



**Capital
Development
Board**
Building a Better Illinois



ILLINOIS

CAPITAL DEVELOPMENT BOARD

BOARD BOOK

Chicago
Collinsville
Springfield
Peoria

JB PRITZKER, GOVERNOR

TJ EDWARDS, EXECUTIVE DIRECTOR

BOARD MEMBERS

Eileen Rhodes, Chair
Pam McDonough, Vice Chair
Ama Addai
Saul Morse
Beverly Potts
Glyn Ramage



CAPITAL DEVELOPMENT BOARD

June 11, 2024

The meeting of the Capital Development Board is being held in

Chicago, 555 W. Monroe Street

Springfield, Wm. G. Stratton Building, 401 S. Spring, 3rd Floor

Collinsville, IL Dept of Transportation, 1102 East Port Plaza

Peoria, 5415 North University Street

Or via WebEx

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

Staff Contact: Heather Parks 217-782-8729

Call To Order

1. Swearing-in of new Board Member
2. Roll Call of Members
3. Confirmation of a Quorum

Preliminary Items

4. Approval of the Agenda
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Executive Session

SUBJECT: Meeting Minutes for May 14, 2024

The meeting of the Capital Development Board was held in person in Chicago, Collinsville, Springfield and Peoria.

The following Board Members were present:

Chicago

Eileen Rhodes, Chair
Pam McDonough, Vice Chair
Tamakia J. Edwards

Collinsville

Glyn Ramage

Springfield

Saul Morse

Peoria

Beverly Potts

The following were present in Chicago:

Karla Springer, CDB

Brent Lance, CDB

Blanca Rivera, CDB

Linda Suits, CDB

Lisa Hennigh, CDB

Kathryn Martin, CDB

Tim Patrick, CDB

Robert Coslow, CDB

Julia Barnhardt, CDB

Mark Jones, CDB

Elpidio Quiballo, CDB

Timothy Farra, CDB

Darnita Lee, CDB

Darnell Barnes, CDB

Penny Varnava, CDB

Herbert Edwards

The following were present in Springfield:

Amy Romano, CDB

Heather Parks, CDB

Tyler McKay, CDB

Joel Meints, CDB

Craig Butler, CDB

Crystal Kitchen, CDB

Sherri Sullivan, CDB

David Ealey, CDB

Jerry Norris, CDB

Nicholas Klein, CDB

James Cockrell, CDB

Art Moore, CPO

The following were present via WebEx:

Abraham Allen, CDB

Amber Evans, CDB

Bill Cornett, CDB

Carl Kimble, CDB

Charla Travis, CDB

Christopher May, CDB

Daniel Johnson, CDB

David Tichy, CDB

Doug Daniels, CDB

Dreena Jones, CDB

Drew Stephenson, CDB

Felicia Burton, CDB

Greg Swanson, CDB

Jamie Booker, CDB

Jason Wiseman, CDB

Jennifer Boen, CDB

Jennifer Notariano, CDB

Jill Bohm, CDB

Joel Meints, CDB

Kenneth Watkins, CDB

Kyle Beachy, CDB

Latonya Watson, CDB

Lauren Grenlund, CDB

Lauren Noll, CDB

Leonard E. Mc Gee, CDB

Leslie Nunes, CDB

Lisa Moriconi, CDB

Luke Montgomery, CDB

Majdi Arman, CDB

Marcy Joerger, CDB

Maribel Acevedo, CDB

Marie Butler, CDB

Mark Hendricks, CDB

Matt Paul, CDB

Matthew Trewartha, CDB

Meredith Dye, CDB

Micaela Vidana, CDB
Michael Klepitsch, CDB
Natasia McDade, CDB
Nazih Kafe, CDB
Nicholas Klein, CDB
Nicole Scott, CDB
Patricia Sklenka, CDB
Paul Kmett, CDB
Paula Sorensen, CDB
Robert Oxley, CDB
Scott Satterlee, CDB
Shea Votava, CDB
Stetzen Fleming, CDB

Todd DeJaynes, CDB
Trevor Parnell, CDB
Brienne Farrell, CDB
Jesse Martinez, CDB
Kyle Eliakis, Carlile-Group
Wes Kistler, Civil Design
Adam Bohnhoff, Civil Design
Matthew Wolf, CMS
Ken Morris, CPO
Noula Frigelis, David Mason
Lori Belknap, DNR
Ted Bergen, EDM, Inc.
Brian Boehme, Evan Lloyd

Chris Kleine, F-W
Cate Novak, Mercury LLC.
Dan Bagley, Otto Baum
Alicia Kamischke, Prairie Engineers
John Fehlberg, Primera Eng.
Humna Farid, Rada-Arch
Kerry Lorts, S.M. Wilson
Michelle Bowman Tilton, Kelly + Bell
Mike Kelly, Tilton Kelly + Bell
Schantel Deal-Ross, Winston & Strawn
Joella Krause
John Taylor
Michele Payne

The meeting was called to order at 11:01 a.m.

Heather Parks took roll call. Chair Eileen Rhodes, Vice Chair Pam McDonough, Tamakia Edwards, Saul Morse, and Beverly Potts were present.

Ms. Romano made an amendment to the agenda moving Agenda Item No. 5 to only one Executive Session at the end of the meeting, Agenda Item No. 22.

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

TJ Edwards moved, and Pam McDonough seconded a motion to approve the minutes of the May 14, 2024, meeting. Chair Rhodes called for a vote, and the motion was approved unanimously.

Ms. Parks presented the Proposed FY25 Board Meeting Schedule board approval:

DATE	TIME	LOCATION
July 9, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
August 13, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
September 10, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
October 8, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
November 12, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference

December 10, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
January 14, 2025	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
February 11, 2025	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
March 11, 2025	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
April 8, 2025	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
May 13, 2025	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
June 10, 2025	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference

Pam McDonough moved, and TJ Edwards seconded a motion to approve Proposed FY 25 Board Meeting Schedule as submitted. Chair Rhodes called for a vote, and the motion was approved unanimously.

Ms. Blanca Rivera presented the following Single Bid:

Single Bid – ICCB – Kankakee Community College

CDB Project No. 810-050-023

Replace North Patio

Berglund Construction Company

Single Bid..... \$555,000.00

Pam McDonough moved, and TJ Edwards seconded a motion to approve the Single Bid.
Chair Rhodes called for a vote, and the motion was approved unanimously.

Ms. Blanca Rivera presented the following Single Bid:

Single Bid – ICCB – Morton Community College

CDB Project No. 810-070-019

Replace Parking Lot, Roadways and Walkway

Industria, Inc.

Single Bid..... \$4,321,300.00

Pam McDonough moved, and TJ Edwards seconded a motion to approve the Single Bid.

Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. David Ealey presented the following Change Order:

Change Order – IDOA – Illinois State Fairgrounds
CDB Project No. 039-150-198
Tuckpointing and Brick Repair
Otto Baum Company, Inc.
Change Order..... \$375,870.08

Saul Morse moved, and Beverly Potts seconded a motion to approve the Change Order.
Chair Rhodes called for a vote, and the motion was approved unanimously.

For the Record, Glyn Ramage is present at 11:16 a.m.

Mr. David Ealey presented the following Single Bid:

Single Bid – DNR/HPA – Cahokia Mounds Historic Site
CDB Project No. 104-021-021
Replace Mechanical & Electrical Systems and Fire Safety and Security
S.M. Wilson
Single Bid..... \$9,920,000.00

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

Mr. David Ealey presented the following Change Order:

Change Order – DNR/HPA – Old State Capitol
CDB Project No. 104-600-018
Upgrade Elevators
Drive Construction
Change Order..... \$276,455.98

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.

Mr. David Ealey presented the following Modification:

Modification – CMS – State Armory
CDB Project No. 250-042-006
Renovate of the State Armory
Tilton, Kelly + Bell, L.L.C.
Modification.....\$516,550.00

Saul Morse moved, and Glyn Ramage seconded a motion to approve the Modification.

Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. David Ealey presented the following Proceed Order:

Proceed Order – DHS – Choate Mental Health and Dev. Center

CDB Project No. 321-015-098

Construct New Boiler Building and Upgrade Electrical Service

Fager-McGee Commercial Construction, Inc.....\$250,000.00

Pam McDonough moved, and TJ Edwards seconded a motion to approve the Proceed Order.

Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Tyler McKay presented the following A/E selection recommendations for PSB 310

1.	810-000-016	Illinois Community College Board Kaskaskia Community College – Centralia, Clinton County – Vandalia, Bond County Replace Roofing Systems and Upgrade HVAC Systems in Various Buildings 1. Eggemeyer Associates Architects, Inc. 2. RTM Engineering Consultants, LLC. 3. GreenAssociates Inc.	Appropriation: \$2,933,534 Project Cost: \$3,911,379
2.	810-052-021	Illinois Community College Board Kaskaskia Community College – Centralia, Clinton County Improve Main Campus Entranceway, East Parking Lot, Roadways and Walkway 1. Gonzalez Companies, L.L.C. 2. The Upchurch Group, Inc. 3. Civil Design, Inc.	Appropriation: \$2,355,000 Project Cost: \$3,140,000
3.	810-052-024	Illinois Community College Board Kaskaskia Community College – Centralia, Clinton County Improvements to Pedestrian Walkway 1. Senga Architects, Inc. 2. Nottingham Studios, P.C.	Appropriation: \$756,542 Project Cost: \$1,008,723

Pam McDonough moved and Glyn Ramage seconded a motion to approve the previous A/E selection from PSB 310. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Patrick presented Change Order for Board Authorization Proceed Order and Emergency Project Proceed Order/Change Order Report.

Mr. Lance presented the Best Interest of the State/Informational Items.

Mr. Patrick gave a Construction Update.

Ms. Linda Suits gave an update on the Art-in-Architecture Program.

Ms. Penny Varnava gave an update on the Nettle Creek project.

TJ Edwards announced at 12:54 p.m. that she is resigning from the Board effective immediately.

Saul Morse moved and Pam McDonough seconded a motion to move to Executive Session for the purpose of discussing a personnel matter and pending and probable litigation. Chair Rhodes called for a vote, and the motion was approved unanimously.

Executive Session was convened at 12:56 p.m.

Saul Morse moved and Beverly Potts seconded a motion to return to open session. Chair Rhodes called for a vote, and the motion was approved unanimously.

Regular session was reconvened at 1:07 p.m.

Pam McDonough moved and Saul Morse seconded a motion to adopt Board Resolution 24-01 as presented in Executive Session appointing Tamakia “TJ” Edwards” to serve as Executive Director of the Capital Development Board effective May 27, 2024. Chair Rhodes called for a vote, and the motion was approved unanimously.

The CDB Board Chair and Members welcomed TJ Edwards as the newly appointment Executive Director of the Capital Development Board.

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

The meeting adjourned at 1:13 p.m.

Executive Session Meeting Minutes

Project Number: 814-010-083

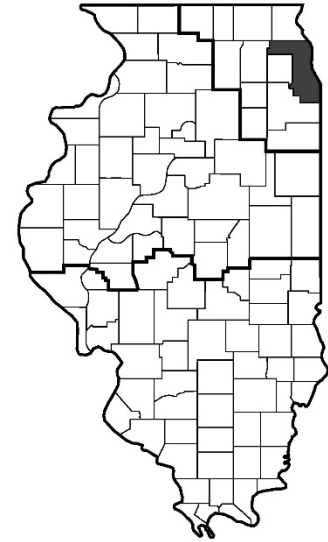
Description: Repair HVAC and Pool – Jacoby Dickens Center
Chicago State University
Chicago, Cook, IL

Using Agency: Chicago State University

Architect/Engineer: Williams Associates Architects, LTD.
500 Park BLVD, #800
Itasca, Illinois, 60143

Total Project Budget: \$19,820,143.00
Unobligated Funds: \$ 1,335,224.12
Total Spent to Date: \$ 8,537,309.34
Percent Complete: 70%

Project Manager: Mark Jones



Project History: The Chicago State University is a 17-building facility established in 1867. The Jacoby Dickens Center is a 116,800 square foot, 4-story building established in 1970.

The scope of work for this project provides for replacing the roof and HVAC system for the Jacoby Dickens Center building, including the HVAC and dehumidification system related to the pool area. The work also includes a complete analysis of the pool and the pool systems with recommendations for replacing and repairing all systems and components of the pool.

Demolition has revealed severe corrosion to the existing steel columns, beams, and joist bearing seats buried in the exterior masonry walls. Williams Architects has employed Johnson Wilbur Adams as consulting structural engineer. After inspection, Johnson Wilbur Adams has advised that the existing natatorium structural steel frame does not meet the required factor of safety for the code prescribed loads. The existing natatorium is not suitable for public occupancy in its current condition. Emergency remediation is required. The original scope of work will need to be expanded to include the remediation of the existing deficiencies.

Description of RFP Change: This change order will be classified as an undiscovered condition and will provide for the HVAC work associated with the remediation; including demolition, repair, and revisions to heating, ventilating, and air conditioning systems.

Requested Action: We are requesting board approval of change order H-10 in the amount of \$286,252.89 to complete the HVAC scope of work associated with the structural steel remediation.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Mechanical Inc. dba Helm Mechanical	HVAC	\$286,252.89	\$1,652,000.00	17%
Total All Change Orders		\$286,252.89	\$1,652,000.00	17%



MEMORANDUM

TO: Blanca Rivera, Regional Manager, Region 1

FROM: Mark Jones, Project Manager

DATE: May 24, 2024

RE: Project # 814-010-083

The Chicago State University is a 17-building facility established in 1867. The Jacoby Dickens Center is a 116,800 square foot, 4-story building established in 1970. The original scope of work for the Repair HVAC & Pool project included the replacement of the existing Natatorium HVAC Systems, the renovation of the swimming pools, replacement of the existing swimming pool equipment, and replacement of the roof.

Steel demolition and steel construction are currently underway. RFPCO H-10 will allow Helm Mechanical to complete the HVAC work associated with the roof remediation. This work includes the demolition of already installed 1-1/4" heating hot water piping and insulation, installation of new 1-1/4" hot water piping and insulation, demolition of the already installed AHU-1.1 ductwork, installation of new AHU-1.1 in the new penthouse location, added refrigerant piping for the AHU, added condensate piping for the AHU, installation of new ductwork at the new AHU-1.1, demolition of already installed piping and hangers out to the exterior dehumidification unit for removal of the brick enclosure, changing previously purchased Finned Tube covers from wall mounted to pedestal mounted, purchase of new Finned Tube Unit-3 and Finned Tube Unit-4 as shown to replace previously purchased Finned Tube Unit-1 shown to be installed, installation of new piping to dehumidification units after the new enclosure is built, continued storage of the HVAC equipment (22 months) starting August 2022 through June 2024.

Our recommendation is for the approval of the Request for Proposal and Change Order for Helm Mechanical in the amount of \$286,252.89.

State of Illinois
CAPITAL DEVELOPMENT BOARD

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 11/1/2023

RFP Number: H-10

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

Mechanical Inc. dba Helm Mechanical
900 Oakmont Lane, Suite 200
Westmont, IL 60559
(630)891-3400 Fax () -
Attn: Ken Jones e-mail: kjones@helmgroupp.com

CDB Project #: 814-010-083

CDB Project Name: Natatorium Structural Remediation / Repair HVAC & Pool / Jacoby Dickens Center
& Location: CSU

CDB Contract #: 22053383

Contract Work: HVAC

2. REQUEST for change by: CDB

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

3. REASON for change:

H-10 - HELM - HVAC includes all labor, materials, and equipment for HVAC work indicated on the NATATORIUM STRUCTURAL REMEDIATION issued for pricing drawings, specifications, and addendums 1, 2 and 3. Applicable specification sections are referenced on the attached project memorandum.

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

G-10 NATATORIUM STRUCTURAL REMEDIATION includes replacement of existing natatorium exterior walls, steel columns, beams, and repair of joist bearing seats as part of A/E MOD. #3 due to unforeseen existing conditions. H-10 includes the HVAC work associated with the remediation including demolition, repair, and revisions to heating, ventilating, and air conditioning systems.

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.

PO G-10 - NATATORIUM STRUCTURAL REMEDIATION - \$11,000,000
PO P-10 - NATATORIUM STRUCTURAL REMEDIATION - TBD
PO H-10 - NATATORIUM STRUCTURAL REMEDIATION - \$302,265.42
PO E-10 - NATATORIUM STRUCTURAL REMEDIATION - \$261,305.08

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 120 Calendar Days from Approval of RFP/CO.

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

The Contract Sum is INCREASED by the total sum of.....\$

~~243,298.70~~

\$286,252.89

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 Williams Architects

BY Andrew Caputo signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER

BY Paul Stutz signature

CONTRACTOR

BY BEN JONES DATE 11/6/2023 print name

Ken Jones signature

PM title

APPROVE as to form and content:

USING AGENCY name CSU

BY Rich O'Brien 11/7/2023 signature

CDB/PM APPROVE

M. Jones signature

CDB APPROVE change order

BY _____ print name

signature

title

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

Project Number: 822-010-131

Description: Construct Health Information and
Technology Center
Northern Illinois University
DeKalb, DeKalb County, IL

Using Agency: Northern Illinois University

Architect/Engineer: S/L/A/M Collaborative, Inc.
80 Glastonbury Blvd.
Glastonbury, CT 06033-4410

Total Project Budget: \$77,025,000.00
Unobligated Funds: \$ 6,159,696.00
Total Spent to Date: \$ 603,940.00
Percent Complete: 50% Design

Project Manager: Kenneth Watkins



PROJECT HISTORY: Northern Illinois University's main campus sits on 756 acres in DeKalb and includes 64 major buildings. Additional campus sites include, the Lorado Taft Field Campus (144 acres), Rockford Campus (10 acres), and the Naperville Campus (11.2 acres).

The original scope of work was to provide construction of an approximately 130,000 square foot, multi-story, teaching and research facility with a goal to achieve LEED Gold Certification. Through the program analysis phase, the new facility is intended to meet the growing needs of the university with a central focus on collocating health profession programs, many of which are currently housed separately in a variety of facilities across campus. The program for the facility shall also include the ability to support interdisciplinary collaboration with related academic programs, community interaction, a variety of flexible academic instructional spaces and associated support spaces. The University currently hosts three health clinics on the campus and the value of consolidation will need to be evaluated as part of the overall program analysis for the facility. The University has identified a 6-acre site for the new facility on the west side of main campus located at the corner of Annie Glidden Road and Lucinda Avenue. Demolition of existing buildings will be a requirement to prepare the site and support campus footprint.

Upon completion of programming and program analysis, it was determined that the original budget was insufficient to achieve the intended program scope as defined above. The schematic design is required to develop a construction budget and finalize the overall square footage of the facility.

PURPOSE OF THIS AGREEMENT MODIFICATION: We are requesting board approval of modification one in the amount of \$531,239.00 to compensate the A/E for services to begin and complete the schematic design.

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	\$326,240.00	\$0.00	\$326,240.00	\$347,589.00	\$673,829.00
Additional Services	\$260,200.00	\$0.00	\$260,200.00	\$37,150.00	\$297,350.00
Contract Administration Fee	\$17,500.00	\$0.00	\$17,500.00	\$11,500.00	\$29,000.00
Sub-Soil Investigation	\$15,000.00	\$0.00	\$15,000.00	\$75,000.00	\$90,000.00
Hazardous Materials Testing	\$15,000.00	\$0.00	\$15,000.00	\$40,000.00	\$55,000.00
Rendering	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00
Site Survey	\$10,000	\$0.00	\$10,000	\$0.00	\$10,000.00
TOTALS	\$643,940.00	\$0.00	\$643,940.00	\$531,239.00	\$1,175,179.00



M E M O R A N D U M

TO: Blanca Rivera, Regional Manager

FROM: Kenneth Watkins, Project Manager

DATE: June 3, 2024

RE: A/E Modification Number 1
822-010-131 Construct Health Information and Technology Center (HTC)

Dear Blanca,

This Northern Illinois University (NIU) project programming and budget allocation occurred in 2021. The A/E Professional Services Agreement (PSA) was negotiated and executed in 2022. To accurately estimate this project and adjust for construction inflation and escalation, a partial agreement was negotiated with S/L/A/M Collaborative, Inc. to design services including Programming and Program Analysis Phases. Upon completion of these phases, it was determined that the budget, as originally projected, would be insufficient to achieve the intended program scope as defined.

If granted, this modification will compensate the A/E for services related to Schematic Design. The SD submittal and related renderings will be utilized by NIU to obtain additional funding to allow for the construction of a Health Information and Technology Center (HTC) that meets the school's programmatic needs.

I would like to request that this Modification be presented to the CDB Board for review, consideration, and approval.

Regards,

Kenneth Watkins
Project Manager

cc: Shea Votava

MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD



Professional Services Agreement

Modification Number: **1**

Project Number: **822-010-131**

Date: **April 24, 2024**

Firm Name, Address
The S/L/A/M Collaborative, Inc.
80 Glastonbury Blvd.
Glastonbury, CT 6033

Project Information
Construct Health Information and Technology Center
Northern Illinois University - DeKalb, DeKalb County
DeKalb, DeKalb County, Illinois

This Modification Increases the Full Service Agreement by 82%

Agreement Date: 2022-04-04 Contract: 21012910

Scope/Purpose of this agreement modification: This modification will compensate the A/E for services related to Schematic Design. The SD submittal and related renderings will be used to obtain additional funding to allow for the construction of a Health Information and Technology Center that meets the schools programmatic needs.

Subject agreement amended as follows: Replace Appendix A with Appendix A M-1; Replace Attachment A1 - Appendix A Clarifications with Attachment A1 - Modification 1 - Appendix A Clarifications; Replace Appendix B with Appendix B - Modification 1

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	\$326,240.00	\$0.00	\$326,240.00	\$347,589.00	\$673,829.00
Additional Services	\$260,200.00	\$0.00	\$260,200.00	\$37,150.00	\$297,350.00
Contract Administration Fee,	\$17,500.00	\$0.00	\$17,500.00	\$11,500.00	\$29,000.00
Sub-Soil Investigation	\$15,000.00	\$0.00	\$15,000.00	\$75,000.00	\$90,000.00
Hazardous Materials Testing	\$15,000.00	\$0.00	\$15,000.00	\$40,000.00	\$55,000.00
Rendering	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00
Site Survey	\$10,000.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00
TOTALS	\$643,940.00	\$0.00	\$643,940.00	\$531,239.00	\$1,175,179.00

Prepared by:

Todd DeJaynes

5/13/2024

Date

By:

NA

Using Agency approval

Date

AE Firm name: The S/L/A/M Collaborative, Inc.

By:

AE's Authorizing Representative

May 9, 2024

Date

Reviewed:

Contract Executive

5/13/2024

Date

Print AE name, Title: Bob Pulito, AIA | President Emeritus, Architect

Approved by:

Regional Manager

5/23/2024

Date

By:

Fiscal

Date

Approved by:

Legal

Date

Final CDB
authorization

Print name/title

Date

Project Number: 830-030-162

Description: Construct A Computer Design Research and Learning Center (CDRLC)
850 W. Taylor Street
Chicago, Cook County, IL

Using Agency: University of Illinois - Chicago

Architect/Engineer: Booth Hansen
333 South Desplaines Street, Suite 100
Chicago, IL, 60661

Total Project Budget: \$ 121,473,707.18
Unobligated Funds: \$ 2,171,482.16
Total Spent to Date: \$ 78,935,910.32
Percent Complete: 77.8%



Project Manager: Blanca Rivera, Kenneth Watkins

Project History: The new 135,000 GFS Computer Design Research Learning Center (CDRLC) building provides the vitally needed space to accommodate the rapid growth of the computer science program, allows the department to consolidate a growing student body, and provides community spaces that can foster a social life within the computer design community and enrich connectivity to the broader community. The five-story structure will be the home of the computer science department housing 16 classrooms, 100 faculty and staff offices, 35 labs with collaborative and tutoring space.

The north and south-east mechanical shaft walls were shown at a one-hour rating in the contract documents, but the building code requires them at a two-hour rating because they connect more than four stories. The floor slab and supporting structure of the south penthouse must also be at a two-hour rating because the penthouse rooms are considered part of the shaft enclosure. Fall protection is needed around the shaft openings at the penthouse level.

Description of RFP Change: This change order will be classified as an A/E error and will allow for proper fireproofing of the north and south-east mechanical shafts.

This change order will provide for increasing the wall rating to two hours, extending walls to the roof, adding dampers at L6 for the north shaft. At the south-east shaft, fireproofing or gypsum will be used to increase the rating to two hours on the shaft walls and structure supporting the penthouse. At L6, dampers will be added to VAV box floor penetrations, and guardrails will be added at the shaft opening. A two-hour rated bottom lid will be added to all shafts. To allow for proper fireproofing, the contractor will not be installing the two-hour rated ceiling in room 5415. Remove the intumescent and fireproofing work at the east smoke evacuation wall as originally defined on the contract documents. This work is necessary to provide the required fire rating of the shafts.

Requested Action: We are requesting board approval of change order G-85 in the amount of \$407,671.91 to increase the hourly fire rating of two shafts in the building and all associated work.

Contractor	Trade	Change Order Amount	Original Contract	% Change
W.E. O'Neil Construction Company	General	\$407,671.91	\$ 78,813,058.00	0.52%
Total All Change Orders		\$407,671.91	\$ 78,813,058.00	0.52%



M E M O R A N D U M

TO: Tim Patrick, Construction Administrator

FROM: Blanca Rivera, Regional Manager, Region 1

DATE: March 21, 2024

RE: RFPCO G-85 Increase Shaft Fire Ratings
830-030-162 Construction Computer Design Research & Learning Center

Dear Tim,

The AE Team discovered that the Contract Documents incorrectly showed the North and South-East mechanical shafts rated for 1HR. The Building Code requires them to be 2HR rated because they connect more than (4) stories. The team studied numerous options to increase the rating of the shafts in conjunction with interim cost estimates provided by the General Contractor and are presenting what the Team believes is the most cost-effective strategy.

At the North shaft, the rating will increase by adding gyp board to the shaft walls from Level 2 – 5 and extending the shaft walls through the Penthouse Level up to the roof. Added dampers are needed for the duct penetrations and for VAV box penetrations through the floor slab.

At the South-East shaft, the density and complexity of ductwork at the Penthouse level prevented the shaft wall from extending in the same manner as the North shaft. The rating will be increased by adding gyp board to the shaft walls from Level 2 – 5, increasing the rating of the penthouse floor slab, structural beams under L6 deck, and supporting columns from Level 1 - 5 by using spray fireproofing or gyp board encapsulation, and adding dampers for VAV box penetrations through the floor slab. Additionally, because it is related to shafts, a guardrail must be installed at L6 for fall protection.

In conjunction with this work, a credit is requested for a removed ceiling and intumescent paint and spray fireproofing on the East Smoke Evac Wall.

This work is necessary to provide the required fire rating of the shafts per the Building Code. We appreciate your consideration in presenting this Change Order to the CDB Board.

Regards,

Blanca Rivera
Regional Manager, Region 1

cc: Shea Votava

State of Illinois
CAPITAL DEVELOPMENT BOARD

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 03/14/2024

RFP Number: G-85

1. (Contractor's Name, Address, Telephone, Fax & Attention) W.E. O'Neil Construction Co. 1245 W. Washington Blvd. Chicago, IL 60607 (773)755-1611 Fax () - Attn: Chris Catino e-mail: ccatino@weoneil.com	CDB Project #: 830-030-162 CDB Project Name: UIC CDRLC & Location: 850 W. Taylor Street, Chicago, Cook County, Illinois CDB Contract #: 21058241 Contract Work: General
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2. REQUEST for change by: AE

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 North and South-East mechanical shaft walls were shown as 1HR rated in the Contract Documents, but the Building Code requires them at 2HR because they connect more than (4) stories. The Penthouse rooms are considered part of the shaft enclosure, so the floor slab and supporting structure of the South penthouse must also be 2HR rated. Fall protection is needed around the shaft openings at the penthouse level.

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

At North shaft, increase wall rating to 2HR, extend walls to roof, add dampers at L6. At South-East shaft, shaft walls and structure supporting penthouse increase to 2HR with fireproofing or gyp; at L6, add dampers and guardrails at shaft openings. All shafts to add rated bottom lid. Delete 2HR clng in rm #5416; delete intumescent and fireproofing at East smoke evac steel only. Info tracked in RFI 548, 685, 807, 824. Dwgs A102/3/4/5/6, A152/55, E306, E918, FA106, TC200, TC206, TC800, V206, V511/12, V601, V701 re-issued. ASK106, 144A/B/C/D/E are issued.

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.

IMPORTANT NOTICE

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

6. CONSIDERATION:	Work to be accomplished in	Calendar Days from Approval	The Contract Sum is INCREASED/DECREASED
	of RFPCO.		by the total sum of.....\$ 419,477.26 5/22/22
NOTE:	Unless specifically indicated above, this does not extend the contract time.		\$407,671.91 TC 2/22/24
	Schedule is affected. Impact to be defined once change approval is obtained. CC 4/1/24		\$407,671.91 CC 5/22/24

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 Booth Hansen

BY Caroline John 4/23/24 signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER
BY Chris Catino 4/23/24 signature

CONTRACTOR
BY Chris Catino DATE 4/22/24 print name

Chris Catino signature
Project Manager title

APPROVE as to form and content:

USING AGENCY name
BY [Signature] signature

CDB/PM APPROVE [Signature] 4/30/2024 signature

CDB APPROVE change order
BY _____ DATE _____ print name

signature
title

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

Project Number: 830-030-162

Description: Construct A Computer Design Research and Learning Center (CDRLC)
University of Illinois – Chicago
850 W. Taylor Street
Chicago, Cook County, IL

Using Agency: University of Illinois - Chicago

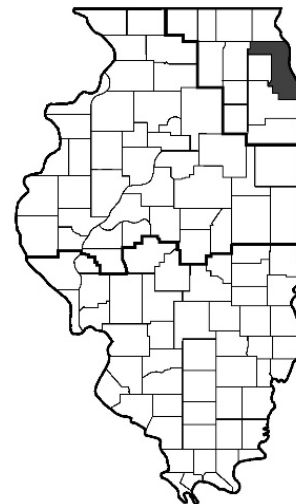
Architect/Engineer: Booth Hansen
333 S. Desplaines Street, Suite 100
Chicago, IL 60661

Total Project Budget: \$124,800,000.00

Unobligated Funds: \$ 3,247,696.16

Total Spent to Date: \$ 78,935,910.32

Percent Complete: 83%



Project Manager: Blanca Rivera, Kenneth Watkins

PROJECT HISTORY: The new 135,000 GFS Computer Design Research Learning Center (CDRLC) building provides the vitally needed space to accommodate the rapid growth of the Computer Science program, allows the department to consolidate a growing student body, and provides community spaces that can foster a social life within the CD community and enrich connectivity to the broader community. The five-story structure will be the home of the Computer Science Department housing 16 classrooms, 100 faculty and staff offices, 35 labs, with collaborative, and tutoring space.

The A/E team currently holds two construction phase services for the CDRLC project which are: 1) Construction Administration; and 2) Construction On-Site Representation. The current fees for both were based on 140 weeks of construction phase services, with a substantial completion date of May 31, 2024. The general contractor's new substantial completion date of December 31, 2024, extends the duration of construction by 31 weeks. The A/E team is requesting a fee modification of \$290,102.00 to extend basic services, and \$227,739 to extend construction on-site representation to the delayed substantial completion date. Associated with this modification is the CDB Contract Administration Fee which was calculated at \$8,700.

PURPOSE OF THIS AGREEMENT MODIFICATION: We are requesting board approval of A/E modification 7 in the amount of \$526,541.00 to extend the A/E construction phase services to a new substantial completion date of December 31, 2024.

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	\$3,207,600.00	\$862,730.00	\$4,070,330.00	\$290,102.00	\$4,360,432.00
Additional Services	\$804,856.00	\$85,214.00	\$890,070.00	\$0.00	\$890,070.00
Contract Administration Fee	\$120,300.00	\$28,300.00	\$148,600.00	\$8,700.00	\$157,300.00
On-Site Representative Reimbursement	\$361,395.00	\$1,103,399.00	\$1,464,794.00	\$227,739.00	\$1,692,533.00
Design Testing	\$23,900.00	\$0.00	\$23,900.00	\$0.00	\$23,900.00
Construction Testing	\$0.00	\$10,500.00	\$10,500.00	\$0.00	\$10,500.00
Print Bid Documents in excess	\$47,673.00	\$0.00	\$47,673.00	\$0.00	\$47,673.00
LEED Registration Fee	\$11,000.00	\$0.00	\$11,000.00	\$0.00	\$11,000.00
TOTALS	\$4,576,724.00	\$2,090,143.00	\$6,666,867.00	\$526,541.00	\$7,193,408.00



MEMORANDUM

TO: Blanca Rivera, Regional Manager, Region 1
FROM: Kenneth Watkins, Project Manager
DATE: May 24, 2024
RE: Project # 830-030-162

Dear Blanca,

The AE Team currently holds two separate Construction Phase services for the CDRLC project which are: 1) Construction Administration and 2) Construction On-Site Representation.

The current fees for both were based on 161 weeks of Construction Phase services, with a Substantial Completion date of 5/31/2024. The General Contractor's new Substantial Completion date of 12/31/2024 extends the duration of Construction by 31 weeks. The AE Team is requesting a fee modification of **\$290,102** to extend Construction Administration Services.

Similarly, the extended duration of Construction also results in more time needed for on-site representation. The AE Team is requesting a fee modification of **\$227,739** to extend Construction On-Site Representation.

Associated with this Modification is the CDB Contract Administration Fee which was calculated at **\$8,700**.

Requested Action: We are requesting board approval of AE Modification 7 in the amount of **\$526,541.00** to extend AE Construction Phase Services to the new Substantial Completion Date of 12/31/2024.

Regards,

Kenneth Watkins
Project Manager

MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD



Professional Services Agreement

Modification Number: **7**

Project Number: **830-030-162**

Date: **May 23, 2024**

Firm Name, Address

Booth Hansen, Ltd.

333 S DesPlaines Street, #1S

Chicago, IL 60661

Project Information

Construct A Computer Design Research and Learning Center

University of Illinois - Chicago, Cook County

Chicago, Cook County, Illinois

This Modification **Changes the Scope of the Contract**

Agreement Date: **2020-07-07** Contract: **20022810**

Scope/Purpose of this agreement modification: Construction Duration is being increased from 161 weeks to 192 weeks. Increase Basic Services Fee in the amount of \$290,102 for construction phase basic services associated with the addition of 31 weeks.

In addition, add \$227,739 to on-site observation to 1. Provide for the full time observer, identified as Michael Jividen, who shall be paid based on actual hourly direct wage expense (DWE) multiplied by the CDB standard 2.60 overhead and profit multiplier, and 2. Provide for supplemental on-site observation by the AE, MEP & Structural Engineers heavily involved in the design intent of the project, and/or AE or Engineer of Record, as may be necessary, or otherwise requested by CDB, who shall be paid based on their actual billable rates in effect at that time. The designated full time observer shall not be replaced without advance notice, and prior written approval of CDB.

Also, change Project Schedule Dates for Substantial Completion and Final Acceptance, and extend Contract Completion Date from 05/31/2025 to 03/31/2026, to allow for Completion of Construction, Project Closeout, and Final Payments. The attached Standard Certifications are hereby incorporated into the contract.

Subject agreement amended as follows: **Replace Appendix A - M6 with Appendix A - M7**

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	\$3,207,600.00	\$862,730.00	\$4,070,330.00	\$290,102.00	\$4,360,432.00
Additional Services	\$804,856.00	\$85,214.00	\$890,070.00	\$0.00	\$890,070.00
Contract Administration Fee,	\$120,300.00	\$28,300.00	\$148,600.00	\$8,700.00	\$157,300.00
On-Site Representative Reim	\$361,395.00	\$1,103,399.00	\$1,464,794.00	\$227,739.00	\$1,692,533.00
Design Testing	\$23,900.00	\$0.00	\$23,900.00	\$0.00	\$23,900.00
Construction Testing	\$0.00	\$10,500.00	\$10,500.00	\$0.00	\$10,500.00
Print Bid Documents in excess	\$47,673.00	\$0.00	\$47,673.00	\$0.00	\$47,673.00
LEED Registration Fee	\$11,000.00	\$0.00	\$11,000.00	\$0.00	\$11,000.00
TOTALS	\$4,576,724.00	\$2,090,143.00	\$6,666,867.00	\$526,541.00	\$7,193,408.00

Prepared by: _____
Kenneth Watkins Date

By: _____
Using Agency approval Date

AE Firm name: **Booth Hansen, Ltd.**

By: _____
AE's Authorizing Representative Date

Reviewed: _____
Contract Executive Date

Print AE name, Title: _____

Approved by: _____
Regional Manager Date

By: _____
Fiscal Date

Approved by: _____
Legal Date

Final CDB
authorization _____
Print name/title _____
Date

Project Number: 830-030-162

Description: Construct A Computer Design Research and Learning Center, University of Illinois - Chicago
Chicago, Cook County, IL

Using Agency: Illinois Board of Higher Education

Architect/Engineer: Mortenson
300 Park Boulevard, Suite 100
Itasca, IL 53314

Total Project Budget: \$124,800,000.00
Unobligated Funds: \$ 3,247,696.16
Total Spent to Date: \$ 78,935,910.32
Percent Complete: 83%



Project Manager: Blanca Rivera, Kenneth Watkins

Project History: The new 135,000 GFS Computer Design Research Learning Center (CDRLC) building provides the vitally needed space to accommodate the rapid growth of the Computer Science program, allows the department to consolidate a growing student body, and provides community spaces that can foster a social life within the CD community and enrich connectivity to the broader community. The five-story structure will be the home of the Computer Science Department housing 16 classrooms, 100 faculty and staff offices, 35 labs, with collaborative, and tutoring space.

The current substantial completion date for Mortenson's CM contract basic services fee is May 31, 2024. We are requesting approval to extend the substantial completion date to December 31, 2024. This will extend the duration of construction by 31 weeks. The CM is requesting a fee modification of \$1,076,214.00 to extend construction management services. Associated with this modification is an increase to the CDB contract administration fee in the amount of \$31,300.00.

PURPOSE OF THIS AGREEMENT MODIFICATION: We are requesting board approval of this modification in the amount of \$1,076,214.00 to extend the CM basic services and contract administration fee to the new substantial completion date of December 31, 2024.

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	\$5,776,277.00	\$1,929,288.00	\$7,705,565.00	\$1,044,914.00	\$8,750,479.00
Builders Risk for CM	\$256,683.00	-\$154,471.00	\$102,212.00	\$0.00	\$102,212.00
Construction Administration Fee	\$173,200.00	\$57,793.00	\$230,993.00	\$31,300.00	\$262,293.00
Construction Testing	\$240,000.00	\$263,869.00	\$503,869.00	\$0.00	\$503,869.00
General/Laborer	\$915,170.00	\$29,670.00	\$944,840.00	\$0.00	\$944,840.00
General Liability Insurance	\$87,080.00	\$0.00	\$87,080.00	\$0.00	\$87,080.00
General Conditions	\$115,000.00	\$47,721.00	\$162,721.00	\$0.00	\$162,721.00
Job Site Office Eqpt/Supplies	\$177,700.00	-\$12,860.00	\$164,840.00	\$0.00	\$164,840.00
Site Survey	\$30,000.00	\$66,500.00	\$96,500.00	\$0.00	\$96,500.00
Temporary Protection	\$230,000.00	-\$160,000.00	\$70,000.00	\$0.00	\$70,000.00
Temporary Utilities	\$249,260.00	-\$222,759.00	\$26,501.00	\$0.00	\$26,501.00
Testing and Balancing	\$160,000.00	\$320,000.00	\$480,000.00	\$0.00	\$480,000.00
Travel Expenses	\$5,000.00	\$18,000.00	\$23,000.00	\$0.00	\$23,000.00
Winterization CM	\$336,200.00	-\$189,670.00	\$146,530.00	\$0.00	\$146,530.00
TOTALS	\$8,757,570.00	\$1,987,081.00	\$10,744,651.00	\$1,076,214.00	\$11,820,865.00



MEMORANDUM

TO: Blanca Rivera, Regional Manager, Region 1
FROM: Kenneth Watkins, Project Manager
DATE: May 24, 2024
RE: Project # 830-030-162

Dear Blanca,

M3 Construction Manager Agreement Basic Services Fee was based on a May 2024 Substantial Completion date, an August 2024 CDB Final Acceptance date, and a basic services expiration date of 31 May 2024.

Requested Action: Board approval of CM Modification Number 4 in the amount of **\$ 1,076,214** to extend Construction Manager Basic Services until December 2024.

CM Basic Services Fee \$ 1,044,914 + CAF (3%) \$ 31,300 = Construction Phase impact: \$ 1,076,214

1. Delayed Construction Phase: extend CM Basic Services +7 months: *Jun-Jul-Aug-Sept-Oct-Nov-Dec 2024*
Contractor's revised projected Substantial Completion date: *December 2024*
2. Delayed 90-day Final Completion and Acceptance Phase (spec 01 32 00): *Jan-Feb-March 2025*.
3. Delayed CDB Final Acceptance projection: *March 2025*.

This RFPCO has been coded as an Unforeseen Condition.

Regards,

Kenneth Watkins
Project Manager

MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD



Professional Services Agreement

Modification Number: **4**

Project Number: **830-030-162**

Date: **May 16, 2024**

Firm Name, Address

Mortenson Construction
300 Park Blvd., Suite 100
Itasca, IL 60143

Project Information

Construct A Computer Design Research and Learning Center
University of Illinois - Chicago, Cook County
Chicago, Cook County, Illinois

This Modification **Changes the Scope of the Contract**

Agreement Date: **2021-01-12** Contract: **21020810**

Scope/Purpose of this agreement modification: **Provide additional Construction Management Services Fees due to Extended Construction Phase Duration. The Basic Services Fees provide for the Construction Management Services necessary to accomplish the scope of work defined for this project, which shall be paid on a monthly basis based on actual CM Schedule of Values approved by CDB. Also, update Project Schedule Dates for Substantial Completion and Final Acceptance, and Extend Contract Completion Date from 05/31/2025 to 03/31/2026. The attached Standard Certifications are hereby incorporated into the contract.**

Subject agreement amended as follows: **Replace Appendix A - M3 with Appendix A - M4**

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	\$5,776,277.00	\$1,929,288.00	\$7,705,565.00	\$1,044,914.00	\$8,750,479.00
Builders Risk for CM	\$256,683.00	-\$154,471.00	\$102,212.00	\$0.00	\$102,212.00
Contract Administration Fee,	\$173,200.00	\$57,793.00	\$230,993.00	\$31,300.00	\$262,293.00
Construction Testing	\$240,000.00	\$263,869.00	\$503,869.00	\$0.00	\$503,869.00
General/Laborer	\$915,170.00	\$29,670.00	\$944,840.00	\$0.00	\$944,840.00
General Liability Insurance	\$87,080.00	\$0.00	\$87,080.00	\$0.00	\$87,080.00
General Conditions	\$115,000.00	\$47,721.00	\$162,721.00	\$0.00	\$162,721.00
Job Site Office Eqpt./Supplies	\$177,700.00	-\$12,860.00	\$164,840.00	\$0.00	\$164,840.00
Site Survey	\$30,000.00	\$66,500.00	\$96,500.00	\$0.00	\$96,500.00
Temporary Protection	\$230,000.00	-\$160,000.00	\$70,000.00	\$0.00	\$70,000.00
Temporary Utilities	\$249,260.00	-\$222,759.00	\$26,501.00	\$0.00	\$26,501.00
Testing and Balancing	\$160,000.00	\$320,000.00	\$480,000.00	\$0.00	\$480,000.00
Travel Expenses	\$5,000.00	\$18,000.00	\$23,000.00	\$0.00	\$23,000.00
Winterization CM	\$336,200.00	-\$189,670.00	\$146,530.00	\$0.00	\$146,530.00
TOTALS	\$8,757,570.00	\$1,987,081.00	\$10,744,651.00	\$1,076,214.00	\$11,820,865.00

Prepared by: _____
Kenneth Watkins Date

By: _____
Using Agency approval Date

AE Firm name: **Mortenson Construction**

By: _____
AE's Authorizing Representative Date

Reviewed: _____
Contract Executive Date

Print AE name, Title: _____

Approved by: _____
Regional Manager Date

By: _____
Fiscal Date

Approved by: _____
Legal Date

Final CDB
authorization _____
Print name/title _____
Date

Project Number: 120-215-068

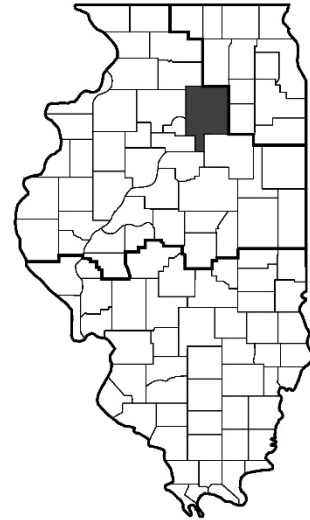
Description: Replace Generator
Sheridan Correctional Center
Sheridan, LaSalle County, IL

Using Agency: Illinois Department of Corrections

Architect/Engineer: Middough Inc.
Oak Brook Point, #200
Oak Brook, IL 60523

Total Project Budget: \$2,320,200.00
Unobligated Funds: \$2,017,000.00
Total Spent to Date: \$ 178,821.64
Percent Complete: 50%

Project Manager: Drew Stephenson



PROJECT HISTORY: The Sheridan Correctional Center is a 75-building facility established in 1939. The scope of work provides for replacing the main generator, transformers, cabling, transfer switches, etc. The scope also provides for replacing the manual transfer switches at each building with automatic transfer switches.

Upon further investigations during the early design phase, it was determined that since the existing emergency backup generator at building C-1 has not been operational for years, the 2.4kV emergency cabling distribution system related to this generator would need to be tested to confirm it is working as well as all other emergency cabling for all emergency backup generators. Modification #2 was issued to test this cabling distribution system. These continuity tests determined that the cabling distribution system is needing to be replaced so that the emergency backup generators can distribute power in the event of a loss of normal utility power.

In addition to the cabling distribution system replacement, the scope has been expanded to install a local generator at the water treatment building due to the failed cabling from the main generator; efficiencies gained from this will save costs as the main generator (C-1) size can be reduced. Also, we are proposing to increase the size of the planned administration building generator (which will require a step-down transformer) and connect this generator to the Employee and Armory buildings which are outside the perimeter security fence. This will also save costs as the main generator (C-1) size can be reduced.

We have been meeting with CDB Professional Services and the A/E to find ways to gain efficiencies and reduce the costs of this proposed work which have been incorporated into this proposed modification for these undiscovered conditions.

PURPOSE OF THIS AGREEMENT MODIFICATION: This modification will establish additional services fees to cover the expanded scope to design cable replacement, new conduit/cabling, adding a local generator, increase the size of an originally scoped generator replacement, reduce the size of an originally scoped generator and adding a step-down transformer. This will allow the emergency power backup system to be operational for the entire facility which has not been functional for years.

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	\$196,100.00	\$0.00	\$196,100.00	\$0.00	\$196,100.00
Additional Services	\$0.00	\$0.00	\$0.00	\$267,600.00	\$267,600.00
Contract Admin. Fee	\$5,800.00	\$0.00	\$5,800.00	\$8,000.00	\$13,800.00
On-Site Representative	\$16,000.00	\$0.00	\$16,000.00	\$0.00	\$16,000.00
Sub-Soil Investigation	\$9,000.00	\$0.00	\$9,000.00	\$0.00	\$9,000.00
Design Testing	\$0.00	\$33,350.00	\$33,350.00	\$0.00	\$33,350.00
Print Bid Docs in Excess of 10	\$2,000.00	\$0.00	\$2,000.00	\$0.00	\$2,000.00
ACM Inspection	\$11,000.00	\$0.00	\$11,000.00	\$0.00	\$11,000.00
Hazardous Materials Testing	\$500.00	\$0.00	\$500.00	\$0.00	\$500.00
PCB Testing	\$11,000.00	\$0.00	\$11,000.00	\$0.00	\$11,000.00
Subsoil Investigation	\$0.00	\$10,950.00	\$10,950.00	\$0.00	\$10,950.00
Survey Utility Locations	\$7,500.00	\$0.00	\$7,500.00	\$0.00	\$7,500.00
TOTALS	\$258,900.00	\$44,300.00	\$303,200.00	\$275,600.00	\$578,800.00



M E M O R A N D U M

TO: Tim Patrick, Construction Administrator
James Cockrell, Regional Manager, Region 2

FROM: Drew Stephenson, Project Manager

DATE: May 10, 2024

RE: Project #120-215-068, Sheridan Correctional Center – Replace Generator
A/E Contract Modification #3, Middough, Inc.

The Sheridan Correctional Center is a 75-building facility established in 1939. The scope of work provides for replacing the main generator, transformers, cabling, transfer switches, etc. The scope also provides for replacing the manual transfer switches at each building with automatic transfer switches.

The Design Phase is 50% complete.

This proposed A/E Modification #3 provides additional services fees to cover the expanded scope to design cable replacement, new conduit/cabling, adding a local generator, increase the size of an originally scoped generator replacement, reduce the size of an originally scoped generator and adding a step-down transformer. This will allow the emergency power backup system to be operational for the entire facility which has not been functional for years. Details of the modification are listed below:

1. Add new scope for Bldg. C-0831, Water Treatment to install a local generator (estimated 150kW, 208V, 3Ph) at the water treatment building due to failed emergency power cables in the existing cable and conduit from Bldg. C-1. Reduce the size of planned emergency backup generator at Building C-1 from 600kW to 500kW. The 2,300 ft. cable and conduit that needs to be replaced due to the test results makes the option of like-for-like cable replacement more cost prohibitive than installing a emergency backup generator at Bldg. C-0831. The estimated increase in construction funds requested for the Design Budget is \$389,496.00 related to this scope item.
2. Revise scope for Bldg. C-0871, Administration to increase the size of the planned, new administration building generator (300kW, 480V, 3Ph) and install step-down transformer. Connect the Employee Building (“Barracks”) and Armory buildings to the emergency backup power from Bldg. C-0871 since these buildings are outside the existing perimeter fence. Reduce the size of the planned emergency backup generator at Building C-1 from 600kW to 500kW. The estimated increase in construction funds requested for the Design Budget is \$394,500.00 related to this scope item.
3. Add new scope for Buildings C-7, C-15, C-17, C-19, C-21, and C-23 to install new conduit and cable for the backup emergency power cables to each building. The estimated increase in construction funds requested for the Design Budget is \$858,630.00 related to this scope item.

4. Add new scope to replace all 2400V emergency backup power cables. The estimate increase in construction funds requested for the Design Budget is \$969,095.00 for this scope item.

The total amount of Modification #3 is \$275,600.00.

The total amount of the estimate is increasing by \$2,611,721.00 which will bring the entire construction estimate at this stage to \$4,071,900.00.

We have CPO, CDB Programming and QBS approval for this modification.

MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD



Professional Services Agreement

Modification Number: **3**

Project Number: **120-215-068**

Date: April 26, 2024

Firm Name, Address

Middough Inc.

Oak Brook Point, #200

Oak Brook, IL 60523

Project Information

Replace Generator

Sheridan Correctional Center - LaSalle County

Sheridan, LaSalle County, Illinois

This Modification Increases the Full Service Agreement by 91%

Agreement Date: 2021-11-12 Contract: 22001510

Scope/Purpose of this agreement modification: The scope of this modification will create the additional services line item for the A/E to design the cable replacement, additional local generator, originally scoped generator increase in size, reduce originally scoped generator size, step down transformer and new conduit/cabling.

This modification will also revise the original PSA Appendix A deliverable dates: 100% submittal from 5/9/22 to 7/30/24; Bid Documents Release from 6/13/22 to 9/4/24 and Prime Bid from 7/18/22 to 10/8/24.

Subject agreement amended as follows: Replace Appendix A - M2 with Appendix A - M3

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	\$196,100.00	\$0.00	\$196,100.00	\$0.00	\$196,100.00
Additional Services	\$0.00	\$0.00	\$0.00	\$267,600.00	\$267,600.00
Contract Administration Fee,	\$5,800.00	\$0.00	\$5,800.00	\$8,000.00	\$13,800.00
On-Site Representative Reim	\$16,000.00	\$0.00	\$16,000.00	\$0.00	\$16,000.00
Sub-Soil Investigation	\$9,000.00	\$0.00	\$9,000.00	\$0.00	\$9,000.00
Design Testing	\$0.00	\$33,350.00	\$33,350.00	\$0.00	\$33,350.00
Print Bid Documents in excess	\$2,000.00	\$0.00	\$2,000.00	\$0.00	\$2,000.00
ACM Inspection	\$11,000.00	\$0.00	\$11,000.00	\$0.00	\$11,000.00
Hazardous Materials Testing	\$500.00	\$0.00	\$500.00	\$0.00	\$500.00
PCB Testing	\$11,000.00	\$0.00	\$11,000.00	\$0.00	\$11,000.00
Subsoil Investigation	\$0.00	\$10,950.00	\$10,950.00	\$0.00	\$10,950.00
Survey Utility Locations	\$7,500.00	\$0.00	\$7,500.00	\$0.00	\$7,500.00
TOTALS	\$258,900.00	\$44,300.00	\$303,200.00	\$275,600.00	\$578,800.00

Prepared by: Drew M. Stephenson 4/30/24
Drew Stephenson Date

By: Rodney Thacker Digitally signed by
Rodney Thacker
Date: 2024.04.30 08:30:06 -05'00'
Using Agency approval Date

AE Firm name: Middough Inc.

By: [Signature] 4-26-24
AE's Authorizing Representative Date

Reviewed: Elizabeth Smith 05/02/2024
Contract Executive Date

Print AE name, Title: Rodney Thacker VICE PRESIDENT

Approved by: [Signature] 5/8/24
Regional Manager Date

By: _____
Fiscal Date

Approved by: _____
Legal Date

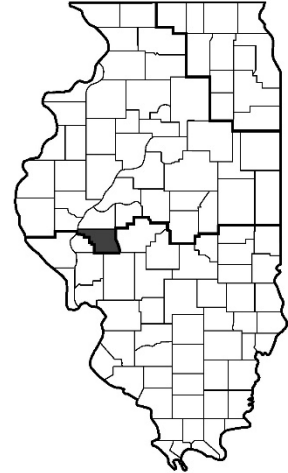
Final CDB
authorization
Print name/title _____
Date

CDB Project No. 321-160-028

Install New AC & Building Automation
Illinois School for the Deaf
Jacksonville, Morgan County, IL

Subject: Single Bid Award

CDB Project Manager: Pete Jerszynski



Project History:

The Illinois School for the Deaf is a 39-building facility established in 1845.

The scope of work provides for replacement of the existing chillers, pumps, condensing units, air handling units, controls, piping modification or replacement, other related work or equipment and installing a building automation system for various buildings. Asbestos or other hazardous materials may be encountered.

Requested Action:

On May 14th, 2024, a single bid was received. Thirteen (13) plan rooms and nine (9) contractors held drawings for the project.

This project has bid two times under a multi-prime delivery method. The first bid attempt, no bids were received. The second bid attempt resulted in one bid for the heating trade and no electrical trade bids. For the last bid attempt, the single prime delivery method was utilized in hopes it would promote a more competitive bidding environment. Due to the amount of public and private work currently on-going in the area, the number of potential bidders was limited resulting in the receipt of the single bid.

Architect/Engineer: Clark Dietz
125 West Church St.
Champaign, IL. 61820
217-373-8900

<u>TRADE</u>	<u>BASE BID + ALT 1 & 2</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Mechanical	\$7,748,181	\$7,787,609	-1%

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

Henson Robinson
3550 Great Northern Ave.
Springfield, IL. 62711

Heating & AC Work: \$7,748,181



M E M O R A N D U M

TO: Mr. James Cockrell, Regional Manager, Region 2

FROM: Mr. Peter Jerszynski III AC, Project Manager

DATE: May 24, 2024

RE: Project # 321-160-028
Single Bid Approval Request
Install New AC & Building Automation
Illinois School for the Deaf
Jacksonville, Morgan County, IL

A/E Name: Clark Dietz
125 West Church St.
Champaign, IL 61820

Mr. Cockrell,

On May 14, 2024, Capital Development Board (CDB) held a bid opening for project 321-160-028, Install New AC & Building Automation for the Illinois School for the Deaf located at Jacksonville, Morgan County, IL. The project only received one bidder. The Architect/Engineer (A/E) of record for this project is Clark Dietz, of Champaign, IL. Clark Dietz's efforts, recommendations and due diligence was made to get the largest possible pool of bidders.

The Illinois School for the Deaf is a 39-building facility established in 1845.

The scope of work provides for replacement of the existing chillers, pumps, condensing units, air handling units, controls, piping modification or replacement, other related work or equipment and installing a building automation system for various buildings. Asbestos or other hazardous materials may be encountered.

Henson Robinson Company was the sole bidder on this project. Their bid price plus alternates 1 & 2 was \$7,748,181.00 while the A/E estimate was \$7,787,609.00. The actual bid is approximately 1% under the estimate.

It is the opinion of Mr. Jerszynski that the amount of public and private work in the Central Illinois area were limiting factors for the single bidder. Clark Dietz did their due diligence to distribute and make the plans available to all interested parties.

Sincerely,

Peter J Jerszynski III AC

Capital Development Board
Region 2 - Project Manager

Attachments:

1. A/E Bid Analysis
2. List of plan holders
3. A/E Pre-Bid Meeting Minutes

cc: James Cockrell, Regional Manager, Region 2
Peter J. Jerszynski III AC Region 2 – Project Manager



May 23, 2024

Peter J. Jerszynski
Project Manager
Capital Development Board
401 S. Spring St. 3rd Floor
Springfield, IL 62706

Re: CDB #321-160-028 Bid Analysis

Dear Mr. Jerszynski

This letter provides an analysis of the project bid, announced May 14, 2024 for project 321-160-028 Install New A/C Systems and Building Automation Systems.

One bid was opened for the project from Henson Robinson Company. The following table compares the bid received with the Engineer's Opinion of Probable Construction Cost (OPCC).

	OPCC	Henson Robinson	% Difference
Base Bid	\$ 7,345,290	\$ 7,376,000	0.42%
Alternate 1	\$ 316,516	\$ 267,750	-15.41%
Alternate 2	\$ 125,803	\$ 104,431	-16.99%
Alternate 3	\$ 493,423	\$ 671,214	36.03%
Alternate 4	\$ 492,962	\$ 422,055	-14.38%
Project Total	\$ 8,773,993	\$ 8,841,450	0.77%

Clark Dietz made a significant effort to contact area contractors and garner interest from potential bidders. Submitted with this letter as an attachment is a list of Central Illinois contractors that were contacted by phone (and some subsequently by email) during the bidding phase of this project. Thirty-one (31) companies were contacted, the majority of which are Mechanical (sheet metal or piping) contractors. Several general contractors were also contacted.

Also submitted with this letter is the Plan-Holder List which includes nine (9) individual companies who are known to possess the bidding documents. The documents were also distributed to thirteen (13) online planrooms. We are unable to track Plan-Holders from online planrooms other than City Blue Technologies. At least three (3) contractors were in contact with Clark Dietz about the project who do not appear on any Plan-Holder list, indicating that the bidding documents were more widely circulated than suggested by the Plan-Holder list.



Several factors adversely affected the number of bids received:

1. Available number of area contractors.
2. Current construction market conditions.
3. Complexity of project and involvement of multiple trades.

The number of contractors in the Jacksonville/Springfield area has been a historic problem when attempting to solicit bids for projects. During bidding phases of our previous projects, Laverdiere Construction provided feedback that Electrical contractors were difficult to find. We made efforts to reach out to electrical contractors to make them aware of this project. Clark Dietz contacted companies as far east as Champaign, and a few companies in southern and northern Illinois. At least five (5) of the contractors indicated that the project is out of their service range, and they would not be submitting a bid.

Another reason for a single bid is the availability of area contractors who might normally bid on Jacksonville projects. A mid-May bid date puts this project in competition with other public and private sector construction projects with a summer and fall construction schedule. Some contractors expressed interest in the project but had other contracts pending that prevented them from bidding on this project.

The size and complexity of the project may have also contributed to the low number of bids. Due to the size of the project, it may have deterred smaller companies that do not have the capacity for this and other projects simultaneously. In addition, CDB requirements related to prequalification for MBE/WBE contractors was indicated as a concern by some companies that were either not prequalified or had lapsed prequalification. Lastly, the number of buildings and quantity of work involved requires extensive coordination between trades and with the Using Agency and may have deterred some bidders.

Despite Clark Dietz's effort to solicit multiple bids, a single bid was received. The base bid was 0.42% above the PPCB but three of the four alternates were below the estimated cost. Clark Dietz provides the following recommendation for the project.

Recommendation:

- Accept the Base Bid of \$7,376,000
- Accept Alternate Bid 1 of \$267,750
- Accept Alternate Bid 2 of \$104,431
- Reject Alternate Bid 3 of \$671,214
- Reject Alternate Bid 4 of \$422,055

Accepting the Base Bid, Alternate 1, and Alternate 2 places the total construction cost at \$7,748,181. This cost is 1% below the recommended bids PPCB at \$7,787,609. This results in an 8% contingency for the project or \$650,223, slightly reduced from \$734,529.



Clark Dietz thanks CDB for its consideration of the bid analysis and recommendations provided in this letter.

Sincerely,

Clark Dietz, Inc.

Nirav Patel, PE
Project Manager
E-mail: Nirav.patel@clarkdietz.com

cc: Thomas Schilling, Thomas.schilling@clarkdietz.com

Attachments:

1. Call Log
2. Plan Holder List
3. PPCB

Plan Holder List

Company	Email	Trade	Contact
Dodge Data & Analytics	support@construction.com	Planroom	
Reed Construction Data	rcdcentralnews@reedbusiness.com	Planroom	
Bid Tool	plans@bidtool.net	Planroom	
Federation of Women Contractors	fwcchicago@aol.com	Planroom	
TISQFT Planroom C/O Cushing Company	content@constructconnect.com	Planroom	
Black Contractors United	bcunewera@att.net	Planroom	
Contractors Assoc of Will & Grundy Counties	info@cawgc.org	Planroom	
Greater Peoria Contractors & Suppliers Assoc.	info@gpcsa.org	Planroom	
Springfield Reprographics	service@springfieldrepro.com	Planroom	
Capital Blue Print	jobs@capitalblueprint.com	Planroom	
Data Bid	julie@atabid.com	Planroom	Julie Dustin
Southern IL Builder's association	wbn@siba-agc.org	Planroom	Brittney Harneck
City Blue		Planroom	
Henson Robinson	nstetter@henson-robinson.com	General	Norissa Stetter
Warner Mechanical, LLC	Chris@warnerllc.com	General	Chris Brown
Laverdiere Construction	janderson@lavconinc.com	General	Jodi Anderson
Helm Group	mbuesing@helmgroupp.com	General	Molly Buesing
Rend Lake Plumbing and Heating	matth@rlphco.com	Heating	Matthew Halloran
Pipco	nicoleo@pipco-co.com	Heating	Nicole Owens
RD Lawrence	jmeats@rdlawrence.com	General	Jeremy Meats
Montefusco HVAC	ellen@montefuscohvachvac.com	Heating	Ellen Weaver
Kane Mechanical	tlabrier@kanemechanical.com	Heating	Tracy LaBrier

Call Log

Company	Contact	Phone #
Warner Mechanical	Eric Devore	309-397-2510
Vinson & Sill	Chasson Gardner	
Mechanical Svc of Galesburg		(309) 342-8136
Commercial Mechanical		(309) 243-7768
JA Fritch & Sons		(309) 671-5353
Johnson Controls (Moline)		(847) 806-4488
Johnson Controls (East Peoria)		(847) 806-4488
mechanical Inc		
Pipco	Marie Bennihoff	(309) 692-4060 Ext. 172
Mid-Illinois Mechanical		(309) 828-0459
Pipeworks Inc		(309) 820-9791
A&R Mechanical	Joel	(217) 367-4227
Allied Mechanical		(217) 328-9630
Davis Houk Mechanical	Michael	(217) 239-0040
X-Treme Mechanical		(217) 863-2090
Doyle Plumbing and Heating		(217) 243-1013
EL Pruitt	Erin Green	(217) 789-0966
Prairie State		(217) 636-9000
King-Lar	Ryan	(217) 429-2323
Burdick	April	(217) 429-2385
Diversified Sheet Metal		(815) 672-2990
JB Contracting	Jim Brady Jr.	(815) 223-9800
John's Service and Sales	Nathan	(815) 883-3637
H&S Mechanical	Sean Howard	(309) 696-7066
RD Lawrence	Jeremy Meats	(217) 787-1384
Heartland Mechanical	JW Huppert	618-713-3317
Rend Lake P&H	Cindy Flanagan	618-242-3606
HSG Mechanical	Tony Stretch	618-997-9794
Reliable Mechanical	Mike Meislahn	217-356-1841
Culbertson H&C	Tim Sidwell	618-283-4679
FW Electric	Derek Spiller	618-438-9191

Project Number: Project # 825-020-146

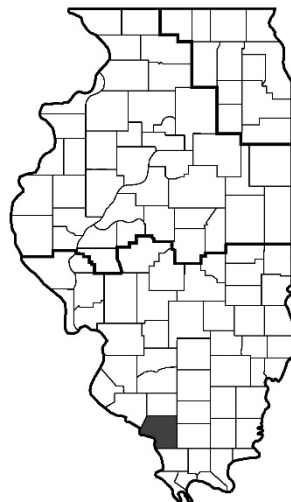
Description: Communications Building Renovation/Addition
Southern Illinois University
Carbondale, Jackson County, IL

Using Agency: Southern Illinois University

Architect/Engineer: RATIO States, LLC
102 S Neil St.
Champaign, IL, 61820

Total Project Budget: \$98,222,935.50
Unobligated Funds: \$83,940,900.50
Total Spent to Date: \$ 4,969,767.20
Percent Complete: 35%

Project Manager: Luke Montgomery



PROJECT HISTORY: 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 providing classroom and laboratory space, an auditorium, and digital postproduction suites. The scope of work also provides for renovating the Communications 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.

Due to a previous budget impasse and changes to the scope, the project funding cannot cover the current work required to complete the project.

Upon conclusion of the design development phase, it was apparent that the project was over budget with the current scope and programming. It was revealed during discussion of this issue that the Using Agency had just received a notification that they would be receiving a large appropriation for deferred maintenance, and they planned to use some of the appropriation for this project. The A/E was instructed to proceed with that scope of work with the understanding that the Using Agency would acquire additional funding.

Nearing the 50% design submittal, the Using Agency informed the project team that they do not have any additional funding, as previously mentioned, for the project and the current budget does not support the current design. The A/E will need to revise the 50% design work to fit the current budget and the new reduced scope of work.

PURPOSE OF THIS AGREEMENT MODIFICATION: This contract modification will compensate the A/E for the changes made during the 50% design phase and will provide for redesign of the existing plans, redesign of the chiller enclosure, audio-visual equipment design, and cost estimating.

This modification changes the milestone dates for 50% design, 100% design, bid document release, bidding, substantial completion, and final closeout. This modification also changes the contract end date from 9/9/2027 to 5/1/2029.

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	\$3,022,912.00	\$.00	\$3,022,912.00	\$.00	\$3,022,912.00
Additional Services	\$863,695.00	\$.00	\$863,695.00	\$710,000.00	\$1,573,695.00
Contract Administration Fee	\$40,400.00	\$.00	\$40,400.00	\$21,300.00	\$61,700.00
On-Site Representative Reimbursement	\$850,000.00	\$.00	\$850,000.00	\$.00	\$850,000.00
Subsoil Investigation	\$23,702.00	\$.00	\$23,702.00	\$5,000.00	\$28,702.00
Design Testing	\$10,000.00	\$.00	\$10,000.00	\$.00	\$10,000.00
Construction Testing	\$80,000.00	\$.00	\$80,000.00	\$.00	\$80,000.00
Print Bid Documents in Excess	\$45,380.00	\$.00	\$45,380.00	\$5,000.00	\$50,380.00
ACBM Bulk Samples	\$20,497.00	\$.00	\$20,497.00	\$.00	\$20,497.00
APM/ASP	\$15,000.00	\$.00	\$15,000.00	\$4,000.00	\$19,000.00
Energy Modeling	\$33,000.00	\$.00	\$33,000.00	\$25,000.00	\$58,000.00
PCM Air Sampling	\$7,500.00	\$.00	\$7,500.00	\$500.00	\$8,000.00
Rendering	\$7,500.00	\$.00	\$7,500.00	\$3,000.00	\$10,500.00
Topographical Survey	\$7,600.00	\$.00	\$7,600.00	\$.00	\$7,600.00
TOTALS	\$5,027,186.00	\$.00	\$5,027,186.00	\$773,800.00	\$5,800,986.00



MEMORANDUM

TO: Tim Patrick, Construction Administrator
David Ealey, Regional Manager – Region 3

FROM: Luke Montgomery, Project Manager

DATE: 5/28/2024

RE: Modification No. 1
RATIO States, LLC
825-020-146 Communication Building Renovation/Addition
Southern Illinois University - Carbondale, Jackson County

The Communication Building Renovation/Addition project has been going on for over a decade. The project has taken hits from leadership changes, budget impasse, a global pandemic, and expiring contracts due to statutory limitations. As a result of this long duration, the project's purchasing power has diminished greatly, and the funding is not stretching as far as it once was.

At the conclusion of the Design Development phase, it was apparent that the project was over budget with the current scope and programming. At that point in time the University had received notification that it would be receiving a large appropriation for deferred maintenance. The University's leadership at the time thought they would investigate moving some of that appropriation into this project at the Communication Building. RATIO, the A/E of record, was advised to proceed with that scope with the understanding that the University was going to identify and acquire the additional funds needed to proceed with that scope that was approved coming out of that Design Development design phase. RATIO moved forward with working toward the 50% Construction Document submittal as directed by the University. Unfortunately, as RATIO neared completion of the 50% design submittal, the University's leadership notified the project team that no additional funding would be provided. As a result of this change, RATIO needs to be compensated to re-do the 50% design submission to fit the existing budget.

The effort needed to re-do the 50% Construction Documents will be substantial given the size of this project. Cutting the scope to fit this budget on this design changes the approach for both what spaces are getting renovated and what the new addition will be. Extensive communication with leadership has been had and a plan to move forward with this reduced scope has been agreed upon.

With the Boards approval this modification sets us up to be able to have this project out to bid in late 2025.

cc: Shea Votava

MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD



Professional Services Agreement

Modification Number: **1**

Project Number: **825-020-146**

Date: **May 23, 2024**

Firm Name, Address
RATIO States, PLLC
102 S Neil St
Champaign, IL 61820

Project Information
Communication Building Renovation/Addition
Southern Illinois University - Carbondale, Jackson County
Carbondale, Jackson County, Illinois

This Modification **Increases the Full Service Agreement by 15%**

Agreement Date: **2022-04-18** Contract: **22012510**

Scope/Purpose of this agreement modification: This modification will compensate the A/E for changes made to the scope during the 50% design phase. This includes the redesign of the existing plans, the redesign of the chiller enclosure, AV equipment design, and cost estimating. In addition, reimbursables are added to the contract. In addition, the project schedule has been updated. The contract end date is changed from 9/9/2027 to 5/1/2029.

Subject agreement amended as follows: Replace Appendix A with Appendix A M-1; Replace Attachment A1 - Appendix A Clarifications with Attachment A1 - Modification 1 - Appendix A Clarifications; Replace Appendix B with Appendix B - Modification 1; The Standard Illinois Certifications V.23.2 are hereby incorporated into the contract.

The signature authority levels for modifications referenced in the SDC's are hereby amended to the following:

Executive Director - \$100,000 to \$199,999; Deputy Director of Construction - \$75,000 to \$99,999; Construction Administrator - \$50,000 to \$74,999; Regional Manager - \$15,000 to \$49,999; Project Manager - \$0 to \$14,999; CDB Board shall approve all modifications exceeding the Executive Director's authority level.

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	\$3,022,912.00	\$0.00	\$3,022,912.00	\$0.00	\$3,022,912.00
Additional Services	\$863,695.00	\$0.00	\$863,695.00	\$710,000.00	\$1,573,695.00
Contract Administration Fee,	\$40,400.00	\$0.00	\$40,400.00	\$21,300.00	\$61,700.00
On-Site Representative Reim	\$850,000.00	\$0.00	\$850,000.00	\$0.00	\$850,000.00
Sub-Soil Investigation	\$23,702.00	\$0.00	\$23,702.00	\$5,000.00	\$28,702.00
Design Testing	\$10,000.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00
Construction Testing	\$80,000.00	\$0.00	\$80,000.00	\$0.00	\$80,000.00
Print Bid Documents in excess	\$45,380.00	\$0.00	\$45,380.00	\$5,000.00	\$50,380.00
ACBM Bulk Samples	\$20,497.00	\$0.00	\$20,497.00	\$0.00	\$20,497.00
APM/ASP	\$15,000.00	\$0.00	\$15,000.00	\$4,000.00	\$19,000.00
Energy Modeling	\$33,000.00	\$0.00	\$33,000.00	\$25,000.00	\$58,000.00
PCM Air Sampling	\$7,500.00	\$0.00	\$7,500.00	\$500.00	\$8,000.00
Rendering	\$7,500.00	\$0.00	\$7,500.00	\$3,000.00	\$10,500.00
Topographical Survey	\$7,600.00	\$0.00	\$7,600.00	\$0.00	\$7,600.00
TOTALS	\$5,027,186.00	\$0.00	\$5,027,186.00	\$773,800.00	\$5,800,986.00

Prepared by: _____
Todd DeJaynes Date

By: _____
Using Agency approval Date

AE Firm name: **RATIO States, PLLC**

By: _____
AE's Authorizing Representative Date

Reviewed: _____
Contract Executive Date

Print AE name, Title: _____

Approved by: _____
Regional Manager Date

By: _____
Fiscal Date

Approved by: _____
Legal Date

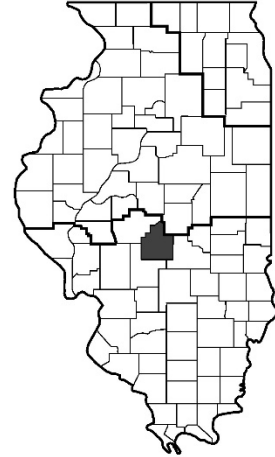
Final CDB
authorization _____
Print name/title _____
Date

CDB Project No. 120-225-010

Upgrade Building Automation System and Fire Alarm
Taylorville Correctional Center
Taylorville, Christian County, IL

Subject: Single Bid Award

CDB Project Manager: Daniel Johnson



Project History:

The scope of work provides for replacing the temperature control systems, fire alarm control panels, selectively replacing heating, cooling and ventilation equipment, and any related or supporting work.

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.

Requested Action:

This project was bid using the single prime delivery method. The pre-bid meeting was held in late April of 2023, and there were eight (8) contractors in attendance who voiced interest in bidding on the project.

The A/E explained that both E.L. Pruitt and Industrial Mechanical were initially interested in bidding as a prime contractor but due to undisclosed reasons they chose not to bid the project. The A/E stated they made a strong effort to obtain interest in providing a competitive bidding environment for the project.

Architect/Engineer: Horner Shifrin, Inc.
640 Pierce Blvd. Suite 300
O'Fallen, IL 62269

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Ventilation	\$5,298,600.00	\$5,058,794.00	4.74%

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

Henson Robinson Company
3550 Great Northern Avenue
Springfield, IL 62711

Ventilation Work: \$5,298,600.00



Memorandum

To: Daniel Johnson, Project Manager

From: Casey Wilson, PE

Project: Upgrade Building Automation System
and Fire Alarm

Subject: Bid Results

Project Number: 120-225-010

Date: May 31, 2024

May 31, 2024

Daniel Johnson
Project Manager
Illinois Capital Development Board
Wm G. Stratton Building
401 South Spring Street
Springfield, IL 62706

RE: **120-225-004**

Dear Mr. Johnson:

This letter provides an explanation of the factors that Horner & Shifrin believes contributed to the low quantity of responsive bidders submitting for the above reference project, dated 3/24/2024. The total project funds for construction (including contingency) were estimated to be \$5,970,802 and the single responsive bidder submitted a bid of \$5,298,600.

A strong effort was exerted to obtain interest in bidders for the above-mentioned project. Immediately after receiving approval to bid this project, we directly emailed several CDB qualified ventilation contractors within the region, an invitation to bid this project with direction on how to obtain the documents. Additionally, we had notified the following plan rooms to post these bid documents: SIBA, Construct Connect, Dodge Plan Room and Construction Journal. This was a single prime project with the ventilation contractor as the prime contractor. Following our invitation to bid, we received initial interest from ventilation contractors EL Pruitt & Industrial Mechanical. Neither of these two contractors were in attendance at the pre-bid and both declined to bid.

The pre-bid meeting was held on-site and well attended by interested bidders. Two follow-up site visits were scheduled the following week for interested bidders to be escorted throughout the facility and get a better understanding of the scope of work. With this being a complex project and the added restrictions and security of working in a Correctional Facility, we believe this was a deterrent for bidders willing to go after this job in conjunction with the already low bidding environment. Over the past 12 months, labor shortages and a large volume of projects in bid/construction have led to contractors passing on bidding opportunities given their current backlog. Horner & Shifrin has seen similar low bid attendance on other projects over the same time period.

Bid Results
May 31, 2024

The complexity of this project is high given the scope of work to replace existing fan assemblies within the air handlers, coordinating system shut-downs for equipment replacement, and the security restrictions within the facility. This is assumed to be a deterrent with contractors that do not have extensive correctional facility experience or familiarity with the particular facility.

The sole bidding contractor for this project was Henson & Robinson. They attended the pre-bid meeting and were the original mechanical contractor for this facility when it was constructed. They are a quality and reliable contractor with historic knowledge of this facility, correctional facility experience and several years of doing business with Capital Development Board. This will provide CDB and the Using Agency a major benefit in construction and quality. I have received confirmation from Henson & Robinson that they are willing to move forward with their bid. I would greatly recommend that this bid be accepted as this contractor would be a strong partner for this project.

Please let me know if you have any questions or comments regarding these explanations.

Sincerely,



Casey Wilson, P.E.
A/E Project Manager
Horner & Shifrin

Attachments:

- Bidder's List
- Bid Results



604 PIERCE BLVD., STE. 300 • O'FALLON, ILLINOIS 62269-2588
618-622-3040 • FAX 844-339-2910 • www.HomerShifrin.com

**CDB Project No. 120-225-010- Upgrade Building Automation System and Fire Alarm
Department of Corrections, Taylorville, IL**

CONTRACTOR	CONTACT	ADDRESS	TELEPHONE NUMBER	EMAIL	TRADE
Bodine Electric	Robert Berry	1845 N 22nd St, Decatur, IL 62526	217-420-4285	rbeery@BodineMail.com	Electrical
Industrial Mechanical	Craig Mayer	510 Franklin St Centralia, IL 62801	618-532-4703	jcmayer@imechanical.us	Ventilation
Hock	Ed Hock	512 S Breese St, Millstadt, IL 62260	618-476-1985	ed@hockinc.com	Ventilation
Henson Robinson	John	3550 Great Northern Ave. Springfield, IL 62711	217-544-8451	hrc@henson-robinson.com	Ventilation
EL Pruitt	Tony Moscardelli & Aaron Green	3090 Colt Road Springfield , IL 62707	217- 789-0966	AMoscardelli@elpruitt.com Agreen@elpruitt.com	Ventilation
Kane Mechanical Group	Tracy Labrier	170 East Alton Avenue East Alton , IL 62024	618-254-0681	tlabrier@kanemechanical.com	Ventilation
Icon Mechanical Group	Trent Seiler	1616 Cleveland Blvd Granite City , IL 62040	618-501-4861 Ext 3027	tseiler@iconmech.com	Ventilation
Honeywell	Michael Weinstein Zach Douglass		314-682-9353	michael.weinstein2@honeywell.com zack.douglass@honeywell.com	Temperature Controls/Fire Alarm
Alpha Controls	Jeff Miller	2867 Via Verde Springfield, IL 62703	217-299-1593	Jeffm@AlphaACS.com	Temperature Controls
Thompson Electronics Company	Nick King	905 S Bosch Rd Peoria, IL 61607	309-633-1513 309-251-9809	Nick.king@thompsonet.com	Fire Alarm
Environmental Control Solutions	Rob Bond	2020 Timberbrooke, Springfield, IL 62702	217-793-8966	rbond@ecsi-alc.com	Temperature Controls
CAD Construction	Nate Zeltwanger	150 S Baer Road Tremont, IL 61568	309-929-7083	nate@cadconstructioninc.com	General

Johnson Controls Fire Protection	Tim Stobaugh	3850 N Main Street East Peoria, IL 61611	309-201-1917	Tim.stobaugh@jci.com	Fire Alarm
Convergint	Daniel Galletti	2500 N Main St Ste 1A East Peoria, IL 61611	309-361-7209	Daniel.galletti@convergint.com	Fire Alarm
Anderson Electric	Nathan Vaughn	1921 Oak Ave Mattoon, IL 61938	217-259-8014	NathanV@anderson-electric.com	Electrical

Plan Holder's List

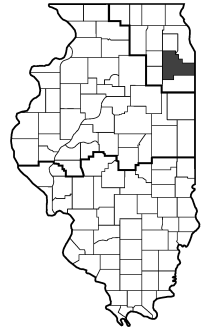
PLAN HOLDER	CONTACT
SIBA	Stephanie, projects@siba-agc.org
Dodge Plan Room	Renz Jose, support@construction.com
Construct Connect	Grace Wilson, Grace.Wilson@constructconnect.com
Construction Journal	Michele Dickinson, MDickinson@constructionjournal.com

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

Project Number	Firm/Job Description	Estimated Total Project Cost
120-230-147	Upgrade Dietary and Replace Equipment - NRC Department of Corrections Stateville Correctional Center - Joliet, Will County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> A. Epstein and Sons International, Inc. Tilton, Kelly + Bell, L.L.C. Valdes Engineering Company	\$11,607,600
630-000-296	Repair/Replace Salt Storage Roofing Systems, Repair Material Bins Department of Transportation Statewide Program, Statewide <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Fox & Fox Architects, LLC Globetrotters Engineering Corporation Mode Architects, P.C.	\$2,830,000
630-000-297	Repair/Replace Salt Storage Roofing Systems Department of Transportation Statewide Program, Statewide <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Carlile Architects LLC Senga Architects Inc Studio ARQ, LLC	\$750,000
750-045-035	Plan and Begin Decentralization of Heating Plant Office of the Secretary of State Capitol Complex - Springfield, Sangamon County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Affiliated Engineers, Inc. Introba Inc. WSP USA Buildings Inc.	\$TBD

A/E SELECTION COMMITTEE RECOMMENDATIONS

6/11/2024



CDB PROJECT NO: 120-230-147

PROJECT DESCRIPTION: Upgrade Dietary and Replace Equipment - NRC

PROJECT LOCATION: Department of Corrections
Stateville Correctional Center - Joliet, Will County

APPROPRIATION AMOUNT: \$11,607,600

ESTIMATED TOTAL PROJECT COST: \$11,607,600

PROJECT SCOPE OF WORK:

The NRC Dietary Building (C0396) is a 55,846 square foot, 2-story building established in 2001.

The scope of work provides for the complete renovation of the NRC Dietary including but not limited to, replacement of the dietarys roofing system, repair and/or replacement of all mechanical, electrical, and plumbing systems servicing the dietary area, as well as any food service equipment within the dietary area that is a part of the using agency's new programmatic requirements.

Hazardous materials will be encountered.

The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget and they can be held responsible for redesign of the project should bids received exceed project funding.

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

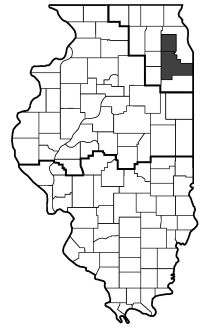
A combined MBE/WBE goal of 20 percent is applicable to the A/E team. Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 311

A/E SELECTION COMMITTEE RECOMMENDATIONS

6/11/2024



CDB PROJECT NO: 630-000-296

PROJECT DESCRIPTION: Repair/Replace Salt Storage Roofing Systems, Repair Material Bins

PROJECT LOCATION: Department of Transportation
Oak Brook Team Section Headquarters - Villa Park, DuPage County,
Bird's Bridge Subheadquarters Storage - Channahon, Will County

APPROPRIATION AMOUNT: \$566,000

ESTIMATED TOTAL PROJECT COST: \$2,830,000

PROJECT SCOPE OF WORK:

The Bird's Bridge Salt Storage/Domar (D0095) is a 5,278 square-foot, one-story building constructed in 1994. The scope of work provides for repairing/replacing of the existing roofing system, including shingles, wood roof deck, structural roof members, concrete walls, entry, and electrical components as necessary.

The Bird's Bridge Material Mixing Bins (D0128) is a 1,500 square-foot, one-story building constructed in 1961. The scope of work provides for repairing the existing material bins, including metal siding, metal roof, and concrete push-walls.

The Oak Brook Salt Storage/Domar (D0174) is a 5280 square-foot, one-story building constructed in 1999. The scope of work provides for repairing/replacing of the existing roofing system, including shingles, wood roof deck, structural roof members, concrete walls, entry, and electrical components as necessary.

The scope may include but is not limited to, civil, concrete, structural, architectural, electrical, and accessories, as needed.

The A/E will be responsible and must utilize or be a qualified environmental firm for preparing / submitting plans and reports in accordance with Section 669 of IDOT's Standard Specifications for Road and Bridge Construction. The A/E will also be responsible for monitoring all soil excavation, ensuring contractor compliance and measurement for payment in construction.

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 A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget and they can be held responsible for redesign of the project should bids received exceed project funding.

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

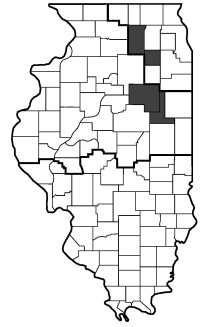
A combined MBE/WBE goal of 20 percent is applicable to the A/E team.

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 311

A/E SELECTION COMMITTEE RECOMMENDATIONS

6/11/2024



CDB PROJECT NO: 630-000-297

PROJECT DESCRIPTION: Repair/Replace Salt Storage Roofing Systems

PROJECT LOCATION: Department of Transportation
Sycamore Team Section Headquarters - DeKalb County,
Gibson City Team Section Headquarters - Ford County,
Yorkville Team Section Headquarters - Kendall County,
Pontiac Yard Team Section Headquarters - Livingston County

APPROPRIATION AMOUNT: \$750,000

ESTIMATED TOTAL PROJECT COST: \$750,000

PROJECT SCOPE OF WORK:

The Yorkville Team Section Salt Storage Dome/Domar (D0372) is a 5,278 square-foot, one-story building constructed in 1995. The scope of work provides for repairing/replacing of the existing roofing system, including shingles, wood roof deck, structural roof members, concrete walls, entry, and electrical components as necessary.

The Sycamore Salt Storage/Domar (D0204) is a 5,278 square-foot, one-story building constructed in 1995. The scope of work provides for repairing/replacing of the existing roofing system, including shingles, wood roof deck, structural roof members, concrete walls, entry, and electrical components as necessary.

The Gibson City Salt Storage/Domar (D0384) is a 5,278 square-foot, one-story building constructed in 1997. The scope of work provides for repairing/replacing of the existing roofing system, including shingles, wood roof deck, structural roof members, concrete walls, entry, and electrical components as necessary.

The Pontiac Salt Storage/Domar (D0342) is a 5,278 square-foot, one-story building constructed in 1986. The scope of work provides for repairing/replacing of the existing roofing system, including shingles, wood roof deck, structural roof members, concrete walls, entry, and electrical components as necessary.

The scope may include, but is not limited to, civil, concrete, structural, architectural, electrical, and accessories, as needed.

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 A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget and they can be held responsible for redesign of the project should bids received exceed project funding.

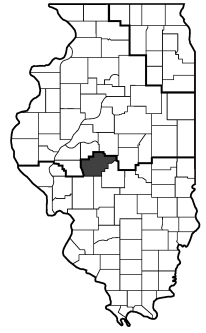
The Illinois Works Jobs Program Act Apprenticeship Initiative will apply to all prevailing wage eligible work performed on this project.

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 311

A/E SELECTION COMMITTEE RECOMMENDATIONS

6/11/2024



CDB PROJECT NO: 750-045-035

PROJECT DESCRIPTION: Plan and Begin Decentralization of Heating Plant

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

APPROPRIATION AMOUNT: \$5,000,000

ESTIMATED TOTAL PROJECT COST: \$TBD

PROJECT SCOPE OF WORK:

The Capitol Complex - Springfield, Sangamon County, is a 23-building facility established in 1867.

The scope of work provides for planning and beginning the replacement or decentralization of the existing heating plant and distribution network. A detailed engineering study, economic analysis, and recommendations are required to evaluate and prioritize the replacement of equipment, piping, or other items. A comprehensive design, bidding documents, and construction of the various improvements may become subsequent phase(s) of the project based on the findings and recommendations of the engineering study and available funding.

Asbestos or other hazardous materials will be encountered.

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

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 A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget and they can be held responsible for redesign of the project should bids received exceed project funding.

A combined MBE/WBE goal of 18 percent is applicable to the A/E team.

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 311

CHANGE ORDERS FOR BOARD AUTHORIZED PROCEED ORDERS

Project Number	Project Description	Proceed Order Number	Total Amount of Proceed Order	Board Date Approved	Total Amount of Associated Change Order(s) & Date Executed	Value of Change Order Work Completed
250-000-022 Phase 2	Illinois Department of Central Management Services – Renovate Building - Springfield, Sangamon County, IL	G-2	\$250,000.00	7/12/2022	G-2A \$122,192.08 6/27/2023 G-2RB \$66,334.14 5/14/2024 Total to Date: \$188,526.22	48.88% 26.53% Total to Date: 75.41%
830-030-162	University of Illinois Chicago – Construct a Computer Design Research and Learning Center – Chicago, Cook County, IL	G-48	\$797,560.00	12/13/2022	G-48.1 \$48,461.33 8/23/2023 G-48.2 \$51,767.35 5/22/2024 Total to Date: \$100,228.68	6.1% 6.5% Total to Date: 12.6%
830-030-162	University of Illinois Chicago – Construct a Computer Design Research and Learning Center – Chicago, Cook County, IL	G-58	\$328,204.00	4/11/2023	G-58 \$306,447.00 5/16/2024	93.37%

EMERGENCY PROJECT PROCEED ORDER/CHANGE ORDER REPORT

Project Number	Project Description	Proceed Order or Change Order 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
120-050-062	Illinois Department of Corrections – East Moline Correctional Center – Repair/Replace Tunnels – East Moline, Rock Island County, IL	CO G-2B	\$280,542.48 5/22/2024	G-2A \$4,298.60 3/22/2024	70%

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

Project Number	Firm/Job Description	Estimated Total Project Cost
102-275-001	Construct Buildings Department of Natural Resources Sahara Woods State Fish and Wildlife Area, Saline County <i>SELECTED FIRM:</i> Hurst-Rosche, Inc.	\$1,455,763
120-135-077	Assess and Remediate Mold - Gym Department of Corrections Logan Correctional Center - Lincoln, Logan County <i>SELECTED FIRM:</i> Bailey Edward Design, Inc.	\$674,600
120-135-080	Repair/Replace Roofing System - Vocational Building Department of Corrections Logan Correctional Center - Lincoln, Logan County <i>SELECTED FIRM:</i> Bailey Edward Design, Inc.	\$1,027,500
120-230-148	Provide Site Utilization Analysis and Report Department of Corrections Stateville Correctional Center - Joliet, Will County <i>SELECTED FIRM:</i> CDM Architects Inc.	\$TBD

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

Project Number	Firm/Job Description	Estimated Total Project Cost
810-056-024	Construct Student Services/Adult Education Center Waukegan Campus Illinois Community College Board College of Lake County - Grayslake Campus, Lake County <i>SELECTED FIRM:</i> Legat Architects, Inc.	\$6,000,000

CDB PROJECT NO: 102-275-001

PROJECT DESCRIPTION: Construct Buildings

PROJECT LOCATION: Department of Natural Resources
Sahara Woods State Fish and Wildlife Area, Saline County

PROJECT AMOUNT: \$1,455,763

PROJECT SCOPE OF WORK:

The Sahara Woods State Fish and Wildlife Area is a 4,000-acre area located in western Saline County and includes woodland, open grasslands, lakes and reclaimed mine spoils, acquired in 2000.

The scope of work provides for constructing two pre-engineered buildings: an OHV Service Building, including office space, display and information space, snack bar with vending machines, employee restrooms, communications room, mechanical room and a break room for employees and shop space for small service vehicles and tools. All administration areas will require HVAC conditioned spaces. The shop area will be minimally heated only. Fuel storage facilities, including multiple above ground fuel storage tanks, security bollards and fencing; a heated flush toilet building, including six to ten individual and unisex restrooms; and, a small sewage treatment facility to handle wastewater from the flush toilet building and the employee restrooms and kitchenette facilities within the service building. All buildings and facilities shall be ADA compliant.

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

ARCHITECT/ENGINEER: Hurst-Rosche, Inc. (25661)
Marion, IL 62959

CDB PROJECT NO: 120-135-077

PROJECT DESCRIPTION: Assess and Remediate Mold - Gym

PROJECT LOCATION: Department of Corrections
Logan Correctional Center - Lincoln, Logan County

PROJECT AMOUNT: \$674,600

PROJECT SCOPE OF WORK:

The Gym & Auditorium (C2815) is a 17,600 square foot, 3-story building established in 1939.

The scope of work provides for identifying the cause of the mold and providing recommendations with estimates to correct the problem. The scope also provides for recommendations with estimates to remediate the mold. Once the estimates have been determined, CDB will provide direction on how to move forward with the corrections and remediation.

ARCHITECT/ENGINEER: Bailey Edward Design, Inc. (29506)
Champaign, IL 61821

CDB PROJECT NO: 120-135-080

PROJECT DESCRIPTION: Repair/Replace Roofing System - Vocational Building

PROJECT LOCATION: Department of Corrections
Logan Correctional Center - Lincoln, Logan County

PROJECT AMOUNT: \$1,027,500

PROJECT SCOPE OF WORK:

The Vocational Building (C2856) is a 14,400 square foot, one-story building established in 1980.

The scope of work provides for the repair/replace of the roof, masonry, internal asbestos remediation (drywall and flooring, main hallway and two bathrooms, other areas as needed).

ARCHITECT/ENGINEER: Bailey Edward Design, Inc. (29506)
Champaign, IL 61821

CDB PROJECT NO: 120-230-148

PROJECT DESCRIPTION: Provide Site Utilization Analysis and Report

PROJECT LOCATION: Department of Corrections
Stateville Correctional Center - Joliet, Will County

PROJECT AMOUNT: \$TBD

PROJECT SCOPE OF WORK:

The Stateville Correctional Center is a 117-building facility established in 1914.

The scope of work includes an assessment of the IDOC owned properties around the Stateville Correctional Center in Crest Hill. The assessment should identify all areas of concern on the identified properties, including concerns identified in the Environmental Impact Study, along with a determination of how many acres are suitable for construction of a new facility or facilities. The assessment/report should include a site plan with an analysis of the site illustrating the availability of infrastructure, as well as vehicular circulation on and around the property (This should include a visual representation of all areas of concern located on the plan.) The assessment/report should also include an estimate of the estimated acreage required to construct the proposed facilities so the State can determine if the proposed site(s) are adequate for IDOC's current and future needs at this location. The report shall include recommendations on whether the subject properties are suitable for construction of two new 1,500 bed correctional facilities, as well as cost estimates for any remedial environmental cleanup that may be required.

Consultant shall provide a draft report of the study's results within 30 days of Authorization to Proceed (ATP) with a final report due within 45 days of ATP.

ARCHITECT/ENGINEER: CDM Architects Inc. (32398)
Chicago, IL 60606

CDB PROJECT NO: 810-056-024

PROJECT DESCRIPTION: Construct Student Services/Adult Education Center Waukegan Campus

PROJECT LOCATION: Illinois Community College Board
College of Lake County - Grayslake Campus, Lake County

PROJECT AMOUNT: \$6,000,000

PROJECT SCOPE OF WORK:

The College of Lake County is a 19-building campus established in 1969.

The scope of work provides for interior renovation of approximately 16,500 square feet of combined space located in the 33 N. Genesee Street Building, and the 111 N. Genesee Street Building, in Waukegan, Illinois.

The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget and they can be held responsible for redesign of the project should bids received exceed project funding.

Hazardous materials may be encountered.

ARCHITECT/ENGINEER: Legat Architects, Inc. (21687)
Gurnee, IL 60031

FY25 CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 9, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
August 13, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
September 10, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
October 8, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
November 12, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
December 10, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
January 14, 2025	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
February 11, 2025	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
March 11, 2025	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
April 8, 2025	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
May 13, 2025	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
June 10, 2025	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference