



**CAPITAL
Development
BOARD**

Building a Better Illinois

Bruce Rauner, Governor James Reilly, Chairman

BOARD BOOK

March 8, 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
Miles Beatty, III
Steve Orlando
Pam McDonough
Jack V. Carney



CAPITAL DEVELOPMENT BOARD

**March 8, 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. Swearing-in of new Board Member
3. Roll Call of Members
4. Confirmation of a Quorum

- PRELIMINARY ITEMS**
5. Adoption of Agenda
6. Approval of the February 9, 2016 Minutes 1-3
7. Introduction of Guests
8. Board Resolution for Stewart Munoz4

- BOARD ACTION**
9. Change Order at Illinois Veteran’s Home - Quincy 5-10
10. Change Order at Lincoln’s Challenge Academy11-17

- INFORMATIONAL ITEMS**
11. Change Order17

- EXECUTIVE SESSION**
12. Pending Litigation (5 ILCS 120/2(c)(11))

Staff contact: Candy Murphy 217.782.8726

SUBJECT: Meeting Minutes for February 9, 2016 Board Meeting

The February 9, 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
Pam McDonough
William Lowry, Sr.
Steve Orlando
Miles Beatty

Others present:

Chicago

Karla Springer, CDB
Ron Wright, CDB
Andrea Bauer, CDB
Mike Wilson, CDB
Amy Romano, CDB
Jodi Golden, CDB
Jesse Martinez, CDB
Andres Padua, CDB
Dreena Jones, CDB
Sherri Sullivan, CDB
Micaela Vidana, CDB

Springfield

Candy Murphy, CDB
Steve Halm, CDB
Don Broughton, CDB
Dennis Barnard, CDB
Paula Sorensen, CDB
Lisa Mattingly, CDB
James Cockrell, CDB
Tim Patrick, CDB
Sandra Begue, CDB
Margaret van Dijk, CPO
Van Austin, CPO
Lauren Noll, CDB
Heidi Hildebrand, CDB
Marcy Joerger, CDB
Kathryn Martin, CDB
Jaclyn O'Day, CDB

The meeting was called to order at 11:08 a.m.

Candy Murphy took roll call. For the record, Chairman Reilly and members Stewart Muñoz, Pam McDonough, William Lowry, Steve Orlando and Miles Beatty were present at the Chicago meeting site.

Ms. McDonough moved and Mr. Muñoz seconded a motion for the adoption of the

agenda. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Beatty moved and Mr. Orlando seconded a motion to approve the minutes of the January 12, 2016 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 January 12, 2016 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 – Lincoln’s Challenge Academy

Capital Improvements

Rantoul, Champaign County, Illinois

CDB Project No. 546-282-003

A/E: Ration Architects, Inc.

Change Order G-37 \$249,980.07

Mr. Beatty moved and Ms. McDonough 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 – Lincoln’s Challenge Academy

Capital Improvements

Rantoul, Champaign County, Illinois

CDB Project No. 546-282-003

A/E: Ration Architects, Inc.

Change Order G-41b \$63,888.74

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

Ms. Sullivan presented the following A/E selection recommendation:

1.	546-125-013	Department of Military Affairs Upgrade Plumbing System Effingham Armory Effingham County, Illinois 1. EWR Associates, Inc. 2. Allied Design Consultants, Inc. 3. Eilering Architecture	Appropriation: \$30,000 Project Cost: \$1,029,000
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Mr. Muñoz moved and Mr. Lowry seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Wright updated the Board on the following three informational change orders:

CDB Project No. 830-010-155
Exterior Repairs – Various Buildings
University of Illinois – Chicago
Chicago, Cook County, Illinois
Change Order No. G-23 for \$85,613.95
Change Order No. G-24 for \$97,291.21

CDB Project No. 546-006-001
Plan and Begin Army Aviation Support Facility
Kankakee, Illinois
Change Order No. G-5 for \$423,087.76

Ms. Paula Sorensen, Chief Internal Auditor, gave an External Audit update to the Board.

Mr. Muñoz moved and Ms. McDonough seconded a motion to adjourn. Chairman Reilly called for a vote, and the motion was approved unanimously. The meeting adjourned.



Resolution

*Presented to Stewart A. Muñoz
by the Capital Development Board*

WHEREAS, Stewart A. Muñoz served the Capital Development Board faithfully and successfully since his appointment to the board on January 21, 2005; and

WHEREAS, Stewart A. Muñoz was a dedicated public servant who freely devoted his time and energy for the success of the Capital Development Board and served with distinction and performed well the duties of the Board; and

WHEREAS, Stewart A. Muñoz always strongly supported the efforts of the CDB staff and provided the agency with a strong presence and shining example of unselfish service to the people of Illinois; and

WHEREAS, Stewart A. Muñoz will be remembered for his pride in serving the State of Illinois; and

WHEREAS, Stewart A. Muñoz brought both a public and a private perspective to the Board that enabled the agency to make policy decisions based on the business trends of the public and private sectors; and

WHEREAS, Stewart A. Muñoz is wished the best as he pursues his personal goals and business ventures.

NOW, THEREFORE, LET IT BE RESOLVED THAT:

The Members of the Capital Development Board and its staff do hereby commend and thank Stewart A. Muñoz for his countless hours of service; and

That they wish him tremendous satisfaction in his professional life and recognize and honor his contributions to the Capital Development Board.

Be it incorporated in the minutes of this meeting on March 8, 2016.

Executive Summary for Board Level Change Order

CDB Project No. 040-010-105
Project Description: Emergency Upgrade Domestic Water
Project Location: Illinois Veterans' Home - Quincy
Quincy, Adams County, Illinois

Project History:

The Illinois Veterans' Home in Quincy (IVHQ) provides long term skilled nursing care to approximately 400 residents (veterans and their spouses) and employs over 500 direct care and support staff. On August 23, 2015, IVHQ experienced its third confirmed case of Legionella, constituting an outbreak. To date there have been twelve deaths and fifty-four ill residents and employees at the Home. A level one emergency was declared to provide immediate upgrades at IVHQ to alleviate the outbreak of Legionella, to further protect against the hazard to public health and safety, and to prevent or minimize serious disruption in critical State services. The A/E, BRIC Partnership, LLC (Bric) and Contractor, Doyle Plumbing and Heating Company (Doyle), were selected and issued the emergency notice of award/authorization to proceed on October 1, 2015 and October 6, 2015, respectively.

The goal of the project is to eliminate the threat of Legionella through building isolation, chemical treatment, increasing the domestic hot water temperature (Illinois Department of Public Health goal of providing 160 degree Fahrenheit water) and modifying piping configurations.

Specifically, components of the project include mapping the water distribution system; disinfecting equipment for a new cold water feed; removing the 12th street water service (meter); installing dual check valves (backflow prevention device to protect against contamination) on the domestic water service campus-wide, converting the existing Garage Building into a chemical treatment facility; installing a new water service from the city main to the Garage; modifying the water tower, installing mixing valves at each hot water usage point; installing water service loops at multiple buildings campus-wide; removing non-circulating piping (dead legs), providing backflow prevention for hydrants and domestic hot water upgrades including decentralization of the domestic hot water system.

The scope of work in the original construction contract includes upgrades to the domestic hot water system in order to achieve the IDPH mandated 160 degree Fahrenheit water at each point of use on campus in order to aid in elimination of the Legionella bacteria in the plumbing system. CDB, in conjunction with DVA and IDPH elected to "decentralize" the hot water system by adding water heaters to each building and eliminating the campus hot water loop. At the time of execution of the construction contract, the design was incomplete. The Contractor provided an estimate for the decentralization in their contract but did not have enough information to determine the extent of the work or an appropriate budget line.

The construction contract is comprised of line item not-to-exceed budgets that are billed and processed through validation of time and material. Doyle did not have a basis of design to provide an accurate budget for the decentralization of the domestic hot water as the design of the system had not begun.

The project team has also encountered numerous undiscovered conditions resulting from inconsistent chemical feeding, aged infrastructure, and discovery of plumbing systems that differ from the available record drawings. While there is a "contingency" built in to the contractual budget line items, the extent of the issues could not have been anticipated.

Requested Action:

We are requesting approval of Change Order No. P-02 in the not-to-exceed amount of \$598,192.75. This increase is necessary due to the final design of the decentralization of the domestic hot water system and the unforeseen conditions that include relocating the temporary chemical injection feed station below the water tower; and investigating, locating, re-routing, removing, and abating of unidentified/misidentified plumbing systems and fixtures within buildings and throughout the campus (associated with dead leg plumbing).

Project Number: 040-010-105 **Using Agency:** Illinois Department of Veterans' Affairs
Description: Emergency Upgrade Domestic Water System
 Illinois Veterans' Home - Quincy
 Quincy, Illinois 62301 **Architect/Engineer:** BRiC Partnership, LLC
 100 E. Washington St., Suite 220
 Belleville, Illinois 62220
Project Manager: Chris MacGibbon
Total Project Budget: \$4,820,000.00
Unobligated Funds: \$1,328,996.70
Percent Completion: 60%

Reason for Change:

The level one emergency upgrade of the domestic water systems at the Quincy Veterans' Home is being completed under a time and material contract. The A/E and Contractor were selected and issued the emergency notice of award/authorization to proceed on October 1, 2015 and October 6, 2015, respectively. The scope of work in the original contract includes upgrades to the domestic hot water system in order to achieve the IDPH mandated 160 degree Fahrenheit water at each point of use on campus in order to eliminate the Legionella bacteria in the plumbing system. CDB, DVA, IDPH elected to "decentralize" the hot water system by adding water heaters to each building and eliminating the campus hot water loop. At the time of execution of the construction contract, the design was incomplete. The contractor provided an estimate for the decentralization in their contract but did not have enough information to determine the extent of the work.

The project team has also encountered numerous undiscovered conditions resulting from inconsistent chemical feeding, aged infrastructure, and discovery of plumbing systems that differ from the available record drawings.

Description of Change:

The scope of work provides for increasing the not-to-exceed contract for work associated with the domestic hot water upgrades and unforeseen conditions on campus. The increase is required to address the installation of the water heaters, addition of recirculation piping, gas piping, related insulation and asbestos abatement directly related to the hot water upgrades.

The increase is also necessary to cover the cost of unforeseen conditions that include relocating the temporary chemical injection feed station below the water tower; and investigating, locating, re-routing, removing, and abating of unidentified/misidentified plumbing systems and fixtures within buildings and throughout the campus (associated with dead leg plumbing).

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
Doyle Plumbing & Heating	Plumbing	\$ 598,192.75	\$ 3,041,694.00	19%
Total All Change Orders		\$ 598,192.75	\$ 3,041,694.00	19%
Completion Effect: N/A				

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 2/8/2016 RFP Number: P-02

1. (Contractor's Name, Address, Telephone, Fax & Attention) Doyle Plumbing and Heating Co.
225 North West Street
Jacksonville, IL 62651
(217)243-1010 Fax (217)243-9400
Attn: Mike Smith e-mail: mikes@doyleph.com

CDB Project #: 040-010-105
CDB Project Name: Emergency Upgrade Domestic Water System
& Location: Quincy Veterans' Home - Adams County

CDB Contract #: 16-EM01-82
Contract Work: Plumbing

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:

The level one emergency upgrade of the domestic water systems at the Quincy Veterans' Home is being completed under a time and material contract. The A/E and Contractor were selected and issued the emergency notice of award/authorization to proceed on October 1, 2015 and October 8, 2015, respectively. The scope of work in the original contract includes upgrades to the domestic hot water system in order to achieve the IDPH mandated 180 degree Fahrenheit water at each point of use on campus in order to eliminate the Legionella bacteria in the plumbing system. CDB, DVA, IDPH elected to "decentralize" the hot water system by adding water heaters to each building and eliminating the campus hot water loop. At the time of execution of the construction contract, the design was incomplete. The contractor provided an estimate for the decentralization in their contract but did not have enough information to determine the extent of the work. The project team has also encountered numerous undiscovered conditions resulting from inconsistent chemical feeding, aged infrastructure, and discovery of plumbing systems that differ from the available record drawings. There are insufficient funds in the contract to complete the project. The additional funds will be added to the contract as a not-to-exceed line item billable as substantiated time and material.

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

The scope of work provides for increasing the not-to-exceed contract for work associated with the domestic hot water upgrades and unforeseen conditions on campus. The increase is required to address the installation of the water heaters, addition of recirculation piping, gas piping, related insulation and asbestos abatement directly related to the hot water upgrades. The increase is also necessary to cover the cost of unforeseen conditions that include relocating the temporary chemical injection feed station below the water tower, and investigating, locating, re-routing, removing, and abating of unidentified/misidentified plumbing systems and fixtures within buildings and throughout the campus.

5. OTHER CONTRACTS effected 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 RFP/CO.

The Contract Sum is INCREASED/DECREASED by the total sum of.....\$ 3598,192.75

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 BRIC Partnership, LLC
BY [Signature] signature

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

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER
BY [Signature] signature

CDB/PM APPROVE
BY [Signature] signature

CONTRACTOR
BY Mike Smith print name
[Signature] signature
PROJECT MANAGER/SUPT title

CDB APPROVE change order
BY _____ print name

signature

title

MARCH 1, 2016

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

February 11, 2016



Mr. Chris MacGibbon
Project Manager
Capital Development Board
Third Floor, William g. Stratton Building
401 South Spring Street
Springfield, IL 62706-4050

**RE: Change Order No. 2 Supporting Documentation
Emergency Upgrade Domestic Water System
Illinois Department of Veterans' Affairs
Quincy Veterans' Home, Adams County
CDB Project Number 040-010-105**

Dear Chris,

The purpose of this correspondence is to identify supporting documentation for Change Order No. 2 for Doyle Plumbing & Heating (DPH).

The initial scope of work included installing backflow prevention on the domestic hot water system; not until further investigation could be conducted on the campus hot water distribution system could it be ascertained that a different approach would be needed. This unexpected condition resulted in decentralizing the campus hot water system, deferring instead to placing water heaters in 29 individual buildings. BRiC received approval from CDB to design a decentralized domestic water heating system on November 20, 2015. The date of contract execution for Doyle Plumbing & Heating (DPH) is December 14, 2015. Prior to execution of their contract, DPH did not include any provisions on their Contractor's Schedule of Values (CSV) for decentralization of the campus hot water system. This work entails:

1. Installation of domestic water heaters in 29 buildings.
2. All related flues, site and building gas piping, and electrical power requirements germane to the installation.
3. Reconfiguration of existing domestic hot water recirculation piping and addition of new hot water recirculation piping in order to provide IDPH mandated 160 degree F. water temperature to each fixture utilizing hot water.
4. Asbestos abatement accompanying installation of piping and water heaters. Two conditions have evolved; an extensive amount of abatement is required to accommodate installation of recirculation piping required to achieve 160 degree F. water at point of use, a condition not discernible until design had occurred, and abatement required to accommodate piping revisions taking place inside wall cavities, constituting an undiscovered condition.

Another scope item not included in Doyle's CSV is construction of a temporary chemical injection station to replace an injection station initially installed under the water tower and a second station initially installed adjacent to Locust Street. Both of the initially installed chemical injection stations were not adequately protected against weather, causing failure, thus rendering the judgment that these stations were considered unreliable. This unexpected condition needed to be remedied in order to properly treat campus water.

Furthermore, as the decision was made to abandon construction of a new temporary chemical injection station adjacent to Locust Street, choosing instead to initiate construction of the permanent chemical station in the Garage Building earlier than planned, DPH projected costs as best feasible for the new garage installation; these costs were reflected on their initial CSV. The final design drawings are dated December 18 to 21, 2015, well after DPH received an executed contract; although DPH knew that



eventually they would construct a permanent chemical station in the Garage Building, they did not know final design elements until after receipt of the December 18 to 21 drawing set. We concur that costs associated with the final design will likely exceed the amount DPH carried in their initial CSV (\$383,870.00).

Finally, as construction evolves, there are conditions surfacing which were not reasonably discoverable during design or as construction has evolved. These include iterative efforts to determine dead end piping conditions on site and in the buildings, replacing aged piping on site and within buildings, and disconnecting fire piping systems originally connected to the domestic water.

BRiC has been monitoring Doyle P&H payment requests for time and materials; additionally, Doyle P&H is submitting a certified payroll report monthly.

If I can provide additional information or assist in further developmental discussion, please call me.

Sincerely

BRiC Partnership, LLC

A handwritten signature in black ink, appearing to read 'Thomas E. Buchheit'.

Thomas E. Buchheit, PE, CEM

Cc: Rich Meyer, CDB

**Executive Summary for Board Level Change Order
G-41c 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 G-41, approved by the Board on 10-30-15 with a NTE amount of \$530,000, allowed for necessary winterization work to begin on 11-3-15. 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 therefore requested processing of partial, incremental/monthly change orders to allow for timely invoicing and subsequent payment to involved sub-contractors and suppliers.

Requested Action:

The contractor is providing winterization work which is to be done over the course of several months.

1. Proceed Order No. G-41 in the not-to-exceed amount of \$530,000.00 was approved by the Board on October 30, 2015.
 - a. The follow-up Change Order No. G-41 in the amount of \$134,143.15 was approved by the Board on December 15, 2015.

- b. Subsequently, Change Order No. G-41a in the amount of \$130,818.02 was approved by the Board on January 12, 2016.
 - c. And at the February 9, 2016 Board Meeting, Change Order No. G-41b in the amount of \$63,888.74 was approved.
2. We are now requesting approval of the follow-up Change Order No. G-41c in the amount of \$74,165.85, which will provide compensation for winterization work completed up to February 12, 2016.

With the approval of Change Order G-41c, the total costs associated with Change Order No. G-41 to date is \$403,015.76.

Note: All shall be submitted under Change Order No. 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-41c 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: \$2,708,557.17	
Percent Completion: 50%	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 G-41 (NTE \$530,000). To date, the following Winterization work has been completed:

- Temporary roofing and enclosures have been completed on the East and West B-wings of the Administration building.
 - Structural steel and pre-cast erection in Area A of the Admin building have been completed to a point which allowed for removal of temporary bracing.
 - Permanent roof system and temporary enclosures have been completed at the Gym.
 - Temporary enclosure work has been completed at the Education building.
 - Temporary heating and de-humidification systems were installed and remain operational in all buildings.
 - Storm water protection measures have been repaired and replaced as needed, and site roads/grounds have been cleaned.
- This "partial" change order shall compensate the contractor for temporary winterization work completed from 1-19-16 to 2-12-16 under the previously approved NTE Proceed Order G-41. Subsequent monthly progress change orders associated with approved work under Proceed Order 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 G-41 (\$134,143.15) was approved by the Board on 12-15-15. Associated change order G-41a (\$130,818.02) was approved by the Board on 1-12-16. Associated change order G-41b (\$63,888.74) was approved by the Board on 2-9-16. The aggregate total of \$403,015.76 for RFP C/O's G-41, G-41a, G-41b and G-41c remain within the NTE amount of \$530,000 per approved Proceed Order G-41.

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
River City Construction Co	General	\$ 74,165.85 \$	32,025,000.00	.23%
Total All Change Orders		\$ 74,165.85 \$	32,025,000.00	.23%

Completion Effect: TBD days

State of Illinois
CAPITAL DEVELOPMENT BOARD

REQUEST FOR PROPOSAL
& CHANGE ORDER

Date: 2/16/16 RFP Number: G-41 c

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:
mmaybanks@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: General

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-41c shall provide for an interim progress payment for work completed from January 20, 2016 to February 12, 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.

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: *COMPLETE UNDER C.O. G-41*
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 by the total sum of.....\$ 74,165.85

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 DATE 2/23/16

BY [Signature] signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER

BY [Signature] signature

CONTRACTOR DATE 2/23/16

BY MATT MAYBANKS print name
[Signature] signature
PROJECT MANAGER title

APPROVE as to form and content:

USING AGENCY name Dept of Military Affairs

BY _____ signature

CDB/PM APPROVE [Signature] 2-23-16 signature

CDB APPROVE change order DATE _____

BY _____ print name

signature
_____ title

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

Revised August 2008

STATE OF ILLINOIS
BRUCE RAUNER, GOVERNOR



CAPITAL
Development
BOARD

Building a Better Illinois

Jodi Golden, Executive Director

BOARD MEMBERS

February 23, 2016

James Reilly
Chairman

To: James Cockrell

Glyn M. Ramage

From: Steve Halm

Miles W. Beatty, III

William A. Lowry, Sr.

Subject: CDB#546-282-003

Steve Orlando

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

Pam McDonough

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

Jack V. Carney

The enclosed RFP C/O G-41c 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, completed structural steel and pre-cast erection in Area-A of the Admin Building, removed temp bracing, completed temp enclosures and permanent roof installation at the Gym building, installed temp enclosures at the Education building, winterized plumbing, installed and maintained temp heating and de-humidification systems, repaired/replaced storm water protection measures and completed a final clean of the roads and site. 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. Construction work associated with Winterization is now complete however; temporary heating and de-humidification systems must be maintained throughout the winter so we anticipate at least one or two more incremental

change orders 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-41a totaled \$130,818.02 and was approved by the Board on 1-12-16. The third, RFP C/O G-41b totaled \$63,888.74 and was approved by the Board on 2-9-16. The aggregate total all submitted to date, including G41c, is \$403,015.76, within the previously approved PO G-41 amount of (NTE\$530k).

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

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



RATIO

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

February 23, 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 c

Dear Steve:

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

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 Scopei - 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

James Reilly
Chairman

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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: February 16, 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
100 West Randolph Street
Suite 14-600
Chicago, Illinois
60601-3283

Dunn-Richmond Economic
Development Center
1740 Innovation Drive
Suite 258
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CDB Project No. 040-080-001 Phase 2, Construct 200-Bed Veterans Home, Chicago, Cook County, Illinois

Proceed Order No. G-5 in the not-to-exceed amount of \$115,000.00 for the immediate winterization of the facility was presented and approved at the November 30, 2015 Special Board Meeting. The issuance of the proceed order was the most cost-effective way to address the winter conditions and was recommended to be in the best interest of the State.

As a follow-up to the proceed order, we are submitting Change Order No. G-5 in the total amount of \$94,256.11 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

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www.illinois.gov/cdb

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