

**CAPITAL
Development
BOARD**

Building a Better Illinois

Bruce Rauner, Governor James Reilly, Chairman

BOARD BOOK

Special Board Meeting

October 30, 2015 10:00 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
Glyn Ramage
Stewart Muñoz
Miles Beatty, III
William A. Lowry, Sr.
Steve Orlando



**CAPITAL DEVELOPMENT BOARD
SPECIAL BOARD MEETING**

October 30, 2015, 10:00 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. Introduction of Guests

BOARD ACTION

6. Proceed Orders for Winterization
 - Chicago Veteran's Home - Chicago.....1-11
 - Lincoln's Challenge Academy – Rantoul12-17

Staff contact: Candy Murphy 217.782.8726

**Executive Summary for Board Level Proceed Order
For Winterization**

CDB Project No. **040-080-001 Ph 2**
Project Description: **Construct 200-Bed Veterans Home**
Project Location: **Chicago, Cook County, Illinois**

Project History:

This project is to construct a 200-bed, 5-story precast concrete veteran's home, at the southwest corner of West Forest Preserve Drive and North Oak Park Avenue. The facility will include private bedrooms and private bathrooms, 16 residential kitchens, a commercial kitchen, administrative, recreational, and support spaces, parking for 181 vehicles, and will be certified LEED Silver. Total funding for this project is \$70.5 million, funded by the State of Illinois.

Overall completion of the project is projected for September 2016.

Special Winterization:

Several action items are requested to protect and keep safe the state property at the construction site and partially constructed building through winter and freezing temperatures (November 2015 through March 2016). These protections will help prevent severe and costly freeze damage to state property and assets:

- 1.) Re-install 1st floor precast wall bracing & screw anchors;
- 2.) Seal precast wall wood inserts;
- 3.) Drill weep holes in each hollow core plank;
- 4.) Dewater open excavations containing footings;
- 5.) Import stone & backfill footing excavations to subgrade elevation;
- 6.) Import stone & backfill 'A' building to finish grade.

Note: We estimate another \$10,000 (*not-to-exceed*) for the Construction Manager and A/E services, as needed, to supervise and review the GC's work for the east and west towers so we winterize the site accordingly.

Requested Action:

We are requesting approval of Proceed Order No. G-5 in the not-to-exceed amount of \$115,000.00 for the immediate winterization of the facility. The issuance of this proceed order is the most cost effective way to address the winter conditions and is recommended to be in the best interest of the state.

**Request for Board Approval of Proceed Order
for Winterization**

Project Number:	040-080-001 Ph2	Using Agency:	Department of Veterans' Affairs
Description:	Construct 200 Bed Veterans' Home Chicago, Cook County, Illinois	Architect/Engineer:	Harley Ellis Devereaux Corporation 1 East Wacker Drive Chicago, Illinois 60601
Total Project Budget:	\$70,500,000.00	Project Manager:	Emily Zgonjanin
Unobligated Funds:	\$4,519,626.35		
Percent Completion:	0%		

Reason for Change:

Stop work letter was issued on 6-30-15. Below are several action items requested to protect and keep safe the state property at the construction site and partially constructed building through winter and freezing temperatures (November 2015 through March 2016). These protections will help prevent severe and costly freeze damage to state property and assets.

- 1.) Re-install 1st floor precast wall bracing & screw anchors
- 2.) Seal precast wall wood inserts
- 3.) Drill weep holes in each hollow core plank.
- 4.) Dewater open excavations containing footings.
- 5.) Import stone & backfill footing excavations to subgrade elevation.
- 6.) Import stone & backfill 'A' building to finish grade.

Note: We estimate another \$10,000 (not-to-exceed) for the Construction Manager and A/E services, as needed, to supervise and review the GC's work for the east and west towers so we winterize the site accordingly.

Description of Change:

A proceed order is needed for the immediate winterization of the facility. The issuance of this proceed order is the most cost effective way to address the winter conditions and is recommended to be in the best interest of the state.

CONTRACTOR	Trade	Proceed Order Amount	Original Contract	% CHANGE
IHC Construction Co	General	\$ 115,000.00	\$ 33,542,689.00	.34%
Total All Change Orders		\$ 115,000.00	\$ 33,542,689.00	.34%

Completion Effect: (*) days

PROCEED ORDER NO. G-5

CDB PROJECT NO.: 040-080-001, Ph. 2

CONTRACT NO.: 15-0443-41

DATE: 10/27/2015

CONTRACTOR (Name, Address)

IHC Construction Companies LLC

1500 Executive Drive

Elgin, Illinois 60123

PROJECT (Name, City, County)

Construct 200 Bed Veterans' Home

4250 North Oak Park Avenue

Chicago, Cook County, Illinois

Contract Work: General

Using Agency:

Illinois Department of Veterans' Affairs

DESCRIPTION OF CHANGE IN WORK:

Several action items are requested to protect and keep safe the state property at the construction site and partially constructed building though winter and freezing temperatures (November 2015 through March 2016). These protections will help prevent severe and costly freeze damage to state property and assets: 1.) Re-install 1st floor precast wall bracing & screw anchors; 2.) Seal precast wall wood inserts; 3.) Drill weep holes in each hollow core plank; 4.) Dewater open excavations containing footings; 5.) Import stone & backfill footing excavations to subgrade elevation; 6.) Import stone & backfill 'A' building to finish grade.

The amount needed is \$115,000 for the winterization by the General Contractor (GC).

JUSTIFICATION FOR THIS PROCEED ORDER:

The issuance of this proceed order is the most cost effective way to address the winter conditions and is recommended to be in the best interest of the state.

TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$ 115,000.00

Contractor Representative's Signature

[Handwritten Signature]
11/2/15

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

Authorization to Proceed by:

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

(Up to \$24, 999)

(Up to \$49, 999)

(Up to \$74,999)

(Up to \$100,000)

[Signature] 10/27/2015
Project Manager Date

[Signature] 10/27/2015 X
Regional Manager Date

[Signature] 10/28/15
Construction Administrator Date

[Signature]
Deputy Director - Construction Date

Executive Director Date

If Board Level insert
Agenda Item No. _____

and Board Meeting Date

State of Illinois
CAPITAL DEVELOPMENT BOARD

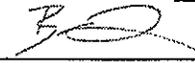
CPBS

Contractor's/Subcontractor's
Proposal Breakdown Summary

Date: 10/7/2015

FROM: Contractor/Subcontractor Name, Address IHC CONSTRUCTION COMPANIES LLC	Project No. <u>040-080-001 PH2</u>
<u>1500 EXECUTIVE DRIVE</u>	<u>CONSTRUCT 200 BED VETERAN HOME</u>
<u>ELGIN, IL 60123</u>	<u>4250 N OAK PARK AVE</u>
Subcontractor indicate name of contractor.	<u>CHICAGO, IL</u>
	CONTRACT WORK: <u>General</u>
	CDB CONTRACT NO: <u>15044341</u>
	RFP No: <u>G5</u>

I.	SUMMARY OF DETAILED BREAKDOWN			
	<small>Note: Detailed breakdown must be attached.</small>	Additions	Deletions	Net Total
A.	MATERIAL			
B.	LABOR	\$33,007.70		\$33,007.70
C.	OTHER	\$27,500.00		\$27,500.00
D.	NET TOTAL A+ B+C			\$60,507.70
E.	OVERHEAD & PROFIT <small>Line-D X 18%* (min. \$100) additions only, deletions -0-</small>			\$10,891.39
F.	TOTAL PROPOSAL FOR CONTRACTOR'S WORK		Lines D + E	\$71,399.09
II.	CONTRACTORS MARKUP ON WORK OF SUBCONTRACTORS			
	<small>Note: Detailed Breakdowns and summaries (CPBS Form) from each subcontractor must be attached.</small>			
	SUBCONTRACTOR: Firm Name	CONTRACTOR WORK: Description		PROPOSAL **
	<u>John Keno</u>	<u>Backfill</u>		\$40,474.35
G.	SUBTOTAL of all work performed by contractor's subcontractors			\$40,474.35
H.	CONTRACTOR'S MARK-UP on work of subcontractors (min. \$50)		Line G X 6% *	\$2,428.46
I.	TOTAL PROPOSAL FOR SUBCONTRACT WORK		Line G+H	\$42,902.81
III.	PROPOSAL			\$114,301.90
J.	BONDS (<u>0.61</u> %) (if applicable) <small>Enter percentage as a number, for 10%, enter 10</small>			\$697.24
K.	BUILDERS RISK INSURANCE (<u> </u> %) (if applicable)			
L.	TOTAL PROPOSAL OF THIS CONTRACTOR (for subject RFPCO)		Lines F+ I +J +K	\$114,999.14
M.	RCIF: (line L+95% (minus line L)) <small>Applicable for Indemnified Projects Only</small>			
	Is This Contract to be Indemnified? Y or N <input type="checkbox"/>			
N.	PROPOSAL for subject RFPCO increase (decrease) in contract amount.			\$114,999.14
O.	Work to be accomplished in <u>30</u> Calendar Days from Approval of RFPCO.			

CONTRACTOR
 (Signature)  Title Project Manager Date 10/7/2015
 (Name Typed) Brian Lemmon

* As per Contract Documents, General Conditions
 ** Subcontractor's Proposal Amounts from Line N of Subcontractor's CPBS Form

CHANGE ORDER PROPOSAL SUMMARY COMPUTATIONS

CONTRACTOR	<u>CONSTRUCTION COMPANIES</u>	PROJECT NO.	<u>040-080-001 PH2</u>
CONTRACT NO.	<u>15044341</u>	PROJECT NAME	<u>CONSTRUCT 200 BED VETERAN HO</u>
RFP NO.	<u>G5</u>		<u>4250 N OAK PARK AVE</u>
			<u>CHICAGO, IL</u>
DATE	<u>10/7/2015</u>		

A. MATERIAL

1. Rough Material	_____	+	Freight/Cartage	=	_____
2. Purchased Equipment (Quotations must be attached)					
a.	_____				_____
b.	_____				_____
c.	_____				_____
d.	_____				_____
			Total Equipment Costs		_____
			TOTAL MATERIAL COST		_____

B. LABOR

1. Trade	<u>CARPENTER</u>	Journeyman	70.0	x	\$90.72	=	\$6,350.40
		Foreman	140.0	x	\$93.50	=	\$13,090.00
		Gen Foreman		x		=	
2. Trade	<u>Operator</u>	Journeyman	24.0	x	\$96.45	=	\$2,314.80
		Foreman		x		=	
		Gen Foreman		x		=	
3. Trade	<u>LABORER</u>	Journeyman	70.0	x	\$79.85	=	\$5,589.50
		Foreman	70.0	x	\$80.90	=	\$5,663.00
		Gen Foreman		x		=	
					TOTAL LABOR COSTS		\$33,007.70

C. OTHER COSTS

1. Tool Allowance	\$2,500.00	7.	_____		_____
2. Rental Equipment	_____	8.	_____		_____
3. Shop Drawings	_____	9.	_____		_____
4. Auger equipt	\$25,000.00	10.	_____		_____
5.	_____	11.	_____		_____
6.	_____	12.	_____		_____
			TOTAL OTHER COSTS		\$27,500.00

CAPITAL DEVELOPMENT BOARD

**CHANGE ORDER PROPOSAL
LABOR COST BREAKDOWN**

Project Number 040-080-001 PH2
 Project ONSTRUCT 200 BED VETERAN HOM
 4250 N OAK PARK AVE
 CHICAGO, IL

Contractor IIC CONSTRUCTION COMPANIES LL
 1500 EXECUTIVE DRIVE
 ELGIN, IL 60123
 CDB Contract No. 15044341

Contract Expiration Dates	CARPENTER		Operator		LABORER				
	Journeyman	Foreman	Gen. Foreman	5/31/2016	Trade	Operator	Foreman	Gen. Foreman	5/31/2016
a. Taxable Wages (incl. Vacation)	\$44.35	\$46.35	\$46.30	\$39.20	\$39.95	\$39.95	\$39.95	\$39.95	\$39.95
b. Union Benefits & Fringes *	\$29.25	\$29.25	\$32.28	\$25.52	\$25.52	\$25.52	\$25.52	\$25.52	\$25.52
c. FICA 7.65% of a.	\$3.39	\$3.55	\$3.54	\$3.00	\$3.06	\$3.06	\$3.06	\$3.06	\$3.06
d. Fed. Unempl. 6.00% of a.	\$2.66	\$2.78	\$2.78	\$2.35	\$2.40	\$2.40	\$2.40	\$2.40	\$2.40
e. State Unempl. 8.95% of a.	\$3.97	\$4.15	\$4.14	\$3.51	\$3.58	\$3.58	\$3.58	\$3.58	\$3.58
f. Worker's Comp. **	\$7.10	\$7.42	\$7.41	\$6.27	\$6.39	\$6.39	\$6.39	\$6.39	\$6.39
g. Travel Cost (if applicable)									
h.									
i.									
Total Labor Cost/Hr	\$90.72	\$93.50	\$96.45	\$79.85	\$80.90	\$80.90	\$80.90	\$80.90	\$80.90
Worker's Comp Rates **		16.00%		16.00%		16.00%		16.00%	

Footnotes: * Only costs required by Union Agreement or IDOL Prevailing Wage Rate Allowed.
 ** Worker's Compensation May Vary By Trade, enter the percentage rate by Trade
 Notes: 1. Only the costs shown above may be included in the hourly wage rates. Insurance costs, etc. are included in Overhead. Travel Cost is allowed only under very limited circumstances.
 2. It is suggested that his form be completed for the initial change order on a CDB project and a master copy maintained in the contractor's office. A copy should be included with each change order and the master copy revised at the beginning of any new wage agreement period.

Completing the information on this sheet will populate the other sheets with the basic information.

Project Number	040-080-001 PH2
Project Name	CONSTRUCT 200 BED VETERAN HOME 4250 N OAK PARK AVE CHICAGO, IL
Prime Contract Number	15044341
Contract Work (Trade)	Earthwork
RFP NO.	
CONTRACTOR NAME	JOHN KENO & COMPANY, INC.
ADDRESS	8608 W. Catalpa Ave., Ste. 808
CITY, STATE, ZIP	Chicago, IL 60656
DATE:	10/6/2015

Description of Work: Earthwork required to "winterize" the project.
Remove standing water from excavations.
Backfill all footings.

~~Any re-excavation when contract work resumes
is not included.~~

State of Illinois
CAPITAL DEVELOPMENT BOARD

CPBS

Contractor's/Subcontractor's
Proposal Breakdown Summary
Date: 10/6/2015

FROM: Contractor/Subcontractor Name, Address	Project No. <u>040-080-001 PH2</u>
<u>JOHN KENO & COMPANY, INC.</u>	<u>CONSTRUCT 200 BED VETERAN HOME</u>
<u>8608 W. Catalpa Ave., Ste. 808</u>	<u>4250 N OAK PARK AVE</u>
<u>Chicago, IL 60656</u>	<u>CHICAGO, IL</u>
Subcontractor indicate name of contractor.	CONTRACT WORK: <u>Earthwork</u>
<u>John Keno & Company, Inc.</u>	CDB CONTRACT NO: <u>15044341</u>
	RFP No: _____

I. SUMMARY OF DETAILED BREAKDOWN

Note: Detailed breakdown must be attached.

		Additions	Deletions	Net Total
A.	MATERIAL	<u>\$13,434.97</u>		<u>\$13,434.97</u>
B.	LABOR	<u>\$12,335.55</u>		<u>\$12,335.55</u>
C.	OTHER	<u>\$8,529.79</u>		<u>\$8,529.79</u>
D.	NET TOTAL A+ B+C			<u>\$34,300.30</u>
E.	OVERHEAD & PROFIT Line D X 18%* (min. \$100) additions only, deletions -0-			<u>\$6,174.05</u>
F.	TOTAL PROPOSAL FOR CONTRACTOR'S WORK		Lines D + E	<u>\$40,474.35</u>

II. CONTRACTORS MARKUP ON WORK OF SUBCONTRACTORS

Note: Detailed Breakdowns and summaries (CPBS Form) form each subcontractor must be attached.

SUBCONTRACTOR: Firm Name	CONTRACTOR WORK: Description	PROPOSAL **

G.	SUBTOTAL of all work performed by contractor's subcontractors		
H.	CONTRACTOR'S MARK-UP on work of subcontractors (min. \$50)	Line G X 6% *	
I.	TOTAL PROPOSAL FOR SUBCONTRACT WORK	Line G+H	

III. PROPOSAL

J.	BONDS (%) (if applicable)	Enter percentage as a number, for 10%, enter 10	
K.	BUILDERS RISK INSURANCE (%) (if applicable)		
L.	TOTAL PROPOSAL OF THIS CONTRACTOR (for subject RFPCO)	Lines F+ 1 +J +K	<u>\$40,474.35</u>
M.	RCIF: {line L-95% (minus line L)} Applicable for Indemnified Projects Only		
	Is This Contract to be Indemnified? Y or N <input type="checkbox"/>		
N.	PROPOSAL for subject RFPCO increase (decrease) in contract amount.		<u>\$40,474.35</u>
O.	Work to be accomplished in _____ Calendar Days from Approval of RFPCO.		

CONTRACTOR
 (Signature)  Title Project Manager Date 10/6/2015
 (Name Typed) Ethan Hoehn

* As per Contract Documents, General Conditions
 ** Subcontractor's Proposal Amounts from Line N of Subcontractor's CPBS Form

CAPITAL DEVELOPMENT BOARD

CHANGE ORDER PROPOSAL
LABOR COST BREAKDOWN

Project Number 040-080-001 PH2
Project ONSTRUCT 200 BED VETERAN HOM
4250 N OAK PARK AVE
CHICAGO, IL

Contractor JOHN KENO & COMPANY, INC.
8608 W. Catalpa Ave., Ste. 808
Chicago, IL 60656
15044341

CDB Contract No.

Contract Expiration Dates	Trade		Operator		Trade		Laborer		Trade	
	Journeyman	Foreman	Foreman	Gen. Foreman	Journeyman	Journeyman	Foreman	Gen. Foreman	Journeyman	Gen. Foreman
Cost Per Hour										
a. Taxable Wages (incl. Vacation)	\$48.20	\$51.20	\$39.20		\$39.20	\$46.30				
b. Union Benefits & Emings *	\$30.73	\$30.73	\$25.53		\$25.53	\$25.53				
c. FICA 7.65% % of a.	\$3.69	\$3.92	\$3.00		\$3.00	\$3.54				
d. Fed. Unempl. 0.80% % of a.	\$0.39	\$0.41	\$0.24		\$0.24	\$0.28				
e. State Unempl. 3.60% % of a.	\$1.74	\$1.84	\$3.20		\$3.20	\$3.78				
f. Worker's Comp. **	\$2.89	\$3.07	\$2.55		\$2.55	\$3.01				
g. Travel Cost (if applicable)										
h. G/L Insurance	\$4.58	\$4.86	\$2.55		\$2.55	\$3.01				
i.										
Total Labor Cost/Hr	\$92.22	\$96.03	\$76.27		\$76.27	\$85.45				
Worker's Comp Rates **		6.00%				6.50%				

* Only costs required by Union Agreement or IDOL Prevailing Wage Rate Allowed.

** Worker's Compensation May Vary By Trade, enter the percentage rate by Trade

1. Only the costs shown above may be included in the hourly wage rates. Insurance costs, etc. are included in Overhead. Travel Cost is allowed only under very limited circumstances.

2.

It is suggested that his form be completed for the initial change order on a CDB project and a master copy maintained in the contractor's office. A copy should be included with each change order and the master copy revised at the beginning of any new wage agreement period.

Bid Item #	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
1							
	Mobilization						
	65,000 lb Machine LES	2.00 ea	-	400	1,890	-	2,290
	Small Equipment	2.00 ea	-	-	720	-	720
	Mobilization			400	2,610		3,010
	Project Team						
	Project Labor Foreman LE	1.00 wk	3,767	-	-	292	4,060
	Project Team		3,767			292	4,060
	Dewatering JKC						
	Dewatering	4.00 ea	2,395	-	-	497	2,891
	Dewatering JKC		2,395			497	2,891
	Silt Fencing						
	Silt Fence LEM	50.00 lf	150	50	-	15	215
	Silt Fencing		150	50		15	215
		1	6,312	450	2,610	804	10,175
	S1-00 East Tower Backfill						
	a						
	Backfill: Labor & Equip.						
	B/F WM Lowered Flg on A LE	96.45 tn	872	-	-	520	1,392
	B/F SE Mat Slab LE	143.40 tn	1,221	-	-	728	1,949
	B/F NE Mat Slab LE	81.20 tn	698	-	-	416	1,114
	B/F F Line North LE	34.50 tn	349	-	-	208	557
	B/F SE Mat Extension LE	26.00 tn	349	-	-	208	557
	B/F F Line South LE	44.00 tn	349	-	-	208	557
	B/F F8.0 Pad LE	8.90 tn	174	-	-	104	278
	B/F F16.0 Pad LE	36.00 tn	349	-	-	208	557
	Backfill: Labor & Equip.		4,360			2,600	6,960
	Purchase Materials						
	CA-7/11 M	470.45 tn	-	9,560	-	-	9,560
	Purchase Materials			9,560			9,560
	S1-00a East Tower Backfill		4,360	9,560		2,600	16,519
	S1-00 West Tower Backfill						
	b						
	Backfill: Labor & Equip.						
	B/F West Tower LE	188.34 tn	1,744	-	-	1,040	2,784
	Backfill: Labor & Equip.		1,744			1,040	2,784
	Purchase Materials						
	CA-7/11 M	188.34 tn	-	3,827	-	-	3,827
	Purchase Materials			3,827			3,827
	S1-00b West Tower Backfill		1,744	3,827		1,040	6,611

Estimate Totals

Description	Amount	Totals	Rate
Labor	12,415		
Material	13,837		
Subcontract	2,610		
Equipment	4,444		
Other			
	33,306	33,306	
Fee	5,995		18.000 %
Total		39,301	

**Executive Summary for Board Level Proceed Order
For 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 will become serious issues as it relates 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.

Requested Action:

We are requesting approval of Proceed Order No.G-41 in the not-to-exceed amount of \$530,000.00 for the immediate winterization of the facility. The issuance of this proceed order is the most cost effective way to address the winter conditions and is recommended to be in the best interest of the state.

**Request for Board Approval of Proceed Order
for Winterization**

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: \$38,540,260.00	
Unobligated Funds: \$2,412,387.15	
Percent Completion: 42%	Project Manager: Steve Halm

Reason for Change:

Erection of pre cast walls, hollow core floors, plumbing and electrical work is underway at the Administration Building; building wall, roof panels, mechanical, electrical and plumbing is underway at the Gym; Pre-cast walls, steel completion, roofing, mechanical, electrical, plumbing and ventilation is underway at the Education Building. All work has been stopped per the Stop Work directive, effective 6-30-15.

The General Contractor identified several concerns that will become serious issues as it relates 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.

Description of Change:

A proceed order is needed for the immediate winterization of the facility. The issuance of this proceed order is the most cost effective way to address the winter conditions and is recommended to be in the best interest of the state.

CONTRACTOR	Trade	Proceed Order Amount	Original Contract	% CHANGE
River City Construction Co	General	\$ 530,000.00	\$ 32,025,000.00	1.65%
Total All Change Orders		\$ 530,000.00	\$ 32,025,000.00	1.65%
Completion Effect: (*) days				

PROCEED ORDER NO. G-41

CDB PROJECT NO.: 546-282-003

CONTRACT NO.: 14-0646-81

DATE: 10-27-15

CONTRACTOR (Name, Address)
River City Construction Company
101 Hoffer Lane
East Peoria, IL 61611

PROJECT (Name, City, County)
Capital Improvements
Lincoln's Challenge Academy
Rantoul, IL

Contract Work: General

Using Agency: DMA

DESCRIPTION OF CHANGE IN WORK: Winterization of new construction; Buildings to include Administration, Education and Gymnasium. Scope to include only the following as necessary to weather-in new construction and maintain above freezing temperatures:

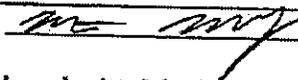
- Furnish and maintain temporary heating systems to maintain above freezing temps.
- Furnish and install temporary and/or permanent enclosures at all exterior openings.
- Furnish and install temporary and/or permanent roofing for weatherization.

Full scope of work to be later described in RFP C/O G-41. NTE costs per River City Const proposal dated 9-10-15.

Justification for the proceed order: The project was placed on-hold 6-30-15 pending State budget approval. New construction is currently open to the elements and must be weathered-in to avoid damage from inclement weather.

TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$ 530,000.00

Contractor Representative's Signature



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

Authorization to Proceed by:

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

(Up to \$9,999)

John Hobbs 10-28-15
Project Manager Date

(Up to \$24, 999)

Ann Farnsworth 10-28-15
Regional Manager Date

(Up to \$49, 999)

L. Skiff 10/28/15
Construction Administrator Date

(Up to \$74,999)

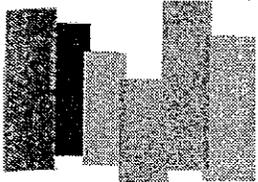
Vacant
Deputy Director - Construction Date

(Up to \$100,000)

Executive Director Date

If Board Level insert
Agenda Item No. _____

and Board Meeting Date _____



CAPITAL
Development
BOARD

Building a Better Illinois

Jodi Golden, Executive Director

BOARD MEMBERS

October 21, 2015

James Reilly,
Chairman

To: Ron Wright-CA

Glyn Ramage

From: Steve Halm-PM

Stewart Muñoz

Subject: CDB#546-282-003

Miles Beatty, III

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

William Lowry, Sr.

Concerns Regarding Potential Weather Related Damage to In-Place Construction

Steve Orlando

This memo is being sent as follow up to our conversation this morning and to the previous memo submitted on September 18, 2015. As discussed, the original memo from 9-18-15 outlined recommendations/determinations for both permanent and temporary measures to weather-in the three new buildings partially constructed at this site. That memo comprised what we thought to be the most prudent and economical approach at the time, based on conversations internally and with information provided by the General Contractor.

Now that we're approx. five weeks closer to Winter, some of the previously recommended permanent measures may no longer be achievable. As such, it was discussed that the following "revised" scope would be recommended to help protect the new construction:

Note: Scope and NTE dollar amounts were taken from River City Construction Co.'s letter dated 9-10-15.

Administration Building:

- \$260,000 Complete permanent structural steel, hollow core panel and pre-cast installations to allow for roofing install. (base bid work)
- \$156,000 Install Temporary Roof Systems on East and West B-Wings
- \$ 77,000 Install Temporary Roof System on A-Wing
- \$135,000 Install Temporary Enclosures at all openings in the building

Education Building:

- \$38,000 Install Temporary Enclosures at all openings in the building

Gym Building:

- \$35,000 Complete Permanent Roof System (base bid work)
- \$24,000 Install Temporary Enclosures at all openings in the building

All Buildings:

- \$100,000 Furnish/Maintain Temporary Heat (above freezing only)
- \$825,000 Total Estimated Construction Costs (\$295,000 Base Bid \$530,000 Temporary)

In addition to that which is listed above, A/E services will be needed for on-site observation and construction phase material testing. This would be held to a minimum and the estimated amount discussed is:

-\$50,000

Page 2 of 2

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

James R. Thompson Center
100 West Randolph Street
Suite 14-800
Chicago, Illinois
60601-3283

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

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

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

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

10-21-15

The NTE costs provided by the contractor would be closely monitored for actual quantities. We have no way of knowing what the overall weather window may be, but every attempt would be made to utilize permanent installations in lieu of temporary whenever possible. The date of Authorization to Proceed and availability of required Trades people will also play a key factor in determining the overall extent of work that can be accomplished before the on-set of Winter weather.

If I have misinterpreted any of the determinations or recommendations previously discussed, or summarized within, please let me know.

Cc: Kirk Fernandes-RM

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
December 8, 2015	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
January 12, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
February 9, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
March 8, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
April 12, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
May 10, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
June 14, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference