

**CAPITAL
Development
BOARD**

Building a Better Illinois

Bruce Rauner, Governor James Reilly, Chairman

BOARD BOOK

February 9, 2016

11:00 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**

Jodi Golden, Executive Director

BOARD MEMBERS:

James Reilly, Chairman
William A. Lowry, Sr., Vice Chairman
Glyn Ramage
Stewart Muñoz
Miles Beatty, III
Steve Orlando
Pam McDonough



CAPITAL DEVELOPMENT BOARD

**February 9, 2016, 11:00 a.m.
Video-Conference
between
the following three locations:**

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

Robert Oxtoby Board Room
3rd Floor Stratton Building
401 S. Spring Street
Springfield, Illinois

IDOT Office
1102 East Port Plaza
Collinsville, Illinois

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

PRELIMINARY ITEMS

- 4. Adoption of Agenda
- 5. Approval of the January 12, 2016 Minutes 1-4
- 6. Approval of the January 12, 2016 Executive Session Minutes
- 7. CPO Introduction
- 8. Introduction of Guests

BOARD ACTION

- 9. Change Order at Lincoln's Challenge Academy 6-12
- 10. Change Order at Lincoln's Challenge Academy 13-19
- 11. Staff Recommendation for Architect/Engineer Selections
 PSB 21320-21

INFORMATIONAL ITEMS

- 12. Change Orders22-23
- 13. External Audit Update

EXECUTIVE SESSION

Staff contact: Candy Murphy 217.782.8726

SUBJECT: Meeting Minutes for January 12, 2016 Board Meeting

The January 12, 2016 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

Jim Reilly, Chairman
Stewart Muñoz
Miles Beatty, III

Collinsville

Glyn Ramage

Others present:

Chicago

Karla Springer, CDB
Mike Wilson, CDB
Andres Padua, CDB
Jesse Martinez, CDB
Bruce Locke, CDB
Scot Parker, Legat Architects
Andrea Bauer, CDB
Sherri Sullivan, CDB
Michelle Graham, CDB
Micaela Vidana, CDB
Dreena Jones, CDB
James Cockrell, CDB
Don Broughton, CDB

Springfield

Candy Murphy, CDB
Dan Hohl, AIA
Jerry Norris, CDB
Sandra Begue, CDB
Lauren Noll, CDB
Gus Behnke, CDB
Dennis Barnard, CDB
Tim Patrick, CDB
Paula Sorensen, CDB
Heidi Hildebrand, CDB
Van Austin, CPO
Lisa Mattingly, CDB
Kathryn Martin, CDB
Lorri Lawton, CPO
Jaclyn O'Day, CDB

The meeting was called to order at 11:04 a.m.

Candy Murphy took roll call. For the record, Chairman Reilly and members Stewart Muñoz and Miles Beatty were present at the Chicago meeting site. Member Glyn Ramage was present at the Collinsville meeting site.

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

Mr. Muñoz moved and Mr. Ramage seconded a motion to approve the minutes of the December 15, 2015 meeting. Chairman Reilly called for a vote, and the motion was

approved unanimously.

Mr. Beatty moved and Mr. Muñoz seconded a motion to approve the executive session minutes of the December 15, 2015 meeting with the following correction: remove Miles Beatty, III; William Lowry, Sr.; and Glyn Ramage from the list of Board members present as they were not present at the Board Meeting. Chairman Reilly 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. Wright presented the following Change Order to the Board:

**Change Order 41A Winterization
Lincoln’s Challenge Academy - Capital Improvements**
Rantoul, Champaign County, Illinois
CDB Project No. 546-282-003
A/E: Ratio Architects, Inc.
Change Order for River City Construction Co \$130,818.02

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

Mr. Wright presented the following Change Order to the Board:

**Change Order G-13 – ICCB College of Lake County
New Science Addition**
Grayslake, Lake County, Illinois
CDB Project No. 810-056-025
A/E: Legat Architects
Change Order for Path Construction \$320,995.51

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

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

1. 630-000-204	Illinois Department of Transportation Replace Ceilings District 8 Gateway Rest Area, I-64 St. Clair County; Post Oak Rest Area, 1-57 Marion County; and Silver Lake Rest Area, 1-70 Madison County 1. Archimages, Inc. 2. Sarti Architechtrual Group, Inc. 3. David A. Loyet and Associates, Inc.	Appropriation: \$40,000 Project Cost: \$160,000
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2.	630-000-205	Illinois Department of Transportation Construct Family Assist Restrooms District 5 Illini Prairie Rest Area, 1-57 Champaign County and Salt Kettle Rest Area, 1-74 Vermilion County 1. Isaksen Glerum Wachter, LLC 2. Bailey Edward Design, Inc. 3. Gorski Reifsteck Architects	Appropriation: \$150,000 Project Cost: \$940,000
3.	630-614-006	Illinois Department of Transportation Renovate Restrooms District 9 Rend Lake Rest Area 1-57 Franklin County 1. D.A.R.T. Design Inc. 2. David A. Loyet and Assoc. 3. Hurst-Rosche, Inc.	Appropriation: \$70,000 Project Cost: \$350,000
4.	630-636-001	Illinois Department of Transportation Various Improvements District 7 National Trail Rest Area 1-70 Effingham County 1. Raibley & Wright Design Group, Ltd. 2. The Upchurch Group, Inc. 3. D.A.R.T. Design, Inc.	Appropriation: \$70,000 Project Cost: \$367,000
5.	630-637-001	Illinois Department of Transportation Renovate Restrooms District 1 Prairie View Rest Area 1-57 Will County 1. Baranski Hammer & Associates, PC 2. McClure Engineering Assoc. 3. SMT Architects, PC	Appropriation: \$50,000 Project Cost: \$200,000
6.	630-638-001	Illinois Department of Transportation Demolition of Existing Weigh Station/Construct New Weigh Station and Brake Inspection Building at District 6 Litchfield Weigh Station 1-55 Montgomery County 1. AndersonBloom + Associates, Inc. 2. Sarti Architectural Group, Inc. 3. Knight E/A, Inc.	Appropriation: \$250,000 Project Cost: \$1,400,000

Mr. Muñoz moved and Mr. Beatty seconded a motion to approve the previous six IDOT recommendations for the selection of architects/engineers. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Muñoz moved and Mr. Ramage seconded a motion to move to Executive Session for the purpose of discussing pending litigation. Chairman Reilly called for a vote, and the motion was approved unanimously.

Executive Session convened at 11:21 a.m. One item of business was discussed.

Mr. Muñoz moved and Mr. Beatty seconded a motion to return to open session. Chairman Reilly called for a vote, and the motion was approved unanimously.

Regular session reconvened at 11:34 a.m.

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

Mr. Muñoz moved and Mr. Beatty seconded a motion to adjourn. Chairman Reilly called for a vote, and the motion was approved unanimously. The meeting adjourned at 11:34 a.m.

**Executive Summary for Board Level Change Order G-37
(Storage Building)**

CDB Project No. **546-282-003**
Project Description: **Capital Improvements**
Project Location: **Lincoln's Challenge Academy**
 Rantoul, Champaign County, Illinois

Project History:

Lincoln's Challenge Academy currently operates out of various buildings on the former Chanute Air Force Base in Rantoul, IL. This project involves construction of approx. 132,000 square feet of new space to replace the old structures currently being used by LCA. Asbestos abatement and demolition of existing buildings preceded construction and will also occur again at the end of the project once the new buildings are Substantially Complete and the current Admin/housing building is vacated. Three separate buildings are currently under construction: 17,000 SF Education Building, 89,000 SF Administration/Housing Building and a 26,000 SF Gymnasium/Logistics Building.

Requested Action:

DMA's original program statement included construction of a new storage building however; due to budgetary constraints, a storage building could not be included in the project at the time of design/bid. Lincoln's Challenge Academy received Federal grant funds in 2015 which could be used in part to help facilitate capital improvements at the facility. LCA requested that CDB contract for the construction of a new pre-engineered metal building under the current project to fulfill the original scope and address the storage requirements for the new facilities. The Federal funds were due to lapse at the end of Fiscal 2015 and were obligated on June 12, 2015 upon Board review and approval of Proceed Order No. G-37 at the June 9, 2015 Board Meeting in the not-to-exceed (NTE) amount of \$250,000.00. On June 15, 2015, the contractor received a letter noting all construction would need to stop by June 30, 2015 due to the impending State budget impasse. On June 30, 2015, the contractor received a Stop Work directive, and with the exception of approved building weatherization work, all other contract work remains on-hold. DMA reached out to CDB in December 2015 and reiterated their programmatic need for the storage building and concern that the Federal funds would lapse. They asked that CDB make all reasonable efforts to complete construction of the new storage building and expend all Federal funds no later than June 30, 2016 per the stipulations of the Grant. CDB issued a letter to the Contractor on January 20, 2016 authorizing them to proceed with only the scope of work described under approved Proceed Order No. G-37.

We are now requesting the Board's review and approval of the completed Change Order No. G-37 in the amount of \$249,980.07, which is within the previously approved NTE Proceed Order No. G-37 amount of \$250,000.00.

**Request for Board Approval of Change Order
 G-37 Construct Storage Building**

Project Number: 546-282-003	Using Agency: Department of Military Affairs
Description: Capital Improvements Lincoln's Challenge Academy Rantoul, IL 61866	Architect/Engineer: Ratio Architects, Inc. 301 N. Neil Street, Suite 102 Champaign, IL 61820
Total Project Budget: \$39,665,260.00	Project Manager: Steve Halm
Unobligated Funds: \$3,022,425.98	
Percent Completion: 43%	

Reason for Change:

In 2015, the Lincoln's Challenge Academy received a \$1,000,000 Federal grant to supplement their budget. They have identified a portion of this grant to address capital improvement needs previously included in the project scope but eliminated due to budgetary limitations. LCA/DMA requested that CDB contract for the construction of an approx. 1300 SF storage building to fulfill the storage needs for the new facilities. The Federal grant funds were set to lapse at the end of Fiscal year 2015 and were subsequently obligated on June 12, 2015 upon receiving the Boards approval of Proceed Order G-37. Due to the current State budget impasse, the Contractor received a Stop Work Directive on June 30, 2015, and with the exception of building winterization work approved under Proceed Order G-41, all other contract work remains on hold. The DMA has asked that CDB move forward with this work now in order to expend the lapsing Federal funds by June 30, 2016 as stipulated by the Grant.

Description of Change:

Construction of a 26' x 50' pre-engineered metal storage building. The building is to have a concrete floor slab, overhead door, two man doors, mechanical/electrical and site/utility improvements as needed to support the new construction.

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
River City Construction Co	General	\$ 249,980.07	\$ 32,025,000.00	.78%
Total All Change Orders		\$ 249,980.07	\$ 32,025,000.00	.78%
Completion Effect: 0 days				

State of Illinois
CAPITAL DEVELOPMENT BOARD

REQUEST FOR PROPOSAL
& CHANGE ORDER

Date: 6/19/15 RFP Number: G-37

1. (Contractor's Name, Address, Telephone, Fax & Attention)
 River City Construction
 101 Hoffer Lane
 East Peoria, IL 61611
 (309)694-3120 Fax (309)694-1332
 Attn: Matt Maybanks e-mail: mrmaybanks@RCCLLC.com

CDB Project #: 546-282-003
 CDB Project Name: Capital Improvements - Lincoln's Challenge Academy & Location: Department of Military Affairs, Rantoul, IL
 CDB Contract #: 14-0646-81
 Contract Work: Prime GC

2. REQUEST for change by: USER

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 program for the Lincoln's Challenge Academy project originally contained general storage and logistics space that was eliminated from the project prior to bidding due to budget constraints. The requested change is to add a new storage building that satisfies the User's storage needs per the original program. The building is to be located south of the new gymnasium and will utilize additional funds contributed to the project by the User.

4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued.
 (See attached: Using Agency Request Letter dated 4/1/2015; Drawings A-101SB, A-206, A-305, S-001SB, S-101SB, S-530, E-101, E-300, H-101 and V-101, and; ~~Specification Section 05100 - Steel Decking~~). Furnish and install a 26' X 50' pre-engineered metal storage building located adjacent to the existing storage shed south of the new gymnasium. The building will have open storage ~~with a concrete floor~~. The building is to have a concrete floor slab, motorized overhead door, 2 man-doors, exhaust fan, electrical lighting and convenience outlets. Exterior finishes are to match the new gymnasium. Interior finishes and fixtures are to be as specified. Requirements for sitework and site utilities are to be as specified.

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.
 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: BY 6-30-16
 Work to be accomplished in 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.....\$ 249,980.07

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: RATIO Architects, Inc.

BY [Signature] signature

APPROVE as to form and content:
 USING AGENCY name _____ signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER
 BY [Signature] signature

CDB/PM APPROVE [Signature] 1.22.16 signature

CONTRACTOR
 BY MATT MAYBANKS DATE 1/14/16
[Signature] print name
PROJECT MANAGER signature
 title

CDB APPROVE change order
 BY _____ DATE _____
 _____ print name
 _____ signature
 _____ title

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

Revised August 2008



RATIO

Architecture Preservation Interior Design Landscape Architecture Urban Design + Planning Graphic Design

January 26, 2016

Mr. Steve Halm
Sr. Project Manager
Capital Development Board
700 East Norris
Ottawa, IL 61350

Re: Lincoln's Challenge Academy (CDB #546-282-003)
Change Order 37

Dear Steve:

I am writing to convey RATIO's review of the information River City Construction has submitted as backup for this Change Order pertaining to the metal storage building.

We recommend the issuance of the change order. This will help to address general storage needs which were in the original program but cut due to budget constraints. Contractor's pricing appears to be appropriate, and the funding for this change has been procured by the User.

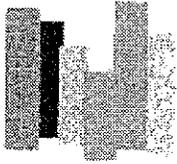
Please contact me with any questions.

Sincerely,

John S. Petersen, AIA
Senior Associate

Cc: Ed Scopel, Craig Butler – RATIO Architects, Inc. / CF 10067.000

STATE OF ILLINOIS
BRUCE RAUNER, GOVERNOR



CAPITAL
Development
BOARD

Building a Better Illinois

Jodi Golden, Executive Director

BOARD MEMBERS

January 22, 2016

James Reilly
Chairman

To: James Cockrell

Glyn M. Ramage

From: Steve Halm

Stewart A. Munoz

Subject: CDB#546-282-003

Miles W. Beatty, III

Capital Improvements, Lincoln's Challenge Academy

William A. Lowry, Sr.

Rantoul, Champaign County

Board Level RFP C/O G-37-Construct Storage Building

Steve Orlando

Pam McDonough

The enclosed change order G-37 is being sent for your review, approval and forwarding.

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

In 2015, the Lincoln's Challenge Academy received a \$1,000,000 Federal grant to supplement their budget. They identified a portion of the grant to address capital improvement needs previously included in the project scope but eliminated due to budgetary limitations. LCA/DMA requested that CDB contract for the construction of an approx. 1300 SF storage building to fulfill the storage needs for the new facilities. The grant funds were set to lapse at the end of Fiscal year 2015 and were subsequently obligated on June 12, 2015 upon receiving the Boards approval of Proceed Order G-37. Due to the current State budget impasse, the Contractor received a Stop Work Directive on June 30, 2015, and with the exception of building winterization work approved under Proceed Order G-41, all other contract work remains on hold at this site. The DMA has asked that CDB move forward with this work now in order to expend the lapsing Federal funds by June 30, 2016 as stipulated by the Grant.

James R. Thompson Center
100 West Randolph Street
Suite 14-000
Chicago, Illinois
60601-3283

Dunn-Richmond Economic
Development Center
1740 Innovation Drive
Suite 258
Carbondale, IL
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 B, Suite 1025
E. St. Louis, Illinois
62201-1129

It was originally intended that this work take place in conjunction with all other ongoing work however; due to the current Stop Work directive, it will need to be constructed separate from the base bid work. The costs previously submitted under Proceed Order G-37 reflected costs associated with work being incorporated into the ongoing const. When DMA asked that we advance with this work now to avoid the loss of funds, we had the contractor revise their bid for current costs. Costs in June 2015 were just under \$250k as reflected in the PO, but current costs in January 2016 actually totaled \$285,000. The escalation in costs was primarily due to the fact that materials could no longer be purchased, shipped and included as part of large orders under the base bid work. They can also no longer utilize existing equipment on site and will have

217.782.2854
217.524.0565 FAX
217.524.4449 TOD
www.illinois.gov/cdb

mobilize specifically to complete this work. Through further negotiations with the contractor we were able to bring costs back in line with the Not To Exceed Costs previously approved under the Proceed Order G-37 by removing the interior metal cage partitions and 8' plywood liner panel from the scope. Doing so still provides DMA with the building as originally planned, with only two minor items they can address as needed in the future. DMA is aware of the minor changes needed to remain in budget and wants to continue with the work as detailed in the change order.

If any additional information is needed in order to process, please let me know.



April 1, 2015

SUBJECT: Using Agency Request for Storage Shed, Lincoln's Challenge Academy –
CDB #546-282-003

Mr. Steve Halm
Capital Development Board
IDOT District #3 Headquarters, 2nd Floor
700 East Norris Drive
Ottawa, IL 61350

Dear Mr. Halm:

Recently, the Lincoln's Challenge Academy (LCA) received a \$1,000,000 grant from the federal government to supplement their budget. Of this money, approximately \$250,000 has been identified to address building capital improvement needs that were identified in the original project but left out due to budgetary limitations. LCA has asked if this money could be utilized to replace storage cut from the original design with a small storage building back in the project. This will provide them with the full program of storage required to operate as they do now.

The Department of Military Affairs (DMA) supports this request based on the following:

- This request is reasonable in the context of the original project. A significant amount of storage was cut from the original design due to cost limitations that this new funding would address.
- While this building could be bid as a separate project, the funding expires at the end of the state fiscal year in June 2015. This would not allow enough time to design, bid and award the project.
- The amount of this restored storage is low compared to the total project award of \$32,025,000 (less than one percent). The next highest responsive bidder was \$32,927,000, a difference of \$902,000.

Allowing this funding to be incorporated into the current project will address the storage shortfall due to budget constraints. If acceptable, DMA will submit a funding letter to the Capital Development Board.

DMA believes that this expenditure is within the original scope of this project and is being offered in order to provide LCA with needed storage space to continue operations.

The point of contact for this request is Chuck Evans at (217) 761-3624 or charles.w.evans.nfg@mail.mil.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig A. Holan". The signature is fluid and cursive, with the first name "Craig" being more prominent.

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

Executive Summary for Board Level Change Order G-41b (Winterization)

CDB Project No. **546-282-003**
Project Description: **Capital Improvements**
Project Location: **Lincoln's Challenge Academy**
 Rantoul, Champaign County, Illinois

Project History:

Lincoln's Challenge Academy currently operates out of various buildings on the former Chanute Air Force Base in Rantoul, IL. This project involves construction of approximately 132,000 square feet of new space to replace the old structures currently being used by Lincoln's Challenge Academy (LCA). Asbestos abatement and demolition of existing buildings preceded construction and will also occur again at the end of the project once the new buildings are substantially complete and the current Administration/Housing building is vacated.

Three new and separate buildings are currently under construction:

1. 17,000 square-foot Education Building
2. 89,000 square-foot Administration/Housing Building
3. 26,000 square-foot Gymnasium/Logistics Building.

Special Winterization:

The General Contractor identified several concerns that would become serious issues as they relate to work in place at the project site in the event of an extended shut down. These concerns relate to structural stability, water infiltration, exposure to freeze/thaw, exposure to the elements, theft, vandalism, etc. Proceed Order No. G-41, approved by the Board on October 30, 2015 with a not-to-exceed (NTE) amount of \$530,000.00, allowed for necessary winterization work to begin on November 3, 2015. The approved scope of work includes installation of temporary roofing, enclosing all exterior openings and furnishing/maintaining temporary heating systems to maintain interior temperatures above freezing. This work will take place over several months and the contractor has therefor requested processing of partial, incremental/monthly change orders to allow for timely invoicing and subsequent payment to involved sub-contractors and suppliers.

Requested Action:

We are requesting the Board's consideration and approval of partial Change Order No. G-41b, in the amount of \$63,888.74, which combined with the previously approved Change Orders G-41 and G-41a, remains within the previously approved Proceed Order No. G-41 with a not-to-exceed amount of \$530,000.00. This will provide compensation for winterization work completed up to January 19, 2016. As subsequent winterization work associated with Change Order No. G-41 is completed, we are requesting approval to submit additional, partial G-41 change orders for Board consideration. All would be submitted under RFP C/O G-41, with future G-41 submittals continuing to use nomenclature G-41 a, b, c, etc.

Request for Board Approval of Change Order
G-41b Winterization (partial)

Project Number: 546-282-003	Using Agency: Department of Military Affairs
Description: Capital Improvements Lincoln's Challenge Academy Rantoul, Illinois 61866	Architect/Engineer: Ratio Architects, Inc. 301 N. Neil Street, Suite 102 Champaign, Illinois 61820
Total Project Budget: \$39,665,260.00	
Unobligated Funds: \$3,022,425.98	
Percent Completion: 43%	Project Manager: Steve Halm

Reason for Change:

The project is currently on-hold per the Stop Work Directive issued June 30, 2015. Erection of structural steel, pre cast walls, hollow core floors, plumbing and electrical work was underway at the Administration Building at the time work was suspended. The Gym building was partially roofed and mechanical, electrical and plumbing was underway. The Education building shell was near completion and mechanical, electrical, plumbing and ventilation work was underway.

The General Contractor identified several concerns that would become serious issues as they relate to work in place at the project site in the event of an extended shut down. These concerns relate to structural stability, water infiltration, exposure to freeze/thaw, and exposure to the elements. Winterization measures were needed to protect the in-place construction from weather related damages.

Description of Change:

Winterization work is currently in progress under approved Proceed Order No.G-41 in the amount not-to-exceed (NTE) \$530,000. To date, temporary roofing and enclosures have been completed on the East and West B-wings of the Administration building. Temporary enclosure work has also been completed at the Education and Gym buildings. Temporary heating is currently installed and operational in all buildings. This "partial" change order shall compensate the contractor for temporary winterization work completed from December 22, 2015 to January 19, 2016 under the previously approved NTE Proceed Order No. G-41. Winterization work, with the exception of maintaining temporary heating systems, is near completion. Subsequent monthly progress change orders associated with approved work under Proceed Order No. G-41 shall be submitted for Board consideration and will continue to utilize the nomenclature RFP C/O G-41 a, b, c, etc. Associated Change Order No. G-41 (\$134,691.60) was approved by the Board on December 15, 2015. Associated Change Order No. G-41a (\$130,818.02) was approved by the Board on January 12, 2016. The aggregate total of Change Orders G-41, G-41a and G-41b remain within the NTE amount of \$530,000.00 per approved Proceed Order No. G-41.

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
River City Construction Co	General	\$ 63,888.74	\$ 32,025,000.00	.20%
Total All Change Orders		\$ 63,888.74	\$ 32,025,000.00	.20%
Completion Effect: TBD		days		

State of Illinois
CAPITAL DEVELOPMENT BOARD

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 1/19/16 RFP Number: G-41 b

<p>1. (Contractor's Name, Address, Telephone, Fax & Attention)</p> <p>River City Construction 101 Hoffer Lane East Peoria, IL 61611 (309)694-3120 Fax (309)694-1332 Attn: Matt Maybanks e-mail: mmaybanks@RCCLLC.com</p>	<p>CDB Project #: 546-282-003 CDB Project Name: Capital Improvements - Lincoln's Challenge Academy & Location: Department of Military Affairs, Rantoul, IL</p> <p>CDB Contract #: 14-0646-81 Contract Work: General</p>
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2. REQUEST for change by: CDB

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:
Project is currently on-hold per the Stop Work order effective 6-30-15. Winterization of new construction is required to help protect the in-place construction from weather related damages.

4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued.
Note: Winterization work is currently being completed under approved Proceed Order G-41. RFP C/O G-41b shall provide for an interim progress payment for work completed from December 22, 2015 to January 20, 2016. The balance of required winterization work will be incorporated into subsequent RFP C/O's as work continues.

Furnish and install temporary roofing/drainage systems. Furnish and install temporary enclosures at all exterior openings. Furnish and maintain temporary heating systems. Weatherization work as required to protect in-place construction at the Administration, Education and Gymnasium buildings.

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.
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 _____ Calendar Days from Approval of RFPCO. The Contract Sum is INCREASED by the total sum of\$ 63,888.74

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

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 Raido Architects DATE 1/20/16
BY [Signature] signature

APPROVE as to form and content:
USING AGENCY name Dept of Military Affairs
BY _____ signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER
BY [Signature] signature

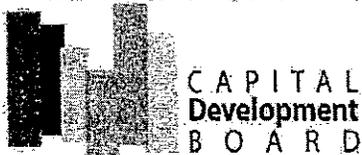
CDB/PM APPROVE _____ signature

CONTRACTOR DATE 1/20/16
BY MATT MAYBANKS print name
[Signature] signature
PROJECT MANAGER title

CDB APPROVE change order DATE _____
BY Jodi Golden print name
[Signature] signature
Director title

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

STATE OF ILLINOIS
BRUCE RAUNER, GOVERNOR



Building a Better Illinois

Jodi Golden, Executive Director

BOARD MEMBERS

January 20, 2016

James Reilly
Chairman

To: James Cockrell/Kirk Fernandes

Glyn M. Ramage

From: Steve Halm

Stewart A. Muñoz

Miles W. Beatty, III

Subject: CDB#546-282-003

William A. Lowry, Sr.

Capital Improvements, Lincoln's Challenge Academy
Rantoul, Champaign County

Steve Orlando

Board Level RFP C/O G-41b Winterization (partial)

Pamela McDonough

The enclosed RFP C/O G-41b is being sent for your review, approval and forwarding. As requested by the General Contractor and directed by management, this change order work is being separated into several incremental change orders so that the GC may invoice monthly and provide timely payments to subcontractors and suppliers. All winterization work is being performed under approved Proceed Order G-41 with a NTE amount of \$530,000.

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, IL
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 B., Suite 1025
E. St. Louis, Illinois
62201-1129

To date, the contractor has completed temporary enclosures and roofing on both the East and West B-wings of the Admin building, temp enclosures at the Education and Gym buildings, winterized plumbing and installed temp heating systems. All work to date has been inspected by the A/E and they have also reviewed the individual time and material tickets provided. They have found all to be consistent with the manpower and materials observed/inspected to date.

As previously discussed, subsequent incremental change orders associated with work performed under Proceed Order G-41 are being submitted under RFP C/O G-41 utilizing nomenclature of G-41 a, b, c, etc. and all are being submitted for Board consideration as required. Weather permitting, they plan to wrap up all winterization work by the end of the month however, temporary heating will be maintained throughout the winter so I'd expect to see at least one or two more incremental change orders submitted as part of the RFP C/O G-41 winterization work. The first incremental G-41 change order totaled \$134,143.15 and was approved by the Board on 12-15-15. The 2nd, RFP C/O G-41 totaled \$130,818.02 and was approved by the Board on 1-12-16. The aggregate total all submitted to date, including G41b, is \$318,760.73, within the previously approved PO G-41 amount of (NTE\$530k).

217.782.2864
217.524.0565 FAX
217.524.4449 TDD
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1-20-16
CDB#546-282-003
Page 2 of 2

If any additional information is needed in order to process, please let me know.

A handwritten signature in black ink, appearing to be 'S. W. R.', located below the main text.



RATIO

Architecture Preservation Interior Design Landscape Architecture Urban Design + Planning Graphic Design

January 20, 2016

Mr. Steve Halm
Sr. Project Manager
Capital Development Board
700 East Norris
Ottawa, IL 61350

Re: Lincoln's Challenge Academy (CDB #546-282-003)
Change Order 41 b

Dear Steve:

I am writing to convey RATIO's review of the information River City Construction has submitted as backup for this third incremental Change Order pertaining to Winterization, Change Order 41 b.

RATIO has visited the site periodically and you have been copied on all PIRs. In addition to reviewing Base Bid work, other work, as well as labor and material tickets, associated with winterization work were reviewed. All Base Bid work appears consistent with the Contract Documents and the labor and materials tickets appear consistent with non-Base Bid work in place.

Please contact me with any questions.

Sincerely,

John S. Petersen, AIA
Senior Associate

Cc: Ed Scopel, Craig Butler -- RATIO Architects, Inc. / CF 10067.000

RIVER CITY
CONSTRUCTION

January 20, 2016

Mr. John Petersen
Ratio Architects
301 Neil St.
Champaign, IL 61820

Reference: CDB Project No: 546-282-003
CDB Contract No: 14-0646-81
Lincoln's Challenge Academy
Rantoul, IL

Subject: RFPCO G-41B – Winterization Work – (12/23/15 - 1/19/16)

Dear John,

We are hereby submitting our costs associated with the winterization work. This is in accordance with Proceed Order G-41B dated January 19, 2016 as issued by the Illinois Capital Development Board.

The costs associated with this work are for the LUMP SUM AMOUNT of \$63,888.74 to be added to our contract amount.

Enclosed is backup information detailing all costs associated with the above referenced work.

Please note: This proposal includes labor costs incurred from December 23, 2015 through January 19, 2016. Material and equipment costs for items that we have received invoices for are also included. It should be known that there are costs associated with rented equipment, dumpsters, materials, etc that may have been incurred during this time frame but we have not received invoices for yet. These costs will be included in the next change order associated with this winterization work.

If the above meets with your approval, please issue a formal Change Order.

Sincerely,
RIVER CITY CONSTRUCTION, L.L.C.



Matt Maybanks
Project Manager

Builders...Concept to Completion.

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

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
546-125-013	Upgrade Plumbing System Department of Military Affairs Effingham Armory, Effingham County	\$1,029,000

RECOMMENDED IN ALPH ORDER:

*Allied Design Consultants, Inc.
Eilering Architecture
EWR Associates, Inc.*

A/E SELECTION COMMITTEE RECOMMENDATIONS
February 9, 2016

CDB PROJECT NO: 546-125-013

PROJECT DESCRIPTION: Upgrade Plumbing System

PROJECT LOCATION: Department of Military Affairs
Effingham Armory, Effingham County

APPROPRIATION AMOUNT: \$30,000

ESTIMATED TOTAL PROJECT COST: \$1,029,000

PROJECT SCOPE OF WORK:

The Effingham Armory (H1100) is a 20,400 square foot, two-story building constructed in 1958.

The scope of work provides for replacing and reconfiguring the facility plumbing system and performing required architectural work to support the plumbing work. The majority of the existing plumbing system is original to the facility, which is approaching 60 years old. The types of piping originally used have exceeded their service lives and are corroded and leaking. Fixtures throughout the facility are worn, failing or do not meet the current needs of the staff. Various changes need to be made to comply with current accessibility codes. New plumbing work will require demolition of existing floors and other finishes followed by installation of new floors, walls and finishes. Toilet and shower rooms need to be remodeled to meet ADA and increased women capacity. Various walls are exposed painted CMU/glazed tile and need to be patched and/or painted. Selected ceilings are in poor condition and need to be painted. The kitchen and dining areas need to be remodeled.

A combined MBE/FBE goal of 15 percent is applicable to the A/E team. A VBE goal of 2 percent is applicable to the A/E team.

This project will have an accelerated design and construction schedule with the Notice of Award issued to contractors by September 30, 2016. The Orientation Meeting will be held within one week of Board approval.

STATE OF ILLINOIS
BRUCE RAUNER, GOVERNOR



CAPITAL
Development
BOARD

Building a Better Illinois

Jodi Golden, Executive Director

BOARD MEMBERS

James Reilly
Chairman

Glyn M. Ramage

Stewart A. Munoz

Miles W. Beatty, III

William A. Lowry, Sr.

Steve Orlando

Pam McDonough

MEMORANDUM

TO: Jodi Golden, Executive Director
FROM: Ron Wright, Administrator of Construction
DATE: January 22, 2016
SUBJECT: Information Items for CDB Board Review

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

James R. Thompson Center
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Suite 14-600
Chicago, Illinois
60601-3283

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61350-0697

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

CDB #830-030-155, Exterior Repairs – Various Buildings at the University of Illinois, Chicago:

Proceed Order No. G-023 was approved at the June 9, 2015 Board Meeting. The proceed order allowed the contractor to address the lead removal of existing window frames and revise any electrical, heating or plumbing work effected by the window installation occurring at AEH 410 Peoria Street.

We are submitting Change Order No. G-23 in total amount of \$85,613.95 for your information/review. Although this change order does not require board approval, the associated Proceed Order No. G-023 in the not-to-exceed amount of \$277,803.43 required board approval and was submitted and approved at the June 9, 2015 Board Meeting.

* * * *

Proceed Order No. G-024 was approved at the June 9, 2015 Board Meeting. The proceed order allowed the contractor to complete the work remaining in his scope, and was intended to compensate the contractor for overtime in excess of the normal eight-hour work day. The work included necessary supervision, additional shiftwork, labor rate increases, electrical modifications, and the necessary additional canopies, sidewalk protection, and equipment to support the accelerated work.

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

Memorandum to Jodi Golden

RE: Informational Items for February 9, 2016 Board Meeting

Page 2

We are submitting Change Order No. G-24 in the total amount of \$97,291.21 for your information/review. Although this change order does not require board approval, the associated Proceed Order G-24 in the not-to-exceed amount of \$696,000.00 required board approval and was submitted and approved at the June 9, 2015 Board Meeting.

* * * *

CDB #546-006-001, Plan and Begin Army Aviation Support Facility, Kankakee, Illinois:

Proceed Order Number 005 was approved on June 15, 2015 in the credited amount of \$422,449.00. The proceed order was issued as a result of a cost-savings analysis dated April 22, 2015. A series of exterior, interior and MEP value engineered items were included in the DMAIL Request Letter, KAASF VE Document and GSCC CX 9 Proposal.

We are submitting Change Order No. G-5 in the total credited amount of \$423,087.76 for your information/review. Although this change order does not require board approval, Construction desired to keep management and the Board of Directors apprised of the cost savings to the State of Illinois.

RW/ssb

FY16 CDB 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
CANCELED September 8, 2015	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
RESCHEDULED September 15, 2015	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
October 13, 2015	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
SPECIAL MEETING October 30, 2015	10:00 a.m.	Chicago, Springfield & Collinsville video-conference
November 10, 2015	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
CANCELED December 8, 2015	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
RESCHEDULED December 15, 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