strahl & Sons	401 N Washington Ave Danville, IL 61832	217-446-7890 217-446-7892	8/26/14 8/27/14	Email USPS	n/a
14.	Howard.green@merzac.com Merz Heating & AC, Inc.	509 S. Willow Street Effingham, IL 62401	217-342-2323 217-347-5302	8/27/14	Email	n/a

**Field Maintenance Shop Conversion – Paris Armory – 546-250-018  
Paris, Illinois**

Date / Time: GENERAL – 9/11/14 at 2:00 pm  
 HEATING – 9/04/14 at 2:00 pm  
 PLUMBING – 9/04/14 at 2:00 pm  
 ELECTRICAL – 9/04/14 at 2:00 pm

Plans available for viewing at:  
 SIBA – O'Fallon, IL  
 McGraw Hill Construction  
 Reed Construction Data  
 ISQFT

Location: Illinois Capital Development Board  
 401 South Spring Street  
 Third Floor, William G. Stratton Building  
 Springfield, IL 62706

Fee: \$100 refundable

NO	COMPANY	ADDRESS	PHONE/FAX	DATE SENT	VIA	PAID
15.	shane@rvollintineconst.com R.L. Vollintine Const Inc	1621 Georgia Avenue Springfield, IL 62703	217-522-6962 217-522-6964	8/28/14 8/28/14	Email UPS	n/a
16.	jady@palselectricinc.com Pals Electric	12900 N 1775 <sup>th</sup> Road Teutopolis, IL 62427	217-857-3683 217-857-1882	8/28/14	Email	n/a
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BIDDING & CONTRACT REQUIREMENTS

00 11 13 – Advertisement for Bids

The State of Illinois, Capital Development Board (CDB) will receive sealed bids for:

CDB PROJECT #: 546-250-018  
TITLE: FIELD MAINTENANCE SHOP CONVERSION | PARIS ARMORY  
LOCATION: PARIS, IL  
USING AGENCY: ILLINOIS DEPARTMENT OF MILITARY AFFAIRS  
COUNTY: EDGAR

PROJECT DESCRIPTION: The existing structure was built as an 11,745 sf penitentiary work camp recreation facility; the scope of work consists of selective demolition and interior construction to convert the building into a Field Maintenance Shop for the Illinois National Guard. The existing plumbing supply lines will be completely replaced, and the existing sanitary lines will be replaced where damage is evident, or abandoned in place where no longer needed. The electrical service, including conduit, receptacles and boxes will be replaced where surface mounted to reflect new layout, and remain in place where embedded in walls/floors and reused where applicable to the layout. The switchgear and branch panels will also be replaced. The existing HVAC system will be reused and modified as required to fit the new layout. Exterior work includes the addition of overhead doors, replacement of windows and doors and limited site work, with alternates to include a wash bay and replace the existing roof.

<u>TRADE</u>	<u>COST RANGE</u>	<u>BID DATE/TIME</u>
GENERAL	under \$800,000	September 11, 2014, 2:00 pm
HEATING	under \$200,000	September 4, 2014, 2:00 pm
PLUMBING	under \$200,000	September 4, 2014, 2:00 pm
ELECTRICAL	under \$300,000	September 4, 2014, 2:00 pm

BID LOCATION:

ILLINOIS CAPITAL DEVELOPMENT BOARD  
401 SOUTH SPRING STREET  
THIRD FLOOR, WILLIAM G. STRATTON BUILDING  
SPRINGFIELD, IL 62706

Minority, Female & Veteran Business Subcontractor/Supplier Participation is *Applicable*

Obtain Plans From:

OATES ASSOCIATES  
100 LANTER COURT, SUITE 1  
COLLINSVILLE, IL 62234  
618-345-2200

Refundable Plan Deposit: \$100.00

Pre-Bid Meeting: August 25, 2014, 10:00 am, at project site.

14295 E. 1200th Road  
Paris, IL 61944

## 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