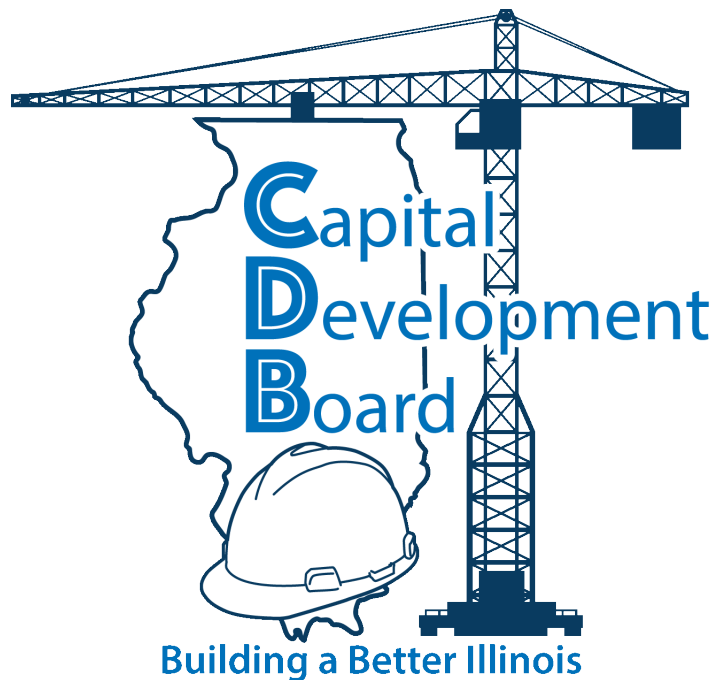




BOARD BOOK

April 12, 2022

11:00a.m.

JB Pritzker, Governor

**CAPITAL DEVELOPMENT BOARD
WEBEX MEETING DUE TO
COVID-19 EMERGENCY**

LOGIN: <https://illinois.webex.com>

MEETING (access code): 2461-211-0414

PASSWORD: CDB422

Jim Underwood, Executive Director

BOARD MEMBERS

Eileen Rhodes, Chair

Pam McDonough

Saul Morse

Beverly Potts

Glyn Ramage

Hipolito Roldan

David Sidney



CAPITAL DEVELOPMENT BOARD

April 12, 2022

The meeting of the Capital Development Board is being held by
WebEx due to the COVID-19 crisis.

LOGIN: <https://illinois.webex.com/>

Call: 312-535-8110 ACCESS CODE: 2461-211-0414 PASSWORD: CDB422

Public questions for the Board can be submitted through WebEx at the time for Public
Comment or submitted by email to Sally.Finney@illinois.gov

Staff Contacts: Sally Finney 217-782-8726 and Heather Parks 217-782-8729

CALL TO ORDER

1. Roll Call of Members
2. Confirmation of a Quorum

PRELIMINARY ITEMS

3. Adoption of Agenda
4. Approval of March 8, 2022, Minutes 1-5
5. Approval of the March 8, 2022, Executive Session Minutes

BOARD ACTION

6. Proceed Order – IDOC – Menard Correctional Center 7-9
7. Proceed Order – IDHS – Elgin Mental Health Center 10-16
8. Change Order – EIU – Eastern Illinois University 17-22
9. Modification – U of I – University of Illinois - Champaign 23-31
10. Architecture/Engineering Selection Recommendation from PSB 286 32-40

INFORMATIONAL ITEMS

11. Single Bid – IDOT – District 8 41-43
12. Single Bid – Kaskaskia Community College 44-46
13. Emergency Project Proceed Order/Change Order Report 47-49
14. Best Interest of the State Selection 50-52
15. Project Update
16. Public Comment

EXECUTIVE SESSION

17. Pending and Probable Litigation (5 ILCS 120/2(c)(11))

Capital Development Board

SUBJECT: Meeting minutes from March 8, 2022

The meeting of the Capital Development Board was held via WebEx due to COVID-19 crisis.

The following Board members were present via WebEx:

Eileen Rhodes, Chair	Saul Morse
Pam McDonough	Beverly Potts
Glyn Ramage	Hipolito Roldan
David Sidney	

The following were present in Springfield:

Jim Underwood	Sally Finney
Amy Romano	Kathryn Martin
Jacob Teegarden	Ron Wright
Chris Miles	Joel Meints
Amber Dooley	David Ealey

The following were present in Chicago:

Karla Springer	Andrea Bauer
Brent Lance	Kamaria Morris
TJ Edwards	Micaela Vidana
Mark Jones	Matthew Trewartha

The following were present via WebEx:

Abigayle Dompke, CDB	Alicia Kamischke, Prairie Engineers
Abraham Allen, CDB	Ben Koepsel, Michaels
Amber Evans, CDB	Brian Kulick, JAIPC
Andres Padua, CDB	Charlie Juneau, JAIPC
Craig Butler, CDB	Chris Devick, Smith Group
Crystal Kitchen, CDB	Chris Marsh, Penn Services
Dale Brockamp, CDB	Dan VonAlst, VonAlst
Dan Bielski, CDB	Dipak Shah, RME
Donna Rogers, CDB	Fred Berglund, Berglund
Dreena Jones, CDB	Girard Jenkins, MCK
Drew Stephenson, CDB	Grant Kane, GEEO
Heidi Hildebrand, CDB	Gwen Diehl, DVA
James Cockrell, CDB	Hansel Whiteurst, Berglund
Jennifer Boen, CDB	Jared Seiber, Orion Engineers
Jesse Martinez, CDB	Javier Romero, RME
Kamaria Morris, CDB	Jenny Fuqua, Design Mavens

Ken Morris, CPO
Lauren Noll, CDB
Lisa Hennigh, CDB
Marcy Joerger, CDB
Maribel Acevedo, CDB
Michael McGuire, CDB
Medeny Guy, CDB
Paul Kmett, CDB
Paula Sorensen, CDB
Sarah Irwin, CPO
Tim Patrick, CDB
Troy Culbertson, CDB
Noel Buckner, All Masonry
Pat Gaffney, Alberici
Peter Wright, Middough
Sam Boye, Ardmore Roderick
T. Packman, TWM
Thomas Hanley, Cannon Design
Tim Schroeder, Hanson
Tom Palansky, CTL Group
Zach Share, CTL Group

J. Neal, Cordogan Clark
John Naughton, Orion engineers
John Wilson, Penn Services
Kat Porter, Delta Engineering
Kevin Schnebly, Bailey Edward
Kevin Geshwender, Berglund
Leanne Skuse, RCC
Luis Puig, ALL Masonry
Mark Wisz, DBHMS
Matt Williams, Kuhn & Trello
Nathan Nuttelman, Brown Electric
Nick Gulino, JP Architects
Noula Frigelis, DMA
Peter Stephenson, Innleadair
Richard Weitzel, DEG America
Steve Huddle, Henson Robinson
Terry Littell, HDR
Tiffany Hill, Prairie Engineers
Tom O'Hara, Guarantee Electric
Toni Graham, Berglund

The meeting was called to order at 11:03a.m.

Sally Finney took roll call, for the record. Chair Eileen Rhodes, Pam McDonough, Saul Morse, Beverly Potts, Glyn Ramage, Hipolito Roldan and David Sidney were all present.

Saul Morse moved, and Pam McDonough seconded a motion for the adoption of the agenda. Chair Rhodes called for a vote, and the motion was approved unanimously.

Pam McDonough moved, and Saul Morse seconded a motion for the adoption of the February 8, 2022, minutes. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Wright presented the following Change Orders:

Change Order – DVA – Illinois Veterans' Home – Quincy

CDB Project No. 040-010-115

Construct Long Term Care, Domiciliary and Campus Upgrades

Veterans United Constructors

Change Order..... \$15,622,634.58

Pam McDonough moved, and Glyn Ramage seconded a motion to approve the Change Order. Chair Rhodes called for a vote, and the motion was approved unanimously.

Change Order – IDNR – Eagle Creek State Park

CDB Project No. 102-519-013
Replace Sewer Lines
The Upchurch Group, Inc
Grunloh Construction, Inc.
Change Order.....\$120,027

Pam McDonough moved, and Paul Roldan seconded a motion to approve the Change Order. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Wright presented the following Modifications:

Modification – IDOC – Lawrence Correctional Facility

CDB Project No. 120-295-012
Replace Locking and Control Systems and Upgrade Software and CPU's
Ross& Baruzzini, Inc.
Modification.....\$206,000

Pam McDonough moved, and Glyn Ramage seconded a motion to approve the Modification. Chair Rhodes called for a vote, and the motion was approved unanimously.

Modification – CMS – Champaign Regional Office Building

CDB Project No. 250-174-012
Repair Boilers
Bailey Edwards Architecture
Modification.....\$104,223

Pam McDonough moved, and Glyn Ramage seconded a motion to approve the Modification. Chair Rhodes called for a vote, and the motion was approved unanimously.

Modification – ICCB – Spoon River College

CDB Project No. 810-091-007
Renovate CTE/Nursing Building
Hastings & Chivetta Architects, Inc.
Modification.....\$347,060

Pam McDonough moved, and Glyn Ramage seconded a motion to approve the Modification. Chair Rhodes called for a vote, and the motion was approved unanimously.

Modification – IBHE – Northern Illinois University

CDB Project No. 822-010-127
Campus Boiler Replacements
Middough, Inc.
Modification.....\$179,594

Pam McDonough moved, and Glyn Ramage seconded a motion to approve the Modification. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Lance presented the following A/E selections from PSB 285:

1.	102-419-081	Illinois Department of Natural Resources Upgrade Water Supply System Pere Marquette State Park 1. Juneau Associates, Inc. P.C. 2. Horner & Shifrin, Inc. 3. Heneghan and Associates, P.C.	Appropriation: \$6,966,500 Project Cost: \$6,966,500
2.	120-075-074	Illinois Department of Corrections Replace Roofing Systems Dixon Correctional Center 1. Design Mavens Architecture PLLC 2. CSA Partners Ltd, 3. Kenyou & Associates Architects, Inc.	Appropriation: \$4,420,600 Project Cost: \$4,420,600
3.	120-230-139	Illinois Department of Corrections Demolish Buildings Stateville Correctional Center 1. JP Architects 2. Valdes Engineering Company 3. Middough Inc.	Appropriation: \$4,412,500 Project Cost: \$4,412,500
4.	750-045-033	Illinois Secretary of State Repair Underground Parking Structure Capitol Complex 1. Walker Parking Consultants/Engineers, Inc. 2. Wiss, Janney, Elstner Associates, Inc. 3. Rubinos and Mesia Engineers, Inc.	Appropriation: \$22,432,800 Project Cost: \$22,432,800
5.	830-010-349	Illinois Board of Higher Education Renovate Altgeld Hall/Demolish Illinois Hall & Construct New Facility University of Illinois – Urbana 1. Berglund Construction Company 2. Gilbane Building Company	Appropriation: NA Project Cost: \$192,000,000

Pam McDonough moved, and Saul Morse seconded a motion to approve the previous recommendations of the A/E selections from PSB 285. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Lance presented the following Board Concurrence/Design Build:

1.	102-311-099	Department of Natural Resources Stabilize Shoreline Illinois Beach State Park Michels Corporation	Appropriation: \$41,000,000 Project Cost: \$41,000,000
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Pam McDonough moved, and Saul Morse seconded the motion to approve the previous recommendation for Design Build to Michels Corporation. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Wright gave an update on a Change Order for Board Authorized Proceed Order and an Emergency Project Proceed Order/Change Order Report.

Mr. Lance gave an update on Best Interest of the State Selection and an Emergency Selection.

Mr. Wright gave a Project Update.

Mr. Martinez gave an FEP Update.

Pam McDonough moved, and Glyn Ramage seconded a motion to move to Executive Session for the purpose of discussing Pending and Probable Litigation. Chair Rhodes called for a vote, and the motion was approved unanimously.

Executive Session was convened at 12:36p.m.

Regular Session was reconvened at 1:15p.m.

Pam McDonough moved, and Saul Morse seconded a motion to adjourn. Chair Rhodes called for a vote, and the motion was approved unanimously.

The meeting was adjourned at 1:17p.m.

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EXECUTIVE
MINUTES

Project Number: 120-175-133 Phase 2

Description: Replace Plumbing – South Cell House
Menard Correctional Center
Chester, Randolph County, IL

Using Agency: Department of Corrections

Architect/Engineer: BRIC Partnership
100 E Washington Street
Belleville, IL 62220

Total Project Budget: \$6,027,944.93
Unobligated Funds: \$ 442,471.91
Total Spent to Date: \$4,040,499.71
Percent Complete: 75% of Project completed to date

Project Manager: Mark Hendricks



Project History: The South Cell House (CO515) is a 67,760 square foot, five story building constructed in 1887.

The scope of work provides for replacing the plumbing, piping, and fixtures. The project also contains funding for abatement of asbestos- containing materials.

As the plumbing contractor began working in the shower area of the South Cell House they cut into the fiber and phone lines that run under the floor. The original drawings did not indicate the presence of the fiber and phone line duct bank in this area.

Description of RFP Change: This requested change will allow the contractor to pullback damaged fiber optic and copper communications cables to a point that will allow extension to a new, above-ground fiber optic cable pedestal for splicing and bollards if needed. New cabling from the telecom building to the new pedestal will also be provided along with conduit/duct repair in the shower room. Temporary splicing/patching of cables for temporary connectivity will be provided as well. This will be classified as an undiscovered condition.

Requested Action: We are requesting board approval of Proceed Order P-8 in the amount of \$150,000.00 to temporarily provide connectivity to the South Cell House and to move the cabling to an above ground pedestal.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Southern Illinois Piping Contractors, Inc	Plumbing	\$ 150,000.00	\$ 4,865,000.00	3.1%
Total All Proceed Orders		\$ 150,000.00	\$ 4,865,000.00	3.1%

PROCEED ORDER

State of Illinois Capital Development Board

PO No.: P-8

Date: 3/25/2022

Associated RFP No. P-8

1. Contractor: (Name and Address)

Southern Illinois Piping Contractors, Inc.
1100 Reed Station Road
Carbondale, IL 62902

Project No.: 120-175-133 PH2

Project Name and Location:

Replace Plumbing - South Cell House, Phase 2 at Menard
Correctional Center

Contract No.: 21 0554 82

Contract Work: Plumbing

2. Request for Change by: A&E

3. Reason for Change and Justification for the Proceed Order:

To maintain the schedule. The fiber and phone lines were cut and need repaired. The as built were not available to the A&E and Contractor and the User

4. Description Of Change In Work:

Pullback damaged fiber optic and copper communications cables to a point that will allow extension to a new, above-ground fiber optic cable, pedestal for splicing and bollards if needed. Provide new cabling from telecom building to new pedestal. Provide conduit/duct repair in shower room to keep duct intact and allow floor pour back. Provide for temporary splicing/patching of cables for temporary connectivity.

5. Total Value Of This Order Not To Exceed:

\$ 150,000

6. Other Associated Proceed Orders (Number and Amount): None

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.

7. 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.)

Initial

(Up to \$9,999)

Paul J.O.
Mat Hemmick
Contractor Representative

3/31/22

Date

3/31/2022

Date

205 Undiscovered
Condition

Probable Classification

(Up to \$24,999)

Timothy C. Petre
Regional Manager

4-4-2022

Date

(Up to \$49,999)

Construction Administrator

Date

(Up to \$74,999)

Deputy Director - Construction

Date

(Up to \$100,000)

Executive Director

Date

If Board Level insert Agenda Item No. _____ and Board Meeting Date _____



Jim Underwood, Executive Director

MEMORANDUM

BOARD MEMBERS

Eileen Rhodes
Chair

Glyn M. Ramage

Pam McDonough

Beverly Potts

Saul Morse

Hipolito Roldan

David Sidney

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

CDB Chicago Office
555 W. Monroe
8th Floor
Chicago, Illinois 60661

**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

**Southern Illinois University-
Edwardsville**
70 Hairpin Drive
Rendleman Hall, Room 0232
P.O. Box 1018
Edwardsville, Illinois
62026-1042

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

TO: Tim Patrick
FROM: Mark Hendricks
DATE: April 4, 2022
RE: 120-175-133 Phase 2_Proceed Order P-8

On March 22, 2022, Southern Illinois Piping Contractors, Inc was working in the shower area of the South Cell House and cut into a duct back that contained communications lines (fiber and phone cabling) for the site.

I believe this was an unforeseen issue for multiple reasons, 1) the communications line were not on the drawings as the A&E was not given drawings by the user or CDB before the line was cut, 2) the user did not note the duct bank when we were doing walk through of the area during our pay and progress meeting, 3) the associated drawings for the fiber project were not associated with the South Cell House in our drawing system.

For the reasons above I would request the Proceed Order be approved and we move forward with repairs via this Proceed Order.

Sincerely,

Mark Hendricks

CC:

Project Number: 321-055-134

Description: Replace Roof Systems
Elgin Mental Health Center
750 S. State Street
Elgin, Kane County, IL

Using Agency: Illinois Department of Human Services

Architect/Engineer: Batir Architecture
1121 E. Main Street
Suite 220
St. Charles, IL, 60174

Total Project Budget: \$2,833,900.00
Unobligated Funds: \$1,576,920.00
Total Spent to Date: \$ 149,041.50
Percent Complete: 2% of Project completed to date

Project Manager: Nia Jones



Project History: The Elgin Mental Health Center is a 33-building facility established in 1880. The scope of work provides for removing and replacing approximately 134,000 square feet of roofing and all attendant accessories. The current project scope is for the following buildings, (BR012) Assembly Hall, (BR026) Old FTC Building, and Mendel Building (BR046).

The scope of work for this project provides for removal and replacement of the existing roof area all on three buildings. All existing roof systems are to be removed down to the vapor retarder membrane covering the structural roof decks. New insulation and fully adhered EPDM roof systems shall be installed per the drawings.

Description of RFP Change: As demolition began on the Assembly Hall building, it was discovered that the coping stone joints are deteriorated, and the masonry parapets have signs of severe damage. The deterioration was primarily visible after the roof flashing was removed. To prevent more damage, it is recommended that the coping stone joints be re-caulked, tuckpointing be performed on the parapets, and bricks be replaced as needed to seal the masonry wall and prevent further water seepage.

Requested Action: We are requesting board approval of proceed order G-2 in the amount of \$112,197.96 to address the deteriorated masonry.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
AGAE Contractors	General	\$ 112,197.96	\$ 1,052,680.00	10.7 %
Total All Proceed Orders		\$ 112,197.96	\$ 1,052,680.00	10.7 %

State of Illinois Capital Development Board

PROCEED ORDER

PO No.: G-2
Date: 3/28/2022
Associated RFP No. G-2

1. Contractor: (Name and Address)
A.G.A.E Contractor
189 Gordon Street
Elk Grove Village, IL, 60007
attn: Frank Dellota Phone: 773-772-2243
Email: feddota@agaecontractors.com

Project No.: 321-055-134
Project Name and Location:
Replace Roofing System
Elgin Mental Health Center
Kane County, IL
Contract No.: 19024110
Contract Work: Roofing

2. Request for Change by: Contractor

3. Reason for Change and Justification for the Proceed Order:
Contractor discovered deteriorated masonry condition.

4. Description Of Change In Work:
Contractor will address the issue.

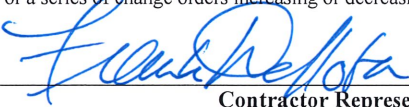
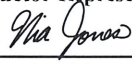
5. Total Value Of This Order Not To Exceed: \$ 112,197.96

6. Other Associated Proceed Orders (Number and Amount):

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.

7. 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.)

<u>Initial</u>		<u>3/28/22</u>	
	Contractor Representative	Date	
<u>NJ</u>		<u>3/28/2022</u>	<u>105</u>
(Up to \$9,999)	Project Manager	Date	Probable Classification
_____ (Up to \$24,999)	_____ Regional Manager	_____ Date	
_____ (Up to \$49,999)	_____ Construction Administrator	_____ Date	
_____ (Up to \$74,999)	_____ Deputy Director - Construction	_____ Date	
_____ (Up to \$100,000)	_____ Executive Director	_____ Date	

If Board Level insert Agenda Item No. _____ and Board Meeting Date _____



Parapet walls showing severe deterioration in need of tuckpointing repairs and brick replacements



Parapet walls showing severe deterioration in need of tuckpointing repairs and brick replacements



Coping joints deteriorated in need of caulk repairs



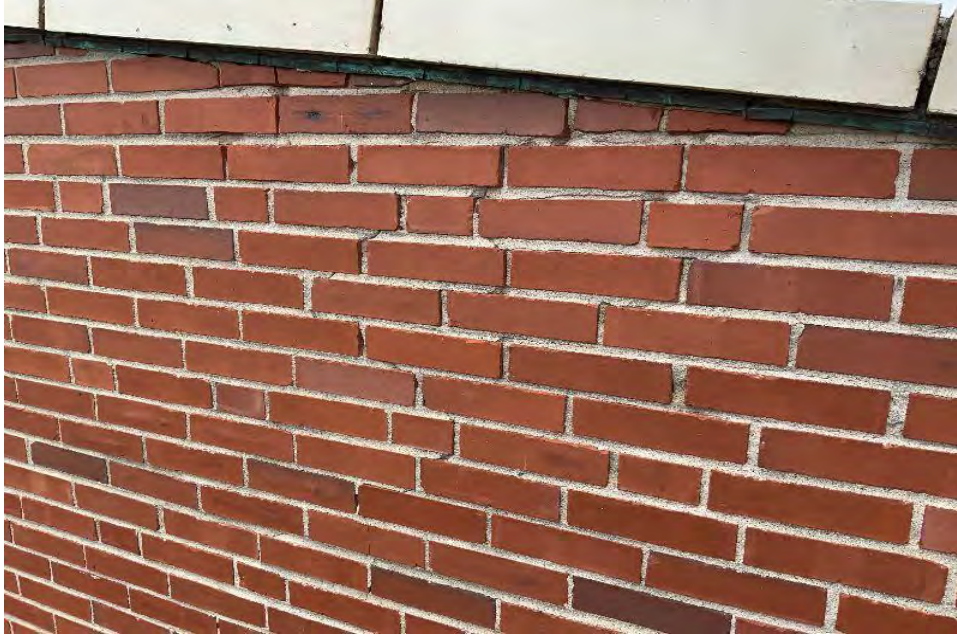
Coping joints deteriorated in need of caulk repairs



Coping joints deteriorated in need of caulk repairs



Area showing mortar deterioration in need of tuckpointing repairs



Area showing mortar deterioration in need of tuckpointing repairs



Coping joints deteriorated in need of caulk repairs



Areas below roof flashing showing signs of severe deterioration in need of tuckpointing repairs and brick replacements

Project Number: 815-010-077

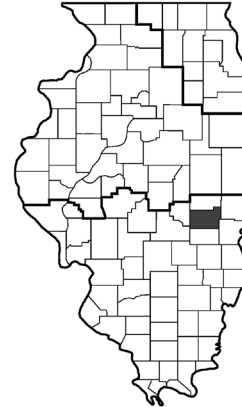
Description: Upgrade HVAC/Plumbing Systems
Life Sciences Building
Eastern Illinois University
Charleston, Coles County, IL

Using Agency: Eastern Illinois University

Architect/Engineer: BRIC Partnership
100 East Washington Street
Belleville, Illinois, 62220

Total Project Budget: \$ 7,009,425.11
Unobligated Funds: \$ 744,665.89
Total Spent to Date: \$ 3,666,872.74
Percent Complete: 55% of Project completed to date

Project Manager: Jerry Norris



Project History: The Life Science Building is a 46,600 square foot, three story building established in 1961.

The scope of work provides for upgrading the HVAC and plumbing systems in the Life Sciences Building. Upgrades will be made to the ventilation units, the air handling units, the cooling and heating coils, and the systems controls. The domestic water distribution system will be replaced as well. The project also provides for the removal of asbestos containing materials on all associated scope.

Upon start of the project, it was observed that a significant percentage of the 9x9 floor tile was in poor condition, but serviceable yet. Throughout the course of the construction, the tile condition continued to deteriorate to the point it is no longer maintainable. The using agency has requested that all 9x9 tile be removed from the building except in areas under fixed casework where it would be exceptionally burdensome to remove it. In addition to the flooring removal, the using agency would like the contractor to help facilitate the work by removing all fixed casework and equipment that would require a skilled trade to remove. This mostly includes lab benches and fume hoods.

Description of RFP Change: This change order provides for the removal and replacement of existing wall and casework base and 9x9 asbestos floor tile on the second and third floors. Tile will remain below the fixed casework. This will be classified as a user requested change.

Requested Action: We are requesting board approval of change order G-13 in the amount of \$241,848.81 to remove and replace existing wall and casework base along with the asbestos floor tile.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Grunloh Construction Inc.	General	\$ 241,848.81	\$ 6,190,355.45	3.9%
Total all Change Orders:		\$ 241,848.81	\$ 6,190,355.45	3.9%

State of Illinois
CAPITAL DEVELOPMENT BOARD

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: March 04, 2022

RFP Number: RFP-G13

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

Grunloh Construction Inc.
101 West Temple Ave
Effingham, IL 62401
(217)342-4157 Fax (217)347-8833
Attn: Austin Eaton e-mail: aeaton@grunloh.com

CDB Project #: 815-010-077
CDB Project Name: HVAC/Plumbing Upgrades
& Location: EIU

CDB Contract #: 21049581
Contract Work: General

2. REQUEST for change by: Owner

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:

Decision made by owner to remove and replace all floor tile in lieu of selective removal and replacement for pipe replacement.

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

Remove and replace existing wall and casework base and 9x9 asbestos floor tile on 2nd and 3rd floor. Tile is not to be removed and replaced below casework to remain.

Reference attached narrative for rooms and quantities.

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 0 Calendar Days from Approval of RFPCO.

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

The Contract Sum is INCREASED/DECREASED 243,649.53
by the total sum of.....\$

03/16/2022 JC 3/17/2022 \$241,848.81

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 BR/C Partnership, LLC

BY Stephen Bate signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER

BY [Signature] signature

CONTRACTOR DATE 03/14/2022

BY Austin Eaton print name

[Signature] signature
Project Mgt. title

APPROVE as to form and content:

USING AGENCY name Eastern Illinois University
Illinois Department of Revenue

BY [Signature] 3/18/22 signature

CDB/PM APPROVE

[Signature] signature

CDB APPROVE change order

DATE _____ print name

signature
title

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



Facilities Planning and Management

600 Lincoln Avenue
Charleston, Illinois 61920-3099

217-581-3520 phone
217-581-5716 fax

Eric Wahls, Construction Project Coordinator
Facilities Planning & Management
Eastern Illinois University
600 Lincoln Avenue
Charleston, IL 61920

3/14/2022

Jerry Norris, Project Manager
Illinois Capital Development Board
William G. Stratton Building, 3rd Floor
401 South Spring Street
Springfield, IL 62706

Mr. Norris,

Eastern Illinois University would like to initiate a user requested change order concerning the floor on project 815-010-077, HVAC/Plumbing Upgrades, Eastern Illinois University. Upon start of the project, it was observed that a significant percentage of the 9" by 9" floor tile was in poor condition, but serviceable yet. Throughout the course of the construction, the tile condition continued to deteriorate to the point it is no longer maintainable. We feel there were many contributing factors to the further deterioration, including excessive water infiltration, excessive construction traffic, and lack of HVAC controls. EIU desires all 9" by 9" tile to be removed from the building except in areas under fixed casework where it would be exceptionally burdensome to remove it. While many areas of 9" by 9" on the second floor are in relatively good condition, we are concerned that their condition may deteriorate through the course of construction or shortly after. In addition to the flooring removal, we would like the contractor to help facilitate the work by removing all fixed casework and equipment that would require a skilled trade to remove. This mostly includes lab benches and fume hoods. Thank you in advance for entertaining this request.

Respectfully,

Eric Wahls







Project Number: 830-010-349

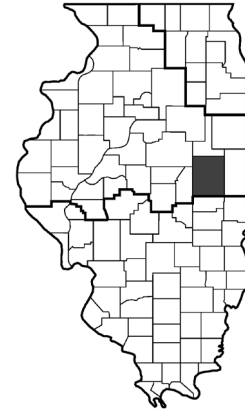
Description: Demolish Illini Hall
Exterior Renovations Altgeld Hall
University of Illinois at Urbana-Champaign
Champaign, Champaign County, IL

Using Agency: University of Illinois

Architect/Engineer: OWP/P CannonDesign
225 N. Michigan Ave, Ste 1100
Chicago, Illinois 60601

Total Project Budget: \$ 192,000,000.00
Unobligated Funds: \$ 10,419,616.00
Total Spent to Date: \$ 7,304,796.62
Percent Complete: 10% of Project completed to date

Project Manager: Jake Teegarden



Project History: The University of Illinois Urbana-Champaign is a 516-building facility established in 1878. The existing Illini Hall is a 40,984 square foot, 5 story building, established in 1908. Altgeld Hall is a 73,160 square foot, 5 story building established in 1897.

The scope of work provides for a complete restoration of the existing Altgeld Hall, and demolition and replacement of Illini Hall with a new facility in its location for the Department of Mathematics and Statistics. The scope also provides for a hub for the creating site and an incubator for the data science department on the University of Illinois Urbana-Champaign campus.

PURPOSE OF THIS AGREEMENT MODIFICATION: The scope of Modification 4 includes three separate parts, all required for a successful bidding of the project.

Part 1: Cannon will provide preliminary investigations and structural reviews of those investigations as related to vibration monitoring of the neighboring Student Arcade Building, include specification submittal review and the creation of a vibration monitoring program, additional bid services for the canceled bid of phase 1, pre and post construction condition surveys of the Student Arcade Building as well as site visit reports by the A/E's consultant Wiss, Janney, Elstner Associates. Costs associated with Part 1 are \$295,000.00 for additional services, and \$5,000.00 for additional reimbursables.

Part 2: Cannon Design will be revising the specifications for phase 1 to re-assign responsibilities currently specified as the responsibility of the construction manager. These scope items will be re-assigned to the General Contractor via addenda to the original documents and require changes to the drawings and specifications. Costs associated with Part 2 are \$35,400.00 for additional services, and \$18,000.00 for additional reimbursables.

Part 3: Cannon Design will be revising the specifications for phase 2 to re-assign responsibilities currently specified as the responsibility of the construction manager. These scope items will be re-assigned to the General Contractor via changes to the specifications and drawings. Costs associated with Part 3 are \$38,650.00 for additional services, and \$21,000.00 for additional reimbursables.

SUBJECT AGREEMENT AMENDED AS FOLLOWS:

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	\$6,740,003.00	\$0.00	\$6,740,003.00	\$0.00	\$6,740,003.00
Additional Services	\$1,352,112.00	\$370,061.00	\$1,722,173.00	\$369,050.00	\$2,091,223.00
Contract Administration Fee	\$242,700.00	\$11,000.00	\$253,800.00	\$11,300.00	\$265,100.00
On-Site Representative Reim	\$1,597,529.00	\$0.00	\$1,597,529.00	\$0.00	\$1,597,529.00
Print Bid Documents	\$200,000.00	\$0.00	\$200,000.00	\$0.00	\$200,000.00
Construction Photos	\$0.00	\$0.00	\$0.00	\$39,000.00	\$39,000.00
Contractor Assistance	\$5,000.00	\$0.00	\$5,000.00	\$0.00	\$5,000.00
Construction Testing	\$16,500.00	\$0.00	\$16,500.00	\$0.00	\$16,500.00
Electric Load Metering	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00
Flow Analysis	\$2,500.00	\$0.00	\$2,500.00	\$0.00	\$2,500.00
Hazardous Materials Testing	\$29,500.00	\$0.00	\$29,500.00	\$0.00	\$29,500.00
Historical Document	\$5,600.00	\$0.00	\$5,600.00	\$0.00	\$5,600.00
Historic Paint Analysis	\$50,000.00	\$0.00	\$50,000.00	\$0.00	\$50,000.00
LEED Registration Fee	\$33,000.00	\$0.00	\$33,000.00	\$0.00	\$33,000.00
Masonry Study	\$12,700.00	\$0.00	\$12,700.00	\$0.00	\$12,700.00
Material Testing	\$1,800.00	\$0.00	\$1,800.00	\$0.00	\$1,800.00
US Postage / CM	\$40,000.00	\$0.00	\$40,000.00	\$0.00	\$40,000.00
Project Model	\$30,000.00	\$0.00	\$30,000.00	\$0.00	\$30,000.00
Rendering	\$35,000.00	\$0.00	\$35,000.00	\$0.00	\$35,000.00
Structural Consultant	\$25,000.00	\$0.00	\$25,000.00	\$5,000.00	\$30,000.00
TV Sewer Line	\$5,000.00	\$0.00	\$5,000.00	\$0.00	\$5,000.00
Televises Storm Sewer Line	\$24,000.00	\$0.00	\$24,000.00	\$0.00	\$24,000.00
TOTALS	\$10,467,944.00	\$381,161.00	\$10,849,105.00	\$424,350.00	\$11,273,455.00



Jim Underwood, Executive Director

MEMORANDUM

BOARD MEMBERS

Eileen Rhodes
Chair

Glyn M. Ramage

Pam McDonough

Beverly Potts

Saul Morse

Hipolito Roldan

David Sidney

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

CDB Chicago Office
555 W. Monroe
8th Floor
Chicago, Illinois 60661

**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

**Southern Illinois University-
Edwardsville**
70 Hairpin Drive
Rendleman Hall, Room 0232
P.O. Box 1018
Edwardsville, Illinois
62026-1042

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

TO: Ron Wright, Construction Administrator

FROM: Jake Teegarden, Project Manager

DATE: 03/24/2022

RE: 830-010-349 CannonDesign Mod 4

Cannon Design requires a contract modification worth \$424,350.00 for the successful start and completion of the Illini/Altgeld project located on the University of Illinois: Urbana-Champaign campus. Modification 4 is multiple proposed modifications, combined and broken down to three parts.

Part One of the modification addresses the required vibration monitoring and protection program needed to ensure construction safely takes place, without damaging the existing Student Arcade Building located less the fifteen feet from the existing Illini Hall that will be demolished as phase one of this project. Part one also includes compensation for rebid activities. CannonDesign was required to bring on structural and geotechnical consultants. Bidding was cancelled due to the late discovery of the potential for vibration damage to neighboring buildings.

Part Two of the modification provides additional compensation to CannonDesign for reassigning former Construction Manager responsibilities to the General Contractor on phase 1, The Demolition of Illini Hall, after Gilbane Construction Company's contract was terminated. CannonDesign will be required to make changes to drawings and specification via addendum.

Part Three of the modification is similar to Part Two, as it reassigns responsibilities of the former construction manager to the general contractor, with the difference being no addendum is required as the contract documents have not been issued prior.

cc: James Cockrell
Melissa Porter

Jacob Teegarden
Project Manager
Illinois Capital Development Board
401 S. Spring St.
Third Floor, Stratton Building
Springfield, IL 62706

March 3, 2022

RE: Altgeld Hall Rehabilitation and Illini Hall Replacement
Project Number 830-010-349
Modification 4 – Phase 1 Bid Document Revisions and Rebid, Phase 2 Bid Document Changes, and the Arcade Building Assessment/Illini Hall Vibration Monitoring Program

Dear Jake,

The Capital Development Board (CDB) has asked CannonDesign to provide a proposal for Additional Services, to perform a condition assessment of the Student Services Arcade Building and establish criteria for vibration monitoring associated with the demolition and new construction of Illini Hall. This letter and the attached exhibits outline our understanding of the Additional Service request, the scope for professional design services, the project schedule, inclusions, exclusions, and fee.

This proposal Modification 4 is a consolidation of 3 separate modifications and includes two modification requests previously issued to CBD. Accordingly, this modification request is broken out into 3 parts:

- Arcade Building Assessment/Illini Hall Vibration Monitoring Program (Part 1)
- Phase 1 Bid Document Revisions (Part 2)
- Rebid and Phase 2 Bid Document Changes (Part 3)

Part 1 - Arcade Building Assessment/Illini Hall Vibration Monitoring Program

Project Understanding

The Student Services Arcade Building (Arcade Building), located immediately north of the existing Illini Hall, reportedly exhibited distress during the construction of a nearby high-rise residential building located at 708 South 6th Street in Champaign, Illinois. We understand the damage to the Arcade Building due to the construction of this building has recently been repaired. Given the history of distress associated with the nearby construction, the University of Illinois at Urbana-Champaign (UIUC) is concerned about possible additional stress and/or damage to the Arcade Building that may be caused by construction activities associated with demolition and reconstruction of Illini Hall. As such, UIUC retained Wiss, Janney, Elstner Associates (WJE) to review the project documentation and survey the Arcade building to identify and document existing conditions and to develop recommendations to aid in the protection of the building during Illini Hall construction activities. WJE's report dated July 19, 2021, provides a summary of the conditions observed and recommendations on protective measures that may be implemented to minimize complications during construction of the project, including vibration monitoring.

Following CDB cancellation of Phase 1 demolition GC bid, CDB requested that CannonDesign take on additional services to include a condition assessment of the Arcade Building and, based on that assessment, establish criteria for site vibration monitoring to be included in the project bid documents. We understand that the CDB plans to sole source the earth retention contractor (Thatcher Foundations) to execute earth retention work on the site.

Scope of Services

Based upon the above project understanding, CannonDesign will provide professional Architectural/Engineering services to support this expanded scope. CannonDesign's services will be supported by the following consultants:

- Wiss, Janney, Elstner Associates (WJE) – specialty construction consulting
- ECS Midwest, LLC (ECS) – geotechnical engineering consulting
- Middleton Construction Consulting – cost estimating

Scope of Work

CannonDesign will provide the tasks and deliverables outlined in the following phases of work:

1. Preliminary Investigations/Review

- Review available project documents including, but not limited to, existing Illini Hall and Arcade Building as-builts, proposed construction documents for Illini Hall demolition (Phase 1) and new construction (Phase 3), and other documentation related to the Arcade Building.
- Review existing documentation of Altgeld Hall, and Altgeld Hall proximity to the Illini Hall project work. Based upon review, determine whether pre-construction and post-construction period documentation and vibration monitoring during the work is deemed appropriate (within 150' of Illini Hall).
- Review geotechnical project data, including Illini Hall geotechnical report by ECS, and determine need for additional investigation/data.
- Perform investigative openings to expose and review existing foundations (air knifing) to inform earth retention requirements.
 - (1) Virtual meeting with CDB and UIUC to discuss finding and recommendations

2. Specifications Submittal Review and Vibration Monitoring Program

- Determine requirements for earth retention for demolition and new construction based on geotechnical information and assessment of the Arcade Building.
- Prepare project specification(s) for earth retention for Phases 1 and 3.
- Develop Project Specifications defining performance criteria for demolition and new construction vibration limitations for the project and associated revisions to the demolition and new construction plans and specifications. Vibration monitoring to be implemented by the Owner or Contractor.
- The deliverable will be a performance specification that the Contractor will be required to follow during the demolition and construction periods. Vibration monitoring locations will be selected and shown as part of an exhibit referenced by the specification.
- Prepare updated project estimate and PPCB (Phases 1 and 3).
- Provide bid phase support (Phases 1 and 3) related to vibration monitoring specifications.
- Meetings/Deliverables
 - Virtual meetings with CDB, UIUC and awarded contractors to review vibration monitoring specifications and project requirements, 8 hours/phase (16 hrs. total)
 - Performance Specifications – Phases 1 and 3

3. Bid Phase Services

- Attend virtual pre-bid meetings to review vibration monitoring specifications and project requirements, 4 hrs./phase (8 hrs. total)
- Review of RFIs and project submittals associated with vibration monitoring.
- Revise Phase 1 Bid Documents
 - Prepare bid documents for CDB review/approval
 - Issue documents to GCs who attended previous bid activities and plan rooms
 - Attend pre-bid meeting, issue bid notes, respond to GC RFIs, issue addenda

4. Demolition and Construction Phase Tasks and Site Visits

- Perform periodic site visits and issue site visit reports (WJE), (10) 8-hr. site visits
- Perform pre-construction condition survey of the Arcade Building, (1) 1-day site visit
- Perform post-construction condition survey of the Arcade Building, (2) 1-day site visits
- Deliverables
 - (5) 8-hr. site visits per phase (10 visits total)
 - Pre-construction condition survey letter report
 - Post-construction condition survey letter report

Schedule

CannonDesign anticipates the following schedule for the design and construction phases of the project. The fees included with this proposed are based on this schedule.

1. Preliminary Investigations/Review (6 weeks)
2. Specifications Submittal Review and Vibration Monitoring Program and Revise Phase 1 Bid Documents (6 weeks)
3. Bid Phase Services (during scheduled bid phase)
4. Demolition and Construction Phase Tasks and Site Visits (during scheduled construction phase)

Compensation

CannonDesign proposes compensation for the additional professional Architectural/Engineering services outlined above, for a total lump sum fee in the amount of **Two Hundred Thousand Ninety-Five Dollars (\$295,000)**, inclusive of sub-consultant costs, but exclusive of the allowance for reimbursable expenses. The fee will be billed monthly based on the percent completion of the work.

Reimbursable expenses are estimated at **Five Thousand Dollars (\$5,000)**.

Part 2 - Phase 1 Bid Documents – Revise and Reissue for Bid

The CDB has asked CannonDesign to revise the Phase 1 Illini Hall Demolition Bid Documents and reissue them for a new General Contractor bid. The changes will transfer the assignment of select scope items from the Construction Manager to the General Contractor. In addition to updating the drawings and specifications, the cost estimate and PPCB form will be updated in order to reflect the increase in costs associated with the bids by the General Contractors.

Scope of Work/Services

The project team will revise the Phase 1 Illini Hall Demolition Bid Documents to re-assign scope items currently specified as the responsibility of the Construction Manager. These scope items will be assigned to the General Contractor. This information will be issued in the form of an addendum to the original documentation and will require changes to the drawings and specifications. All volumes and relevant specification sections will be reviewed in order to adjust the language as required to reflect this change.

Reference 00 91 02 – Addendum No. 2 dated November 12, 2021 (attached).

Addendum 2 will be issued along with the original Contract Documents and previous addendum for bid. There will be a new mandatory pre-bid walk date, bid date, and bid opening date.

The team will participate in the same activities that took place during the original issuance including issuing the documents to the bidders and plan rooms, attending and participating in the pre-bid walk, responding to RFIs, issuing addenda, etc. In addition, CannonDesign will coordinate a new contract for construction photography, as requested by CDB.

The following project team will participate in this increased effort:

- CannonDesign (Illini Hall Architecture, MEP/FP, Structural Engineering)
- Middleton Construction Consulting (Cost Estimating)

Budget

The construction estimate for Phase 1 will be updated to reflect this change. This change will impact the costs indicated in the PPCB form and the cost ranges listed in the project manual.

Schedule

- Modifications to Phase 1 Bid Documents (1 week), full drawing and specification updates post-bid
- Mandatory pre-bid walk, bid date, and bid opening date will be determined by the CDB

Compensation

CannonDesign proposes compensation for the additional professional Architectural/Engineering services outlined above, for a total lump sum fee in the amount of **Thirty-Five Thousand Four Hundred Dollars (\$35,400)**, inclusive of sub-consultant costs, but exclusive of the allowance for reimbursable expenses. The fee will be billed monthly based on the percent completion of the work.

Reimbursable expenses are estimated at **Eighteen Thousand Dollars (\$18,000)**. *Reference the attached proposal for construction photography.*

Part 3 - Phase 2 Bid Documents

The CDB has asked CannonDesign to revise the Phase 2 Altgeld Hall Bid Documents to be issued for General Contractor bid. The changes will transfer the assignment of select scope items from the Construction Manager to the General Contractor. In addition to updating the drawings and specifications, the cost estimate and PPCB form will be updated in order to reflect the increase in costs associated with the bids by the General Contractors.

Scope of Work/Services

The project team will revise the Phase 2 Altgeld Hall Bid Documents to re-assign scope items currently specified as the responsibility of the Construction Manager. These scope items will be assigned to the General Contractor. This will require changes to both the drawings and specifications.

In addition, CDB has requested that CannonDesign offer consultant services to provide professional photography to document the Phase 2 construction process. (Per specification section 01 32 00 – Construction Progress Documentation)

The following project team will participate in this additional effort:

- CannonDesign (Project Management, MEP/FP)
- Bailey Edward (Architecture)
- Hanson (Structural Engineering)
- Tgda (Landscape Architecture)
- Middleton Construction Consulting (Cost Estimating)

Budget

The construction estimate for Phase 2 will be updated to reflect this change. This change will impact the costs indicated in the PPCB form and the cost ranges listed in the project manual.

Schedule

The changes to the Phase 2 Bid Documents will require a minimum of one (1) week of effort once approval has been received. The documents will then be sent to the CDB for approval. The dates for the mandatory pre-bid walk, bid date, and bid opening date will be determined by the CDB once approval of this Contract Modification is received.

Compensation

CannonDesign proposes compensation for the additional professional Architectural/Engineering services outlined above, for a total lump sum fee in the amount of **Thirty-Eight Thousand Six Hundred Fifty Dollars (\$38,650)**, inclusive of sub-consultant costs, but exclusive of the allowance for reimbursable expenses. The fee will be billed monthly based on the percent completion of the work.

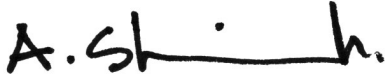
Reimbursable expenses are estimated at **Twenty-One Thousand Dollars (\$21,000)**. Reference the attached proposal for construction photography. Fee based on anticipated 14-month construction phase.

Terms and Conditions

The services proposed herein will be executed as a Modification to our prime agreement executed April 2, 2020.

We thank you for the opportunity to submit our proposal for this project. Please do not hesitate to call me if you have questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Shinewald".

Alexandra Shinewald, AIA, LEED AP
Senior Vice President
CannonDesign

Cc: Charles Smith, Michael Patrick Sullivan (CannonDesign)

Attachments: Statement of Work Prior to Contract
 00 91 02 – Addendum No. 2 (11/12/21)
 Ben Halpern, Photographer Proposal (11/26/21)

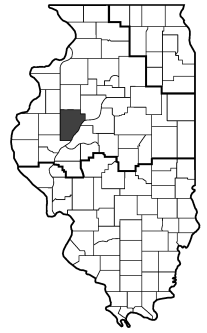
SUBJECT: *Staff Recommendations for Board Selection of Architect/Engineers*

Project Number	Firm/Job Description	Estimated Total Project Cost
120-008-018	Replace Roofing Systems Department of Corrections Illinois River (Canton) Correctional Center - Fulton County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Design Mavens Architecture PLLC Kenyon & Associates Architects, Inc. Poepping, Stone, Bach & Associates, Inc.	\$5,528,300
120-245-080	Demolish Buildings Department of Corrections Vienna Correctional Center - Johnson County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Farmer Environmental Services, LLC Hurst-Rosche, Inc. White & Borgognoni Architects, P.C.	\$3,220,500
321-035-067	Replacement of Sprinkler System Piping and Heads Department of Human Services Mabley Developmental Center - Dixon, Lee County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Delta Engineering Group, LLC O & N Engineering-Development, P.C. Valdes Engineering Company	\$984,700
750-045-034	Repair Aboveground Parking Ramp and Structural Renovations Office of the Secretary of State Capitol Complex - Springfield, Sangamon County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Construction Technology Laboratories, Inc. Rubinos and Mesia Engineers, Inc. Thornton Tomasetti, Inc.	\$5,345,100

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

Project Number	Firm/Job Description	Estimated Total Project Cost
810-060-041	Renovation and Repairs of Main Complex Illinois Community College Board Lewis and Clark Community College - Godfrey, Madison County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> BRiC Partnership, LLC Hastings & Chivetta Architects, Inc. Woolpert Architecture, LLC	\$50,000,000
810-076-019	Replace Roofing Systems Illinois Community College Board Prairie State College - Chicago Heights, Cook County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Bauer Latoza Studio Ltd. Mode Architects, P.C. Specialty Consulting, Inc.	\$3,000,000
810-076-020	Replace High Voltage System Illinois Community College Board Prairie State College - Chicago Heights, Cook County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> PRVN Consultants, Inc. Stanley Consultants, Inc. SPAAN Tech, Inc.	\$4,466,667

A/E SELECTION COMMITTEE RECOMMENDATIONS
4/12/2022



CDB PROJECT NO: 120-008-018

PROJECT DESCRIPTION: Replace Roofing Systems

PROJECT LOCATION: Department of Corrections
Illinois River (Canton) Correctional Center - Fulton County

APPROPRIATION AMOUNT: \$5,528,300

ESTIMATED TOTAL PROJECT COST: \$5,528,300

PROJECT SCOPE OF WORK:

The Illinois River (Canton) Correctional Center is a 31-building facility established in 1987.

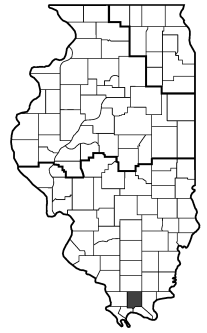
The scope of work provides for recovering the standing seam roofs on eight buildings, approximately 262,020 square feet, with new insulation and membrane. The work also includes new flashings, gutters, downspouts, wood blocking, and detention skylights.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

A VBE/PBE goal of 2 percent is applicable to the A/E team

PROFESSIONAL SERVICES BULLETIN VOLUME: 286

A/E SELECTION COMMITTEE RECOMMENDATIONS
4/12/2022



CDB PROJECT NO: 120-245-080

PROJECT DESCRIPTION: Demolish Buildings

PROJECT LOCATION: Department of Corrections
Vienna Correctional Center - Johnson County

APPROPRIATION AMOUNT: \$3,220,500

ESTIMATED TOTAL PROJECT COST: \$3,220,500

PROJECT SCOPE OF WORK:

The Vienna Correctional Center is a 67-building facility established in 1930. The Inmate Housing #1 (C1114), is a 20,102 square foot, 3-story building established in 1971. The Inmate Housing #4 (C1103), is a 20,303 square foot, 3-story building established in 1971.

The scope of work provides for demolishing two buildings and adjoining pavements in their entirety, capping or modifying utilities supporting demolished buildings, backfilling, grading, and seeding.

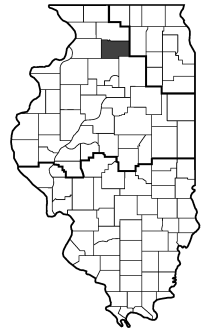
This project includes funding for the abatement of asbestos-containing materials.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team.

A VBE/PBE goal of 2 percent is applicable to the A/E team.

PROFESSIONAL SERVICES BULLETIN VOLUME: 286

A/E SELECTION COMMITTEE RECOMMENDATIONS
4/12/2022



CDB PROJECT NO: 321-035-067

PROJECT DESCRIPTION: Replacement of Sprinkler System Piping and Heads

PROJECT LOCATION: Department of Human Services
Mabley Developmental Center - Dixon, Lee County

APPROPRIATION AMOUNT: \$984,700

ESTIMATED TOTAL PROJECT COST: \$984,700

PROJECT SCOPE OF WORK:

The Mabley Developmental Center is a 30-building facility established in 1961.

The scope of work provides for replacing the sprinkler piping and heads at the seven residential homes and the Pearson Administration Building.

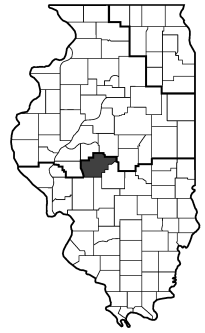
There are no MBE/WBE/VBE/PBE goals applied to the A/E team, but participation is encouraged.

The Illinois Works Jobs Program Act Apprenticeship Initiative will apply to all prevailing wage eligible work performed on this project.

PROFESSIONAL SERVICES BULLETIN VOLUME: 286

A/E SELECTION COMMITTEE RECOMMENDATIONS

4/12/2022



CDB PROJECT NO: 750-045-034

PROJECT DESCRIPTION: Repair Aboveground Parking Ramp and Structural Renovations

PROJECT LOCATION: Office of the Secretary of State
Capitol Complex - Springfield, Sangamon County

APPROPRIATION AMOUNT: \$5,345,100

ESTIMATED TOTAL PROJECT COST: \$5,345,100

PROJECT SCOPE OF WORK:

The Parking Ramp (M0115) is a 215,370 square foot, 5-story building established in 1992.

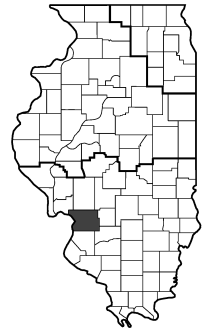
The scope of work provides for rehabilitating the precast concrete parking garage. A report will be provided with recommended improvement options. The options may include but are not limited to: remove the delaminated concrete along beam lines and replace; repair concrete tee stems; remove existing plates and attach new plates to tee stems where existing plates are separating; full depth repairs with new support brackets at the roof level; concrete partial depth repairs in floors, ceilings, façade, etc.; replace expansion joints and sealants; traffic topping on the roof level and it is also recommended for all levels; replace treads on northeast stairs and strengthen the northeast stair landings; replace the rusted doors and add door sweeps to the northeast stairs; seal elevator pistons and repair the elevator pit; paint all metal items throughout and the stairways walls; paint traffic markings; replace all damaged pipe insulation, and repair pipes as necessary; replace light fixtures in the entire garage to an energy efficient LED system; replace corroded conduits and electrical junction boxes; and, replace the garage snow melt system.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

A VBE/PBE goal of 2 percent is applicable to the A/E team.

PROFESSIONAL SERVICES BULLETIN VOLUME: 286

A/E SELECTION COMMITTEE RECOMMENDATIONS
4/12/2022



CDB PROJECT NO: 810-060-041

PROJECT DESCRIPTION: Renovation and Repairs of Main Complex

PROJECT LOCATION: Illinois Community College Board
Lewis and Clark Community College - Godfrey, Madison County

APPROPRIATION AMOUNT: \$50,000,000

ESTIMATED TOTAL PROJECT COST: \$50,000,000

PROJECT SCOPE OF WORK:

The Lewis and Clark Community College - Godfrey, is a 26-building facility established in 1854.

The scope of work provides for a complete renovation of the Main Complex, which includes 5 historic buildings (Baldwin, Caldwell, Wade, Fobes, and Reid) at approximately 170,000 square feet. The work will include, but not limited to, upgrading mechanical systems, electrical, plumbing, health/life safety improvements, replacement of the fire suppression and fire alarm systems, ADA upgrades, lighting, elevator upgrades, interior finishes, roofing systems, windows, and building envelopes. The A/E will be responsible for determining if LEED Silver certification is required. The project may require phasing in order to execute work while the campus remains in full operation.

Hazardous materials may be encountered, and mold remediation may be required.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

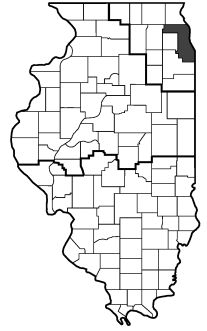
The State Historic Preservation Office should be consulted during every phase of this project.

A combined MBE/WBE goal of 20 percent is applicable to the A/E team. Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

A VBE/PBE goal of 3 percent is applicable to the A/E team.

PROFESSIONAL SERVICES BULLETIN VOLUME: 286

A/E SELECTION COMMITTEE RECOMMENDATIONS
4/12/2022



CDB PROJECT NO: 810-076-019

PROJECT DESCRIPTION: Replace Roofing Systems

PROJECT LOCATION: Illinois Community College Board
Prairie State College - Chicago Heights, Cook County

APPROPRIATION AMOUNT: \$2,250,000

ESTIMATED TOTAL PROJECT COST: \$3,000,000

PROJECT SCOPE OF WORK:

The Prairie State College - Chicago Heights, is a 10-building facility established in 1969.

The scope of work provides for replacing roofing systems on approximately 5 buildings totaling approximately 85,000 square feet and all attendant accessories.

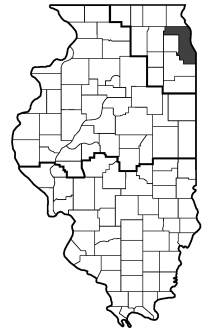
A combined MBE/WBE goal of 15 percent is applicable to the A/E team.

A VBE/PBE goal of 2 percent is applicable to the A/E team.

The Illinois Works Jobs Program Act Apprenticeship Initiative will apply to all prevailing wage eligible work performed on this project.

PROFESSIONAL SERVICES BULLETIN VOLUME: 286

A/E SELECTION COMMITTEE RECOMMENDATIONS
4/12/2022



CDB PROJECT NO: 810-076-020

PROJECT DESCRIPTION: Replace High Voltage System

PROJECT LOCATION: Illinois Community College Board
Prairie State College - Chicago Heights, Cook County

APPROPRIATION AMOUNT: \$3,350,000

ESTIMATED TOTAL PROJECT COST: \$4,466,667

PROJECT SCOPE OF WORK:

The Prairie State College - Chicago Heights, is a 10-building facility established in 1969. The Main Complex (JC32E) is a 234,770 square foot, 1-story building established in 1975.

The scope of work provides for replacing the high voltage system throughout the campus. The work will also include replacement of indoor electrical substations at each quadrant of the Main Building, medium voltage transformers, secondary low voltage main switchboards, step down transformers, low voltage main switchboards, and rerouting of cable and conduit systems associated with the power distribution system.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

A VBE/PBE goal of 2 percent is applicable to the A/E team.

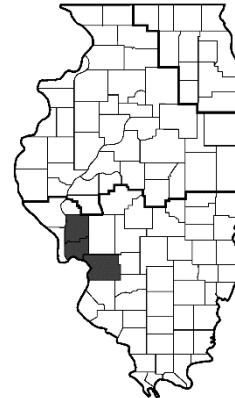
The Illinois Works Jobs Program Act Apprenticeship Initiative will apply to all prevailing wage eligible work performed on this project.

PROFESSIONAL SERVICES BULLETIN VOLUME: 286

CDB Project No. 630-000-231 Phase 2

Illinois Department of Transportation
Various Improvements District 8

- Salt Storage, Generator & Sewer Connection
Carrollton Maintenance Building, Greene County, IL
- Jerseyville Salt Bin, Jersey County, IL
- Hamel Maintenance Building, Madison County, IL



Subject: Single Bid Award

Project History:

The scope of work provides for the installation of a new oil separator at the Carrollton Yard; demolition of the existing salt storage bin and the construction of a new salt storage bin at the Jerseyville Yard; installation of a new sanitary sewer line, wet well, pumps and motors (lift station), and a forced main sanitary sewer along with a new catch basin, oil separator, concrete slab, and electrical service distribution work at the Hamel Yard.

Requested Action:

Bids were received on January 19, 2022, and a single bid was received for both the electrical and plumbing trades. Three plan rooms, fourteen contractors, and four suppliers held drawings for the project.

Architect/Engineer: Farnsworth Group
390 Frank Scott Pkwy. East, Suite A
Fairview Heights, IL 62208
618-236-2000

<u>Trade</u>	<u>Base Bid</u>	<u>Alt 1 Bid</u>	<u>Alt 2 Bid</u>	<u>Total Bid</u>	<u>Estimate</u>	<u>% Difference</u>
Electrical	\$126,900	\$10,848	\$5,348	\$143,096	\$124,255.24	+15.16%
Plumbing	\$256,654	n/a	n/a	\$256,654	\$317,333.50	-19.12%

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

Pyramid Electrical Contractors
300 Monticello Place
Fairview Heights, IL 62208

Korte & Luitjohan Contractors, Inc.
12052 Highland Road
Highland, IL 62249

Electrical Work: \$143,096

Plumbing Work: \$256,654

State of Illinois, Capital Development Board
Department of Transportation, Various Improvements District 8 - Ph 2

PN: 630-000-231 P-2

BID DATE: February 2, 2022

CAD CONSTRUCTION, INC.

150 S. Baer Road
Tremont, IL 61568
(309)925-2092

CW3M COMPANY

701 West South Grand Avenue
Springfield, IL 62704
(217)522-8001

LITTEKEN CONSTRUCTION COMPANY

10208 Holy Cross Lane
Breese, IL 62230
(618)526-2174

PJ HOERR

107 Commerce Place
Peoria, IL 61604
(309)687-6134

PYRAMID ELECTRICAL

300 Monticello Place
Fairview Heights, IL 62208
(618)789-2958

FLO-SYSTEMS, INC.

905 Cherry Lane
Troy, IL 62294
(618)667-7890

JUN CONSTRUCTION CO.

PO Box 263
Godfrey, IL 62035-2597
(618)466-1540

STUTZ EXCAVATING, INC.

3837 Fosterburg Road
Alton, IL 62002
(618)259-2485

WHEELER BRIDGE

9531 W 78th Street, Suite 100
Eden Prairie, MN 55344
(612)270-3446

VANDEVANTER ENGINEERING

1550 Larkin Williams
Fenton, MO 63026
(314)756-7298

State of Illinois, Capital Development Board
Department of Transportation, Various Improvements District 8 - Ph 2
PN: 630-000-231 P-2

BID DATE: March 31, 2021

CAMP ELECTRIC & HEATING CO., INC.

3133
Alton, IL 62002
(618)462-9287

CW3M COMPANY

701 West South Grand Avenue
Springfield, IL 62704
(217)522-8001

FLO-SYSTEMS, INC.

905 Cherry Lane
Troy, IL 62294
(618)667-7890

JF ELECTRIC, INC

100 Lakefront Parkway
Edwardsville, IL 62025
(618)797-5295

JOHN BURNS CONSTRUCTION

17601 Southwest Highway
Orland Park, IL 60436
(815)919-2563

KORTE & LUITJOHAN CONTRACTORS

12052 Highland Road
Highland, IL 62249
(618)654-9877

JUN CONSTRUCTION CO.

PO Box 263
Godfrey, IL 62035-2597
(618)466-1540

PLOCHER CONSTRUCTION COMPANY, INC.

2808 Thole-plocher Road
Highland, IL 62249
(618)654-9408

LIMBAUGH CONSTRUCTION CO, INC

4186 Highway 162
Granite City, IL 62040
(618)931-3170

S M WILSON AND CO

2185 Hampton Avenue
St Louis, MO 63139
(618)334-0355

RCS CONSTRUCTION.COM

960 East Airline Drive
East Alton, IL 62024
(618)973-2270

WHEELER BRIDGE

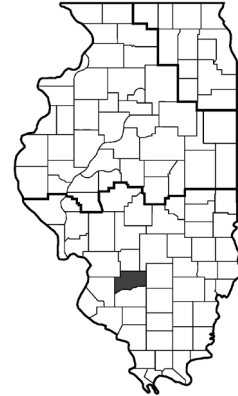
9531 W 78th Street, Suite 100
Eden Prairie, MN 55344
(612)270-3446

THE STONE GROUP

228 N Washtenaw
Chicago, IL 60612
(773)638-2758

CDB Project No. 810-052-018

Replace Waterline
Kaskaskia Community College
Centralia, Clinton County



Subject: Single Bid Award

Project History:

The scope of work for this project provides for the replacement of the existing galvanized domestic water distribution system with new separate copper waterlines to three buildings, in phases. Most of the existing waterlines will remain and be abandoned. The asbestos scope is limited to various pipe fittings and cutting access points through drywall with asbestos containing joint sealant and/or concrete masonry units (CMU) wall with asbestos waste.

Requested Action:

Bids were received on February 16, 2022, and a single bid was received for the asbestos trade. Two asbestos contractors and five plan rooms held drawings for the project.

Architect/Engineer: ADG / Architecture and Design Group, Ltd.
512 N. Market Street
Mount Carmel, IL 62863
Fairview Heights, IL 62208
618-236-3254

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Asbestos	\$89,900	\$98,350	-8.59%

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

American Asbestos Abatement LLC
570 Turner Blvd.
St. Peters, MO 63376

Plumbing Work: \$ 89,900

STATE OF ILLINOIS
JB PRITZKER, GOVERNOR



Jim Underwood, Executive Director

MEMORANDUM

BOARD MEMBERS

Eileen Rhodes
Chair

Glyn M. Ramage

Pam McDonough

Beverly Potts

Saul Morse

Hipolito Roldan

David Sidney

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

CDB Chicago Office
555 W. Monroe
8th Floor
Chicago, Illinois 60661

**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

**Southern Illinois University-
Edwardsville**
70 Hairpin Drive
Rendleman Hall, Room 0232
P.O. Box 1018
Edwardsville, Illinois
62026-1042

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

TO: Ron Wright
FROM: Ashlie Shaffer
DATE: 3/15/2022
RE: 810-052-018 Asbestos Single Bid

Despite posting the project to 5 plan rooms and reaching directly to contractors, only 1 contractor bid on the Asbestos contract for this project. The asbestos contract is limited in scope and the bid came in 8.59% under budget at \$89,900.

Multiple bids were received for the Plumbing and General contracts.

cc: Tim Patrick

PLANHOLDERS

CDB Project 810-052-018
Replace Waterline
Kaskaskia Community College, 27210 College Rd.
Centralia, Clinton County, Illinois

Plumbing and Asbestos Abatement Bids Due Date: Wednesday, February 2, 2022, 5:30 p.m.
General Bids Due Date: Wednesday, February 16, 2022, 5:30 p.m.
Plumbing and Asbestos Abatement Bid Opening Date: Friday, February 4, 2022, 10:00 a.m.
General Bid Opening Date: Friday, February 18, 2022, 10:00 a.m.

Construct Connect 30 Technology Parkway South, Suite 500 Norcross, GA 30092 Phone: 630 288 7986 Email: Lauren.Drake@constructconnect.com	Southern Illinois Builders Association 1468 Green Mount Road, O'Fallon, IL 62269 Phone: 618 624 9055 1519 E. DeYoung St., Suite B, Marion, IL 62959 Phone: 618 993 5904 Email: wbn3@siba-agc.org
Central Illinois Plan Room 1620 S. 5 th St. Springfield, IL 62703 Phone: 217 679 1077 Email: plans@ciplanroom.com	Construction Journal Contact: Michele Dickinson Phone: 800 785 5165 Ext 445 Email: MDickinson@constructionjournal.com
Dodge Data & Analytics Contact: Darlene Baker-Mann Phone: 413 548 8188 Email: dodge.docs@construction.com	Industrial Mechanical Contractors Contact: JC Mayer 501 Franklin St., PO Box 1717 Centralia, IL 62801 Email: jcmayer@imechanical.us jessica@imechanical.us
* Haier Plumbing and Heating, Inc. Contact: Vern Gay, Plumbing Estimator Email: verngay@haierplumbing.com Contact: Jim Rossel, General Estimator Email: jimrossel@haierplumbing.com 301 N. Elkton St. Okawville, IL 62271	

EMERGENCY PROJECT PROCEED ORDER/CHANGE ORDER REPORT

Project Number	Project Description	Proceed Order, RFP or Mod Number	Total Amount of this Proceed Order, RFP or Mod & Date Executed	Total Amount of Associated RFPs/Mods & Date Executed	Percentage of RFP/Mod Work Completed
040-020-064	Department of Veterans' Affairs – Illinois Veterans' Home at Manteno – Emergency Water Upgrades – Manteno, IL, Kankakee County	CO P-07	\$254,000.00 3/31/2022	N/A	0%
120-215-069	Department of Corrections – Sheridan Correctional Center – Emergency Roof Repairs/Replacement – Sheridan, IL, LaSalle County	CO G-2	\$179,000.00 3/25/2022	N/A	0%

CHANGE ORDER FOR BOARD AUTHORIZED PROCEED ORDER

Project Number	Project Description	Proceed Order or Change Order Number	Total Amount of Proceed Order	Board Date Approved	Total Amount of Associated Change Order(s) & Date Executed	Percentage of Change Order Work Completed
120-135-063	Department of Corrections – Logan Correctional Center – Replace Windows – Lincoln, IL, Logan County	G-2	\$420,000.00	12/15/2020	G-2.1 \$17,826.71 8/20/2021 G-2.2 \$21,612.07 10/15/2021 G-2.3 \$8,565.85 9/14/2021 G-2.4 \$21,722.64 11/3/2021 G-2.5 \$20,553.75 3/22/2022 TOTAL TO DATE: \$90,281.02	100% 100% 100% 100% 100%
120-290-007	Department of Corrections – Decatur Correctional Center – Replace Boilers –Decatur, IL, Macon, County	H-3	\$180,000	12/14/2021	H-3 \$179,539.09 3/25/2022	5%
250-020-041	Department of Central Management Services – Michael A. Bilandic Building – Repair Exterior Façade – Chicago, IL, Cook County	G-10	\$450,000.00	8/10/2021	G-10.1 \$60,248.08 12/14/2021 G-10.2 \$56,766.85 12/3/2021 G-10.3 \$41,914.83 3/21/2022 TOTAL TO DATE: \$158,929.76	100% 100% 100%

SUBJECT: *Best Interest of the State Selection / Informational Item*

Project Number	Firm/Job Description	Estimated Total Project Cost
040-010-127	Improve Ventilation - Hammond Hall Department of Veterans' Affairs Illinois Veterans' Home at Quincy - Adams County <i>SELECTED FIRM:</i> Architechnics, Inc.	\$250,000
825-020-146	Communication Building Renovation/Addition Southern Illinois University - Carbondale, Jackson County <i>SELECTED FIRM:</i> RATIO States, LLC	\$98,222,936

CDB PROJECT NO: 040-010-127

PROJECT DESCRIPTION: Improve Ventilation - Hammond Hall

PROJECT LOCATION: Department of Veterans' Affairs
Illinois Veterans' Home at Quincy - Adams County

PROJECT AMOUNT: \$250,000

PROJECT SCOPE OF WORK:

The Illinois Veterans' Home at Quincy is a 56-building facility established in 1855. The Lester Hammond Hall (DVA010-0001) is a 59,305 square foot, 3-story building established in 1974.

The scope of work provides for upgrading the existing air-conditioning and ventilation systems in the kitchen and any supporting electrical, general, and controls work.

Hazardous materials may be encountered.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

There are no MBE/WBE/VBE/PBE goals applied to the A/E team, but participation is encouraged.

This project will proceed subject to the Quincy Veterans' Home Rehabilitation and Rebuilding Act (330 ILCS 21) and associated administrative rules.

ARCHITECT/ENGINEER: Architechnics, Inc. (2519)
Quincy, IL 62301

CDB PROJECT NO: 825-020-146

PROJECT DESCRIPTION: Communication Building Renovation/Addition

PROJECT LOCATION: Southern Illinois University- Carbondale, Jackson County

PROJECT AMOUNT: \$98,222,936

PROJECT SCOPE OF WORK:

The Communication Building is a 229,053 square foot, three-story brick building constructed in 1966.

The scope of work provides for constructing an approximately 60,000 square foot addition to the Communication Building, including providing classroom and laboratory space, an auditorium and digital post production suites. The scope also provides for renovating the Communication Building, including upgrading the acoustics, lighting, plumbing, fire protection, electrical and HVAC systems, reconfiguring space to provide additional editing and viewing rooms and replacing technology equipment.

ARCHITECT/ENGINEER: RATIO States, LLC (35437)
Champaign, IL 61820

FY22 CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 13, 2021	11:00 a.m.	Chicago, Springfield & Collinsville Video conference
August 10, 2021	11:00 a.m.	Chicago, Springfield & Collinsville Video conference
September 14, 2021	11:00 a.m.	Chicago, Springfield & Collinsville Video conference
October 12, 2021	11:00 a.m.	Chicago, Springfield & Collinsville Video conference
November 9, 2021	11:00 a.m.	Chicago, Springfield & Collinsville Video conference
December 14, 2021	11:00 a.m.	Chicago, Springfield & Collinsville Video conference
January 11, 2022	11:00 a.m.	Chicago, Springfield & Collinsville Video conference
February 8, 2022	11:00 a.m.	Chicago, Springfield & Collinsville Video conference
March 8, 2022	11:00 a.m.	Chicago, Springfield & Collinsville Video conference
April 12, 2022	11:00 a.m.	Chicago, Springfield & Collinsville Video conference
May 10, 2022	11:00 a.m.	Chicago, Springfield & Collinsville Video conference
June 14, 2022	11:00 a.m.	Chicago, Springfield & Collinsville Video conference