

**CAPITAL
Development
BOARD**

Building a Better Illinois

Bruce Rauner, Governor James Reilly, Chairman

BOARD BOOK

September 13, 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**

BOARD MEMBERS:

James Reilly, Chairman
William A. Lowry, Sr., Vice Chairman
Glyn Ramage
Miles Beatty, III
Steve Orlando
Pam McDonough
Jack V. Carney

Jodi Golden, Executive Director



CAPITAL DEVELOPMENT BOARD

September 13, 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 August 9, 2016 Minutes 1-3
6. Approval of the August 9, 2016 Executive Session Minutes
7. Introduction of Guests

BOARD ACTION

8. Change Order and Modification at Kankakee Readiness Center.....4-15

INFORMATION ITEMS

9. Follow-up Change Orders for Board approved Proceed Orders 16
10. Director's Architect/Engineer Selections 17-20

EXECUTIVE SESSION

Staff contact: Candy Murphy 217.782.8726

SUBJECT: Meeting Minutes for August 9, 2016 Board Meeting

The August 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

James Reilly, Chairman
William Lowry, Sr.
Miles Beatty, III
Steve Orlando
Pam McDonough

Collinsville

Glyn Ramage

Others present:

Chicago

Jodi Golden, CDB
Amy Romano, CDB
Ron Wright, CDB
Andrea Bauer, CDB
Mike Wilson, CDB
Karla Springer, CDB
Eric Buske, GOV
Andres Padua, CDB
Brent Lance, CDB
Jesse Martinez, CDB

Springfield

Candy Murphy, CDB
Don Broughton, CDB
Sandra Bogue, CDB
Noah Yantis, CDB
Taryn Butler, CDB
Paula Sorensen, CDB
Margaret vanDijk, CPO
James Cockrell, CDB
Lisa Mattingly, CDB
Heidi Hildebrand, CDB
Sherri Sullivan, CDB
Marcy Joerger, CDB
Gus Behnke, CDB

The meeting was called to order at 11:05 a.m.

Candy Murphy took roll call. For the record, Chairman Reilly and members William Lowry, Sr., Miles Beatty, III, Steve Orlando and Pam McDonough were present at the Chicago meeting site. Board member Glyn Ramage was present at the Collinsville meeting site.

Ms. McDonough 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. Beatty moved and Ms. McDonough seconded a motion to approve the minutes of the June 14, 2016 meeting. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Beatty moved and Mr. Ramage seconded a motion to approve the executive session minutes of the June 14, 2016 meeting. Chairman Reilly called for a vote, and the motion was approved unanimously.

Board member Steve Orlando joined the meeting at 11:10 a.m.

All attendees and guests in Springfield and Chicago introduced themselves to the Board. There were no guests in Collinsville.

Chairman Reilly presented proposed changes to the CDB Board Resolution on Single Bids/Change Orders/Modifications.

Mr. Lowry moved and Mr. Ramage seconded a motion to approve the proposed changes to the Board Resolution on Single Bids/Change Orders/Modifications as submitted. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Wright presented the following change orders as informational items to the Board. These change orders have associated proceed orders that were previously approved by the Board.

| Project Number | Project Description | Proceed Order Number | Total Amount of Proceed Order | Board Date Approved | Total Amount of Associated Change Order(s) & Date Executed |
|-----------------------|----------------------------------------------------------------------------------------|-----------------------------|--------------------------------------|----------------------------|--------------------------------------------------------------------------------------|
| 546-006-001 | DMA-Construct Army Aviation Support Facility and Readiness Center, Kankakee County, IL | 002 | \$849,232.00 | 04/14/15 | G-2: \$536,756.02 (07/14/15) G-2R: \$260,529.27 (08/02/16) Total: \$797,285.29 |
| 546-006-001 | DMA-Construct Army Aviation Support Facility and Readiness Center, Kankakee Co., IL | 008 | \$1,173,657.00 | 09/15/15 | G-14: \$389,561.31 (08/02/16) |

Mr. Lance noted the following Architect/Engineers selected by the Executive Director as informational items:

| | | | |
|----|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| 1. | 120-040-026 | Department of Corrections Emergency Chiller Replacement – Admin. Bldg Danville Correctional Center, Vermilion County 1. G.H.R. Engineers and Associates, Inc. | Project Cost: \$200,000 |
| 2. | 546-318-013 | Department of Military Affairs Construct Firing Range Sparta Armory/Readiness Center Randolph County 1. McDonough-Whitlow, P.C. | Project Cost \$850,000 |

Ms. McDonough moved and Mr. Lowry 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 11:14 a.m. One item of business was discussed.

A motion was made to return to open session.

Regular session reconvened at 11:20 a.m.

Mr. Beatty moved and Ms. McDonough 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. Lowry moved and Mr. Orlando seconded a motion to adjourn. Chairman Reilly called for a vote, and the motion was approved unanimously. The meeting adjourned at 11:21 a.m.

Executive Summary for Board Level Change Order and Modification

CDB Project No.: 546-006-001
Project Description: Construct Army Aviation Support Facility
and Readiness Center
Project Location: Kankakee, Kankakee County, Illinois

Project History:

Project was initiated to provide a new Army Aviation Support Facility and Readiness Center to support three Army National Guard Units.

The scope of work consists of constructing an approximate 185,200 square-foot, two-story army readiness center and aviation support facility. The facility includes an approximate 64,000 square-foot readiness center with administrative space, classrooms, locker rooms, restrooms, and maintenance space; and a 104,000 square-foot aviation support facility, including helicopter hangars for storage and maintenance.

The scope of work also provides for site improvements, including exterior lighting, fencing, parking areas, roadway, installing helicopters fuel storage and dispensing system.

Requested Action for Change Order Number G-50:

Construct Alternates G-3 (building areas F & G) and G-4 (paving for military-owned vehicles "MOV" parking) as indicated on the April 1, 2014 issued for bid documents, along with all original specification and addenda items.

At building areas F & G (approx. 22,000 square feet), place geotextile fabric, PGE stone (*Porous Granular Embankment is also known as CM18, as well as 4" minus and 6" minus. This angular, white/gray stone is excellently used as aggregate sub-grade, temporary roadways, and site stabilization*), and CA-6 stone (*Coarse Aggregate #6, or subbase granular backfill, is often seen as a road base or stone along roadway shoulders. It is also used in backfill, parking lots, and driveways*) at building pad area to provide sufficient support for building loads and construction equipment access, and changes necessary to accommodate as-constructed conditions at the site and building area E, interface with areas F & G.

We are requesting approval of Change Order Number G-50 in the amount of \$8,365,167.22, for the work to be completed per request by the Department of Military Affairs.

Note: This change order is a combination of Federal and State funds, with a Federal budgeted amount of \$10.1 million and the site preparation work funded with State funds in the not-to-exceed (NTE) budgeted amount of \$550,000.00.

Requested Action for Modification Number 8:

Modification Number 8 compensates the A/E for additional construction administration and closeout for the addition of areas F&G (alternate G-3).

We are requesting approval of Modification Number 8 for additional services to the A/E contract for the total amount of \$151,913.00 which includes the Construction Administration Fee.

Project Number: 546-006-001
Description: Construct Army Aviation Support Facility and Readiness Center
 3200 South Justice Way
 Kankakee, IL 60901
Total Project Budget: \$72,401,374.68
Unobligated Funds: \$ 5,944,869.03
Percent Completion: 80%

Using Agency: Department of Military Affairs
Architect/Engineer: Baily Edward Design, Inc.
 1103 South Mattis Avenue
 Champaign, IL 61821
CDB Project Manager: Mohammed Haq

Reason for Change:

Department of Military Affairs (DMA) decided to add alternates G-3 (building areas F&G) and G-4 (paving for military owned vehicles' parking) as they now have funding available. Work includes dewatering to stabilize the soils beneath the building footprint at F&G, increases in material and labor costs since the original bid was submitted and changes to the design required to accommodate the change in sequencing of construction.

Description of Change:

Item A - construct alternates G-3 (building areas F & G) and G-4 (paving for military-owned vehicles "MOV" parking) as indicated on the October 1, 2012 Issued for bid documents, along with all original specification and addenda items. Item B - at building areas F & G, place geotextile fabric, PGE stone (*Porous Granular Embankment is also known as CM18, as well as 4" minus and 6" minus. This angular, white/gray stone is excellently used as aggregate sub-grade, temporary roadways, and site stabilization*), and CA-6 stone (*Coarse Aggregate #6, or subbase granular backfill, is often seen as a road base or stone along roadway shoulders. It is also used in backfill, parking lots, and driveways*) at building pad area to provide sufficient support for building loads and construction equipment access. Item C - wage rate and material increases since the original bid was submitted for alternates G-3 and G-4. Item D - changes to the Issued for bidding documents to accommodate as-constructed conditions at the site and building area E (already constructed) interface with areas F & G.

| CONTRACTOR | Trade | Change Order Amount | Original Contract | % CHANGE |
|--------------------------------|---------|------------------------|-------------------------|--------------|
| George Sollitt Construction | General | \$ 8,365,167.22 | \$ 53,325,992.00 | 15.7% |
| Total All Change Orders | | \$ 8,365,167.22 | \$ 53,325,992.00 | 15.7% |

Completion Effect: 240 days

State of Illinois
CAPITAL DEVELOPMENT BOARD

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: August 25, 2016 RFP Number: G-50

1. (Contractor's Name, Address, Telephone, Fax & Attention)

George Sollitt Construction Co.
790 N. Central Ave.
Wood Dale, IL 60191
(630)860-7333 Fax (630)860-7347
Attn: Henry Ryan e-mail: hryan@sollitt.com

CDB Project #: 546-006-001
CDB Project Name: Construct Army Aviation Support Facility and Readiness Center
& Location: Kankakee, IL.
CDB Contract #: 15-0409-41
Contract Work: General

2. REQUEST for change by: Using Agency

CDB contemplates making certain changes, additions and deletions to the work to be performed under the subject Contract. Unless otherwise indicated in the description of change, accompanying drawings and specifications, all work required shall conform to the contract documents. The Contractor is required to submit within 14 calendar days from the date herein a proposal and a detailed breakdown for this change. The proposal shall be submitted in accordance with CDB's format and the General Conditions.

3. REASON for change:

The Using Agency has requested Alternates G-3 (for building Areas F&G) and G-4 (Paving for MOV Parking) be accepted and constructed as a change order to the project per the bids submitted, noted as item A. on the attached supporting documentation. In addition, due to the high water table and moisture sensitivity of the native soils discovered onsite, an alternative plan to dewatering is included to stabilize the soils beneath the building footprint at F&G, Noted as item B. Item C, in the attached, documents increases in material and labor costs since the original bid was submitted. Item D, are changes to the design for areas F&G required to accommodate the change in sequencing of construction.

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

Item A.- Construct Alternates G-3 and G-4 as indicated on the April 1, 2014 Issue for Bid documents, along with all original specification and addenda items. Item B.- At Building Areas F&G, place geotextile fabric, PGE stone, and CA-8 stone at building pad area to provide sufficient support for building loads and construction equipment access, refer to attached documentation. Item C.- Refer to attached documentation for documentation of wage rate and material increases since the original bid was submitted for Alternates G-3 and G-4. Item D.- Refer to attached documentation for changes to the Issued for Bidding documents to accommodate as-constructed conditions at the site and Building Area E interface with Areas F and G. (Alternate G-3). See attached Scope Narrative and Sketches for further scope detail.

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.
None.

IMPORTANT NOTICE

Disclosure of this information is mandatory in accordance with the Standard Documents for Construction. Failure to complete this will prevent payment for work completed and/or be a material breach of contract.

6. CONSIDERATION:
Work to be accomplished in 365 Calendar Days from Approval of RFPCO.

The Contract Sum is increased by the total sum of.....\$ 8,365,127.22

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 Bailey Edward
BY [Signature] signature

APPROVE as to form and content.
USING AGENCY name DMAIL
BY [Signature] signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER
BY [Signature] signature

CDB/PM APPROVE
[Signature] signature 9/8/16

CONTRACTOR DATE 9-6-16
BY HENRY B. RYAN III print name
[Signature] signature
SR. P.M. title

CDB APPROVE change order DATE
BY _____ print name
signature
title

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

FRAC COCHRAN, MISSISSIPPI, CHAIRMAN

MITCH MCCONNELL, KENTUCKY
RICHARD C. SHELBY, ALABAMA
LARRY ALEXANDER, TENNESSEE
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JOHN SOUDER, ARKANSAS
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BIL CASSIDY, MISSISSIPPI
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ORRIS EVANS, STAFF DIRECTOR
CHARLES E. RIFFEL, MINORITY STAFF DIRECTOR

United States Senate

COMMITTEE ON APPROPRIATIONS
WASHINGTON, DC 20510-8025
<http://appropriations.senate.gov>

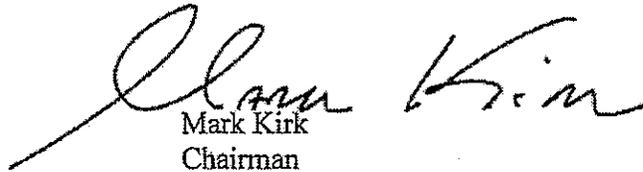
July 6, 2016

The Honorable Michael McCord
Under Secretary of Defense (Comptroller)
The Pentagon
Washington, D.C. 20301-1100

Dear Secretary McCord:

This is to inform you that the Committee has reviewed the proposed reprogramming actions requested in the Department's letter dated June 23, 2016. The Committee approves the requests to reprogram \$5,000,000 for the Aircraft Maintenance Hangar at Fort Carson, Colorado; \$10,500,000 for the Explosives R&D Loading Facility at Picatinny Arsenal, New Jersey; \$10,100,000 for the Aircraft Maintenance Hangar at Kankakee, Illinois, and; \$3,100,000 for the Readiness Center at Kankakee, Illinois. This reprogramming is for the amounts and projects described in your request letter.

Sincerely,



Mark Kirk
Chairman
Subcommittee on Military Construction,
Veterans Affairs and Related Agencies
Committee on Appropriations

**State of Illinois
Capital Development Board**

**Request for Board Approval of Modification to
Professional Services Agreement**

Project Number: 546-006-001
Contract Number: 11022210
Modification No.: 8
Total Project Budget: \$72,401,374.68
Unobligated Funds: \$5,944,869.03
Project Manager: Mohammed Haq
Regional Manager: Andrea Bauer

Using Agency: Department of Military Affairs
Project Description: Construct Army Aviation Support Facility and Readiness Center
Project Status: Construction

Architect-Engineer: Bailey Edward Design, Inc.

PURPOSE OF THIS AGREEMENT:

Compensate A/E for additional construction administration and closeout for the addition of areas F&G (alternate G-3) and paving for Military Owned Vehicles' Parking (alternate G-4).

SUBJECT AGREEMENT AMENDED AS FOLLOWS:

| AGREEMENT SUMMARY | Total Obligation Per Original Agreement | Total Obligation Prior to this Modification | Total Amount of this Modification | Total Agreement Obligation Including this Modification |
|----------------------------------|-----------------------------------------|---------------------------------------------|-----------------------------------|--------------------------------------------------------|
| 1. Basic Services | \$ 2,940,000.00 | \$ 2,940,000.00 | \$ 0.00 | \$ 2,940,000.00 |
| 2. Additional Services | \$ 1,185,500.00 | \$ 1,561,902.00 | \$ 147,513.00 | \$ 1,709,415.00 |
| 3. CAF | \$ 123,800.00 | \$ 135,000.00 | \$ 4,400.00 | \$ 139,400.00 |
| 4. On-Site Observations | \$ 909,900.00 | \$ 888,179.00 | \$ 0.00 | \$ 888,179.00 |
| 5. Design Testing | \$ 45,000.00 | \$ 70,000.00 | \$ 0.00 | \$ 70,000.00 |
| 6. Print Bid Documents in excess | \$ 157,500.00 | \$ 135,000.00 | \$ 0.00 | \$ 135,000.00 |
| 7. Rendering | \$ 11,000.00 | \$ 135,000.00 | \$ 0.00 | \$ 135,000.00 |
| 8. Travel Expenses | \$ 49,500.00 | \$ 49,500.00 | \$ 0.00 | \$ 49,500.00 |
| 9. | \$ | \$ | \$ | \$ |
| 10. | \$ | \$ | \$ | \$ |
| 11. | \$ | \$ | \$ | \$ |
| 12. | \$ | \$ | \$ | \$ |
| TOTALS | \$ 5,422,200.00 | \$ 368,381.00 | \$ 151,913.00 | \$ 5,942,494.00 |

MODIFICATION

State of Illinois



Professional Services Agreement

Modification Number: B
Project Number: 546-006-001
Date: August 10, 2016

Firm Name, Address
Bailey Edward Architecture
1103 S Mattis Ave.
Champaign, IL 61821

Project Information
Plan & Begin Army Aviation Support Facility
Kankakee Aviation Support Facility
Kankakee, Kankakee County, Illinois

This Modification Changes the Scope of the Contract

Agreement Date: 2011-01-05 Contract: 11022210

Scope/Purpose of this agreement modification: Provide compensation for services related to construction administration and closeout for the addition of Areas F and G to the Kankakee Aviation Support Facility. These areas were not included as a part of the base bid.

Subject agreement amended as follows: Replace Appendix A - M7 with Appendix A - M8

AGREEMENT SUMMARY

| Fee Description | Total Obligation Per Original Agreement | Total Amount of Previous Modifications | Total Obligation prior to this Modification | Total Amount of this Modification | Total Agreement Obligation including this Modification |
|--------------------------------|-----------------------------------------|----------------------------------------|---------------------------------------------|-----------------------------------|--------------------------------------------------------|
| Basic Services Fee | \$2,940,000.00 | \$0.00 | \$2,940,000.00 | \$0.00 | \$2,940,000.00 |
| Additional Services | \$1,185,500.00 | \$376,402.00 | \$1,561,902.00 | \$147,513.00 | \$1,709,415.00 |
| Const. Administration Fee, CAF | \$123,800.00 | \$11,200.00 | \$135,000.00 | \$4,400.00 | \$139,400.00 |
| On-Site Representative Reim | \$909,900.00 | -\$21,721.00 | \$888,179.00 | \$0.00 | \$888,179.00 |
| Design Testing | \$45,000.00 | \$25,000.00 | \$70,000.00 | \$0.00 | \$70,000.00 |
| Print Bid Documents in excess | \$157,500.00 | -\$22,500.00 | \$135,000.00 | \$0.00 | \$135,000.00 |
| Rendering | \$11,000.00 | \$0.00 | \$11,000.00 | \$0.00 | \$11,000.00 |
| Travel Expenses | \$49,500.00 | \$0.00 | \$49,500.00 | \$0.00 | \$49,500.00 |
| TOTALS | \$5,422,200.00 | \$368,381.00 | \$5,790,581.00 | \$151,913.00 | \$5,942,494.00 |

Prepared by: Todd Delaney Date

By: Using Agency approval Date

AE Firm name: Bailey Edward Architecture

By: [Signature] 8/11/16
AE Authorizing Representative Date

Reviewed: Contract Executive Date

Print AE name, Title: Robin Whitehurst, Principal

Approved by: [Signature] 8/11/16
Regional Manager Date

By: Fiscal Date

Approved by: Legal Date

Final CDB authorization Date
Print name/title

APPENDIX A - M 8

A/E NAME: Bailey Edward Design, Inc.

CDB PROJECT NO: 546-006-001

CONSTRUCTION BUDGET:
\$45,455,620.00

CONTRACT NO: 11022210

DESIGN BUDGET: \$43,291,060.00

| | | | |
|---|------------------------------------------------|----------------|----------------|
| A | Basic Services Fee | \$2,940,000.00 | |
| B | Additional Services | \$1,709,415.00 | |
| C | Const. Administration Fee, CAF | \$139,400.00 | |
| | Total Items A, B, C | | \$4,788,815.00 |
| D | Overhead & Profit Multiplier (Items B & E) | 2.6 | |
| E | On-Site Representative Reimbursement Allowance | | \$888,179.00 |
| F | Reimbursable Expenses | | |

| | | | |
|---|------------------------------------------|--------------|--------------|
| 1 | Design Testing | \$70,000.00 | |
| 2 | Print Bid Documents in excess of 30 sets | \$135,000.00 | |
| 3 | Rendering | \$11,000.00 | |
| 4 | Travel Expenses | \$49,500.00 | |
| | Total Item F: | | \$265,500.00 |

PROJECT SCHEDULE

| | |
|------------------------------|------------|
| Schematic Design | 03/31/2011 |
| Program Analysis | 03/31/2011 |
| Design Development Phase | 07/20/2011 |
| 50 % Design | 12/23/2011 |
| 75 % Design | 00/00/0000 |
| 100 % Design | 07/27/2012 |
| Bid Document Release | 10/01/2013 |
| Prime Bid | 11/08/2013 |
| A/E Substantial Completion | 08/20/2016 |
| A/E Final Acceptance | 02/28/2017 |
| A/E Contract Completion Date | 02/28/2018 |
| A/E Negotiated Start | 01/05/2011 |

BASIC SERVICES FEE PAYMENT SCHEDULE

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

FOR CDB USE ONLY:

Total Contract Obligation (A + B + C + E + F) \$ **\$5,942,494.00**

Rev. July 2009



Mohammed Haq
 Project Manager
 Capital Development Board
 100 W. Randolph
 14th Floor
 Chicago, IL 60601
 312-814-2041
mohammed.haq@illinois.gov

Date: August 3, 2016
 RE: 1010 Kankakee Proposed Construction Administration and Project
 Closeout Services Modification #8
 CDB Project No. 546-006-001
 CDB Contract No. 11022210

Dear Mohammed,

The following constitutes Bailey Edward's proposal for Professional Services on the above referenced project.

Project Understanding

- 1. Overview: Please refer to the attached letter and the fee proposal spread sheet for the proposed scope of work and tasks.
- 2. Project Design Team: Bailey Edward Design Inc. - Architectural/Engineering
 Crawford, Murphy, Tilly - Civil Engineering
 Hanson Professional Services - Structural Engineering
 KJWW - MEP/Fire Protection Consultant
 Coover Clark & Associates - Aviation Consultant
- 3. Budget: \$8,000,000.00

Professional Services:

ADDITIONAL SERVICES
 Construction Administration Services
 Construction Close-out Services

Compensation

Based upon the *Project Understanding* and *Professional Services* above and upon the Clarifications section that follows, we propose professional service fees as follows:

responsive procurement

bailey edward



ADDITIONAL SERVICES FEE

For the Additional Services defined in the Professional Services section above, we propose a compensation at an hourly not to exceed amount of

| | |
|--------------------------------------|------------------|
| Construction Administration Services | \$109,610 |
| Construction Close-out Services | \$37,903 |
| | <u>\$147,513</u> |

REIMBURSABLE SERVICES

The cost for allowable reimbursable expenses for this project is estimated to be:

| | |
|------------------------------|------------------|
| Reimbursed Costs | \$0 |
| | <u>\$0</u> |
| TOTAL ADDITIONAL SERVICES | \$147,513 |
| TOTAL REIMBURSABLE ALLOWANCE | \$0 |
| TOTAL | <u>\$147,513</u> |

CLARIFICATIONS

This proposal is based on the following premises:

The governing Building Code did not change and remains as 2006 IBC.

The original specifications will be used

The Revit version originally used will be used for the change order drawings

There will be no CDB Document Submission meetings

CDB CAF fees are not included

Respectfully Submitted,

Robin Whitehurst, Principal
312.789.4012
rwhitehurst@bailevedward.com

Based on Table A
calculations, the proposal
from BE is Accepted.

JTD
8/19/16

responsive architectural inc

bailey edward



BAILEY EDWARD
ARCHITECTURAL
CONSULTANTS
P.C.
100 W. Randolph St., 14th Floor
Chicago, IL 60601
Tel: 312.467.1000
Fax: 312.467.1001
www.baileyedward.com

Mohammed Haq
Capital Development Board
100 W. Randolph St., 14th Floor
Chicago, IL 60601

August 8, 2016

Dear Mohammed,

Per your request, I have explained in more detail, the tasks and rationale behind our recent Additional Services Request, Modification #8. As you know, we had originally included two site visits/ meetings per month in the request, after our discussion, those will be invoiced against the onsite allowance, thereby reducing the amount requested.

As you know, during design our cost estimates indicated that Areas F and G could not be constructed within the funds available for construction. At the time all agreed to design and bid Areas F and G as alternates. In CDB contracts, Alternate Bids are utilized when the project scope clearly exceeds the design budget. When this occurs the A/E along with the CDB and the Using Agency determine what elements are non-essential to the function of the project and these items are turned into Alternate Bids. The Alternate Bid scopes of work which are above and beyond the projects Design Budget are then ranked by priority by the A/E, CDB, and Using Agency. If the project Bids come in under the Design Budget then the Alternates would be awarded in the order of priority, at contract award. The Alternate Bids for this project were all scopes of work that were intended to be performed concurrently with the Base Contract Scope. Since Areas F and G will not be constructed concurrent with the remainder of the building, the construction duration will extend beyond the dates included in appendix A of our contract. The base contract fees for these services were based upon a substantial completion date of 8-20-2016. Areas F and G will not be complete until September of 2017. As such, there is a duplication of our efforts and time to construct Areas F and G as basically, an additional phase.

Below are the tasks listed on the proposal spread sheet included with the Request for Contract Modification 8, with a description of the services and why the A/E considers these items to be an addition to our contract.

Additional Construction Administration Services: As previously discussed, the majority of these services are due to the fact that Areas F and G will not be constructed concurrent with the remainder of the building, thereby extending the construction duration beyond the dates included in appendix A of our contract. The base contract fees for these services were based upon a substantial completion date of 8-20-2016. Areas F and G will not be complete until September of 2017.

- Review and respond to RFI's for Areas F and G,
- Review and Prepare RFPCO's
- Review and Process Contractor Pay Applications
- Review Submittals and Shop Drawings

-Phase Management and Administration: Since Areas F and G are not being constructed concurrently, with the remainder of the building and the construction duration will extend a year beyond our contractual substantial completion date, Bailey Edward will incur management and administration costs in order to complete the Construction Administration and Close-out services.

bailey edward

responsive



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Review initial Change Order for Areas F&G Pricing from GSCC: The contractor will prepare detailed pricing and associated backup documents which the A/E will need to review and comment on and process per Capital Development Board requirements, in order to add Areas F and G to the project via change order. This effort would not have been required had Areas F and G been constructed concurrently with the building.

Attend Pre-RFPCO Conference Working Session and Follow up: In order to expedite the process described above, the contractor has proposed a working meeting with CDB reviewers, the A/E team, and DMAIL to review pricing and proposed scope of work and added costs for Areas F and G, once the meeting has been held we anticipate in office work to provide meeting minutes and address outstanding items derived from the meeting.

BIM Coordination: The construction Documents required BIM coordination documents be produced, The A/E team will need to review and approve the model generated by the contractor.

Attend LEED Meetings: Monthly LEED meetings conducted by a CDB retained firm are held monthly. Attendance at these meetings is included, as additional meetings beyond our contract are required to complete Areas F and G.

Closeout of Areas F & G: The below listed services are required services under the Capital Development Board contract. Our contract included one Close-out phase for the project. As it stands now, there will be three Close-out phases, one for building Areas C, D and E, one for building Areas A and B, and finally for Areas F and G and the site-work. Modification 8, includes a request for the services required to Close out Areas F and G.

Preliminary Inspection and Substantial Completion, Punch-list
O & M and Record Documents
Final Payment Processing
Final Inspection and Final Acceptance
Nine Month Inspection

Sincerely,

Robin Whitehurst
Technical Principal

responsive

bailey edward

| Project Number | Project Description | Proceed Order Number | Total Amount of Proceed Order | Board Date Approved | Total Amount of Associated Change Order(s) & Date(s) Executed | Percentage Complete of Change Order Work |
|----------------|------------------------------------------------------------------------------------------|----------------------|-------------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| 546-282-003 | DMA-Capital Improvements Lincoln's Challenge Academy Rantoul, Champaign County, Illinois | G-41 Winterization | \$530,000.00 | 10/30/15 | G-41e: \$44,922.29 (09/06/16) G-41d: \$29,634.64 (05/11/16) G-41c: \$74,165.85 (03/14/16) G-41b: \$63,888.74 (02/17/16) G-41a: \$130,818.02 (01/20/16) G-41: \$134,143.15 (12/21/15) Total: \$477,572.69 | 100% |

SUBJECT: *Director's Selection / Information Items*

| <u>PROJECT NO.</u> | <u>FIRM/JOB DESCRIPTION</u> | <u>ESTIMATED TOTAL PROJECT COST</u> |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| 321-055-129 | Renovate Residential Treatment Units Department of Human Services Elgin Mental Health Center, Kane County <i>SELECTED FIRM:</i> <i>Primera Engineers, Ltd.</i> | \$3,246,000 |
| 825-030-067 | Expand/Renovate Science Laboratory - A/E Services Southern Illinois University Edwardsville, Madison County <i>SELECTED FIRM:</i> <i>Hastings and Chivetta Architects Inc.</i> | \$79,000,000 |
| 825-030-067 | Expand/Renovate Science Laboratory - Commissioning Services Southern Illinois University Edwardsville, Madison County <i>SELECTED FIRM:</i> <i>Hanson Professional Services Inc.</i> | \$79,000,000 |

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**BOARD MEETING DATE:** September 13, 2016**CDB PROJECT NO:** 321-055-129**PROJECT DESCRIPTION:** Renovate Residential Treatment Units**PROJECT LOCATION:** Department of Human Services
Elgin Mental Health Center, Kane County**PROJECT AMOUNT:** \$3,246,000**PROJECT SCOPE OF WORK:**

The Goldman Building (BR120) is a 106,000 square foot, one-story building established in 1996 which is constructed of durable masonry materials. The entire building is bisected by a north/south corridor running the full length of the building. The north module is referred to as Dix and the south module is called Jenks.

The scope of work provides for remodeling the Dix and Jenks units by providing new perimeter security fence, site lighting, pavements, sally port, security control stations, security grade doors, locks and glazing, security grade toilets/lavatories, security screens, security cameras, door control panels and security grade electrical cover plates.

ARCHITECT/ENGINEER: Primera Engineers, Ltd. 17350
100 South Wacker Drive, #700
Chicago, IL 60606**APPROVED BY THE EXECUTIVE DIRECTOR:** August 26, 2016

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: September 13, 2016

CDB PROJECT NO: 825-030-067

PROJECT DESCRIPTION: Expand/Renovate Science Laboratory - A/E Services

PROJECT LOCATION: Southern Illinois University
Edwardsville, Madison County

PROJECT AMOUNT: \$79,000,000

PROJECT SCOPE OF WORK:

Southern Illinois University at Edwardsville is located on 2,660 acres.

The scope of work provides for the construction of an addition adjacent to the existing Science Laboratory Building to house classrooms, instructional and research laboratories and offices for the science and mathematics programs. The existing Science Laboratory Building will be reconfigured and renovated into classroom and office space. Heating, ventilating, air conditioning, mechanical, plumbing and electrical systems will be upgraded. ADA compliance will be addressed.

The firm's contract is approaching the ten year limitation and a new contract will be issued for the remaining scope of work and the fees associated with the remaining work.

ARCHITECT/ENGINEER: Hastings and Chivetta Architects, Inc. 6760
622 Emerson Road, #200
St. Louis, MO 63141

APPROVED BY THE EXECUTIVE DIRECTOR: July 27, 2016

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: September 13, 2016

CDB PROJECT NO: 825-030-067

PROJECT DESCRIPTION: Expand/Renovate Science Laboratory - Commissioning Services

PROJECT LOCATION: Southern Illinois University
Edwardsville, Madison County

PROJECT AMOUNT: \$79,000,000

PROJECT SCOPE OF WORK:

Southern Illinois University at Edwardsville is located on 2,660 acres.

The scope of work provides for the commissioning services for the construction of an addition adjacent to the existing Science Laboratory Building to house classrooms, instructional and research laboratories and offices for the science and mathematics programs. The existing Science Laboratory Building will be reconfigured and renovated into classroom and office space. Heating, ventilating, air conditioning, mechanical, plumbing and electrical systems will be upgraded. ADA compliance will be addressed.

The firm's contract is approaching the ten year limitation and a new contract will be issued for the remaining scope of work and the fees associated with the remaining work.

ARCHITECT/ENGINEER: Hanson Professional Services Inc. 28483
1525 South Sixth Street
Springfield, IL 62703

APPROVED BY THE EXECUTIVE DIRECTOR: July 27, 2016

FY17 CDB BOARD MEETING SCHEDULE

| DATE | TIME | LOCATION |
|---------------------------------------|-------------|---------------------------------------------------------|
| CANCELLED July 12, 2016 | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |
| August 9, 2016 | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |
| September 13, 2016 | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |
| October 11, 2016 | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |
| November 15, 2016 | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |
| December 13, 2016 | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |
| January 10, 2017 | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |
| February 14, 2017 | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |
| Springfield Meeting March 14, 2017 | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |
| April 11, 2017 | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |
| May 9, 2017 | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |
| June 13, 2017 | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |