



**Capital
Development
Board**
Building a Better Illinois

ILLINOIS

CAPITAL DEVELOPMENT BOARD

BOARD BOOK

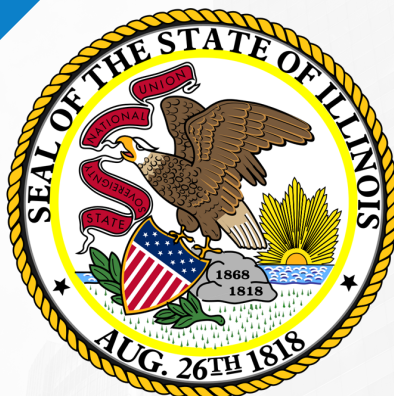
Chicago
Collinsville
Springfield

JB PRITZKER, GOVERNOR

**JIM UNDERWOOD,
EXECUTIVE DIRECTOR**

BOARD MEMBERS

Eileen Rhodes, Chair
Pam McDonough, Vice Chair
Saul Morse
Beverly Potts
Glyn Ramage
Hipolito (Paul) Roldan



CAPITAL DEVELOPMENT BOARD

October 10, 2023

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

Or via WebEx

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

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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 Sally.Finney@illinois.gov or Heather.R.Parks@illinois.gov

Staff Contact: Sally Finney 217-670-3828 or Heather Parks 217-782-8729

CALL TO ORDER

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

PRELIMINARY ITEMS

3. Adoption of Agenda
4. Approval of September 12, 2023, Minutes..... 1-6
5. Resolution 23-03, Approval Levels for the Award of Single Bids 7-11
- Region 1**
6. Change Order – DHS – Ludeman Development Center 12-15
7. Change Order – BHE – University of Illinois, Chicago 16-17
8. Modification – BHE – Northeastern Illinois University 18-20
9. Proceed Order – ICCB – South Suburban College 21-25
10. Single Bid – ICCB – McHenry County College 26-28
- Region 2**
11. Proceed Order – DVA – Illinois Veterans’ Home - Quincy 29-31
- Region 3**
12. Proceed Order – CMS – Springfield Office Building (Sears) 32-34
13. Proceed Order - CMS – Springfield Regional Office Building..... 35-37
14. Architecture/Engineering Selection Recommendations from PSB 303..... 38-41

INFORMATIONAL ITEMS

15. Change Order for Board Authorized Proceed Order 42

16. Best Interest of the State Selection 43-46
17. Emergency Selection/Informational Item 47-49
18. Public Comment

EXECUTIVE SESSION

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

**Capital Development
Board**

SUBJECT: Meeting minutes from September 12, 2023

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

The following Board members were present in Chicago:

Eileen Rhodes, Chair
Paul Roldan

Pam McDonough, Vice Chair

The following Board members were present in Springfield:

Beverly Potts

Saul Morse

The following were present in Chicago:

Darnita Lee, CDB
Brent Lance, CDB
Sally Finney, CDB

Jim Underwood, CDB
Leonard McGee, CDB

The following were present in Springfield:

Pat Randle, CDB
Heather Oxley, CDB
David Ealey, CDB
Amy Romano, CDB
Jerry Bishoff, CDB
Marcy Joergel, CDB

Chris MacGibbon, CDB
Tim Patrick, CDB
Pete Jerszynski, CDB
Craig Butler, CDB
Matthew Wolf, CDB
James Cockrell, CDB

The meeting was called to order at 11:00 a.m.

Sally Finney took roll call. Chair Rhodes, Vice Chair Pam McDonough, Paul Roldan, Saul Morse, and Beverly Potts were present.

Pam McDonough moved, and Saul Morse seconded a motion to approve the minutes from August 8, 2023. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Cockrell presented the following Change Order:

Change Order – BHE – Western Illinois University

CDB Project No. 818-010-096
Construct Performing Arts Center

River City Construction
Change Order.....\$125,418.02

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

Mr. Cockrell presented the following Modification:

Modification – DHS – Illinois School for the Deaf
CDB Project No. 321-160-028
Install New A/C Units and New Building Automation Systems
Clark Dietz
Modification..... \$266,700

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

Mr. Cockrell presented the following Single Bids:

Single Bid – DOC – East Moline Correctional Center
CDB Project No. 120-050-055
Replace Dietary Equipment
Loescher Heating & Air Conditioning Co.
Single Bid..... \$3,288,000

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

Single Bid – DVA – Rock Falls Armory
CDB Project No. 546-290-013
Replace Roof and Upgrade Building Systems
Winter Construction, Inc.
Single Bid.....\$1,650,000

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

Ms. Oxley presented the following Change Order:

Change Order – CMS – Springfield Office Space
CDB Project No. 250-000-022 Phase 2
Renovate Building for Office Space (Sears)
S.M. Wilson & Co.
Change Order.....\$132,643.20

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

Ms. Oxley presented the following Modification:

Modification – DNR – Wayne Fitzgerald State Park

CDB Project No. 102-777-020

Renovate Rend Lake Resort Facilities

Trivers Associates, Inc.

Modification.....\$104,887

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

Ms. Oxley presented the following Proceed Order:

Proceed Order – CMS – State Armory

CDB Project No. 250-042-006 Phase 1

Renovate the State Armory

Williams Brothers Construction, Inc.....\$600,000

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

Mr. Lance presented the following A/E Selections from PSB 301:

1.	630-000-287	Department of Transportation Construct Office/Maintenance, Cold Storage and Salt Storage District 6 1. Blank, Wesselink, Cook & Associates 2. Hurst-Rosche, Inc. 3. Charles Joseph Pell Architects Incorporated	Appropriation: \$1,415,000 Project Cost: \$4,225,000
2.	630-000-290	Department of Transportation Replace Roofing Systems, Renovate Facilities, Construct Material Storage Building District 6 1. JP Architects, Ltd. 2. Mode Architects, P.C. 3. GSG Material Testing, Inc., dba The HOH Group	Appropriation: \$1,115,000 Project Cost: \$4,400,000
3.	630-314-007	Department of Transportation	Appropriation: \$1,800,000

		Construct Buildings and Diesel Fueling Station, Upgrade Heating and Electrical District 4 1. Muller & Muller, Ltd. 2. Farnsworth Group, Inc. 3. Carlile Architects LLC	Project Cost: \$9,000,000
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Pam McDonough moved, and Saul Morse seconded a motion to approve the previous recommendations from PSB 301. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Lance presented the following A/E Selections from PSB 302:

1.	102-122-039	Department of Natural Resources Replace Roofing Systems and Doors, Upgrade Site Amenities Rock Cut State Park 1. Poepping, Stone, Bach & Associates, Inc. 2. Senga Architects Inc. 3. Globetrotters Engineering Corporation	Appropriation: \$900,000 Project Cost: \$900,000
2.	120-270-045	Department of Corrections Upgrade Water Tower Graham Correctional Center 1. Infrastructure Engineering, Inc. 2. Veenstra & Kimm, Inc. 3. Kuhn & Trello Consulting Engineers, LLC	Appropriation: \$1,123,700 Project Cost: \$1,123,700
3.	506-149-008	Abraham Lincoln Presidential Library and Museum Agency Install Solar Panels and Electric Vehicle Charging Stations – Parking Garage Abraham Lincoln Presidential Library and Museum Complex 1. WSP USA Building Inc. 2. Dewberry Engineers Inc. 3. Valdes Engineering Company	Appropriation: \$6,674,600 Project Cost: \$6,374,600
4.	630-000-291	Department of Transportation Construct Building and Remodel Materials Lab Building District 3 1. Mode Architects, P.C. 2. JP Architects, Ltd.	Appropriation: \$1,470,000 Project Cost: \$3,600,000

		3. Carlile Architects LLC	
5.	630-000-292	Department of Transportation Construct New Buildings District 5 1. Farnsworth Group 2. Green Associates Inc. 3. Blank, Wesselink, Cook & Associates, Inc.	Appropriation: \$1,470,000 Project Cost: \$3,600,000
6.	630-000-293	Department of Transportation Replace Crane; Upgrades to Interior/Exterior Systems; Construct Addition District 6 1. Evan Lloyd Associates, Inc. 2. Blank, Wesselink, Cook & Associates, Inc. 3. Charles Joseph Pell Architects Incorporated	Appropriation: \$280,000 Project Cost: \$2,075,000
7.	630-000-294	Department of Transportation Construct Building and Building Addition; Renovate Existing Building District 8 1. Green Associates Inc. 2. Carlile Architects LLC 3. Poepping, Stone, Bach & Associates, Inc.	Appropriation: \$2,170,000 Project Cost: \$6,350,000
8.	630-458-001	Department of Transportation Demolish/Construct Weigh Station and Construct Building District 7 1. Charles Joseph Pell Architects Incorporated 2. Poepping, Stone, Bach & Associates, Inc. 3. Carlile Architects LLC	Appropriation: \$1,800,000 Project Cost: \$1,800,000
9.	654-000-005	Illinois Emergency Management Agency Construct Microgrid Various, Statewide 1. Introba Inc, 2. Valdes Engineering Company 3. Interface Engineering, Inc.	Appropriation: \$1,111,111 Project Cost: TBD

Pam McDonough moved, and Saul Morse seconded a motion to approve the previous recommendations from PSB 302. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Patrick gave an update on Change Order for Board Authorized Proceed Order.

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

Mr. Patrick gave an update on Construction.

Chair Rhodes introduced Capital Development Board's New Chief of Staff, Darnita Lee. Welcome to CDB Darnita.

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

The meeting was adjourned at 11:58 a.m.



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Glyn M. Ramage
Paul Roldan

To: Board Members of the Capital Development Board
From: Amy Romano, General Counsel, Capital Development Board
Re: Request to Increase Approval Letters (Board Resolution 23-03)

CDB Construction Staff requests increases to the approval levels for change orders, proceed orders, and A/E contract modifications. The approval levels are found within a Board Resolution and within CDB's contract documents. The authorization levels have not been modified since 2007. Labor and material costs have increased considerably, especially in the last few years, making the current authority levels outdated. The number of signatures required for relatively small amounts is cumbersome and can slow the processing of contract changes. The CPO will continue to review all change orders, proceed orders, and modifications so the level of review will not be significantly reduced.

CDB is recommending that the Board adopt the approval levels in the following Board Resolution. A copy is attached in both redline and clean copy. If approved, the effective date would be January 1, 2024 to align with the effective date of legislative changes to some of CDB's contractual documents.

Thank you for your consideration.

RESOLUTION

WHEREAS, the Capital Development Board, at its November 28, 2007 meeting, revised the approval levels for the award of single bids, the execution of change orders, approval of A/E modifications and the recommendation of release of funds to the Governor; and

WHEREAS, the Capital Development Board requests increasing the approval levels for change orders, proceed orders, and A/E modifications due to increases in costs for construction and design services, which will allow for more efficient document processing; and

WHEREAS, the approval levels for change orders, proceed orders, and A/E modifications are additionally provided in the Standard Documents for Construction (SDCs), and the Capital Development Board requests a January 1, 2024 effective date for the increased approval levels in this Resolution to correspond with the effective date for legislative updates to the SDCs.

NOW, THEREFORE, be it resolved, that the Board increases the following approvals for the award of proceed orders, change orders, and A/E modifications:

1. Single Bids:

On bid lettings which result in a single bid, the bid may be opened and the Executive Director is authorized to award contracts if the bid is less than or equal to \$500,000. Such awards must be determined by the Executive Director to be in the best interest to the State of Illinois and based on the recommendation of the staff of the Capital Development Board.

That recommendation shall be based on factors such as availability of registered contractors in the project area, whether there was sufficient notification to those contractors by advertisement of the work, the number of valid plan holders, the type of work being bid and the availability of contractors to bid that work, and whether the bid is less than or equal to 150% of the A/E's estimate. If the Executive Director determines that the project team failed to foster a competitive bidding situation, the Executive Director shall direct a rebid of the contract.

The Executive Director shall submit to the Board single bids exceeding \$500,000 or exceeding 150% of the A/E's estimate, along with the staff's recommendation for approval.

The Executive Director shall submit to the Board as an informational item any single bid awarded within his/her authority. This section shall not apply to emergency projects.

2. Proceed Orders and Change Orders

A. The Executive Director shall have approval authority for any proceed order or change order less than \$200,000. The Board shall have approval authority on all proceed orders and change orders \$200,000 or over in value, except as provided in paragraphs D., E., and F. below. Notwithstanding the above, change orders which incorporate alternate bids at the bid price or less shall not require Board approval, regardless of their value.

B. The Executive Director may delegate proceed order and change order approval levels as follows:

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

C. For purposes of this resolution, a change order is any individual change order, or a package of all related proposed contract changes to construction contracts on the project. A proceed order is any individual proceed order, or a package of all related proposed contract changes to construction contracts on the project. The value of the project is the sum of all construction contract awarded amounts for that project or that phase of the project.

The value of the change orders are determined by their add amounts. Credits, or deduct, change orders, are not required to be approved by the Board, regardless of their amount.

D. Board approval is not required for proceed orders or change orders \$200,000 or over for emergency projects. CDB shall present such proceed orders and change orders to the Board as informational items.

E. Board approval is not required for a change order related to a proceed order for the same work if the change order is within the not-to-exceed amount listed in the proceed order. CDB shall present such change orders to the Board as informational items.

F. The Board delegates approval authority to the Executive Director for proceed orders or change orders \$100,000 or over which seek costs related to the budget impasse containing the 118/218 change order code and which seek costs related to restarting projects suspended due to COVID-19 containing the 119/219 change order code. CDB shall present such proceed orders and change orders to the Board as informational items. This paragraph F. is automatically repealed one year from the date of Board approval of this paragraph unless the repeal date is further extended by the Board.

- G. By Resolution numbers 17-02, 18-03, 19-03, and 20-01, the Board extended the approval authority delegation for costs related to the budget impasse provided in paragraph F. above until June 9, 2021. The Board extends the approval authority delegation provided in paragraph F. for costs related to the budget impasse for an additional year from the date of Board approval of this Resolution 21-01.
- H. The increased approval levels in paragraphs A., B., and D. shall take effect January 1, 2024.

3. A/E Modifications:

- A. The Board shall have approval authority for modifications to professional service contracts whose value of basic services and additional services plus any related reimbursable costs exceeds \$200,000 and were not provided for in the original contract, except as provided in paragraph I. and J. below. Basic services and additional services are those professional services as defined by the contract.
- B. The Board shall also have approval authority for modifications consisting of only reimbursables that exceed \$200,000 and which include a mark up for overhead and profit to the contracting party, except as provided in paragraph I. and J. below. Modifications greater than \$200,000 for reimbursables at cost (without mark up) to the contracting party shall not require Board approval.

For reimbursables with mark ups, the Board may grant specific exemptions for a project.
- C. For professional services contracts that are initially awarded without an amount for basic services or only a partial amount due to funding restrictions or lack of an adequate scope or program, any modification required to obligate the full amount for the basic services, additional services, and related reimbursables shall not require Board approval.
- D. For A/E contracts, reimbursables are defined as those expenses that are usually outside the normal design services and include soil boring, testing, additional reproduction costs, special studies and reports to comply with State statutes such as the Historical Preservation Act, etc. These reimbursables require authorization by CDB.
- E. For construction management contracts, items defined as reimbursable will vary with the contract as negotiated with the construction manager. Reimbursable items include job site facilities for the CM and project general condition items such as temporary utilities, road, barriers, clean up, etc.
- F. Such modification must be germane to the original project program or scope. When the need for a modification becomes necessary, the contract shall not be modified in increments or parts to meet that need. The Contract Executives shall

review and recommend approval of all modifications.

- G. The Executive Director may approve, or delegate appropriate approval levels on modifications that do not exceed \$200,000 or do not require Board approval as outlined above. Currently these delegated levels are equal to those for change orders.
 - H. The Executive Director may approve any modification to an existing contract that is the result of a new A/E selection that has been approved by the Board. If the A/E has a current contract open at the same facility for the same using agency, the current contract may be modified in lieu of issuing a new contract.
 - I. Board approval is not required for modifications to emergency contracts. CDB shall present such modifications to the Board as informational items.
 - J. The Board delegates approval authority to the Executive Director for modifications \$100,000 or over which seek costs related to the budget impasse containing the 750-modification code and which seek costs related to restarting projects suspended due to COVID-19 containing the 719-modification code. CDB shall present such modifications to the Board as informational items. This delegation of approval authority does not apply to projects in design. This paragraph J. is automatically repealed one year from the date of Board approval of this paragraph unless the repeal date is further extended by the Board.
 - K. By Resolution numbers 17-02, 18-03, 19-03, and 20-01, the Board extended the approval authority delegation for costs related to the budget impasse provided in paragraph J. above until June 9, 2021. The Board extends the approval authority delegation provided in paragraph J. for costs related to the budget impasse for an additional year from the date of Board approval of this Resolution 21-01.
 - L. The increased approval levels in paragraphs A., B., and G. shall take effect January 1, 2024.
4. Release of Funds:
- A. The Executive Director is hereby authorized to request the Governor's Release of Funds for all projects for the total value of less than \$200,000. The increased authorization level in this paragraph shall take effect January 1, 2024.

The Executive Director shall provide to the Board quarterly reports of all Single Bid, Change Order and Architect/Engineer Modification activity approved within her/his authority.

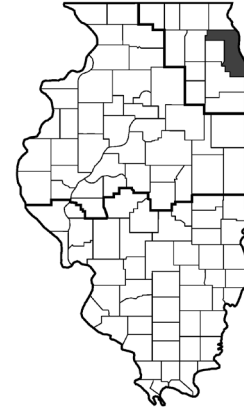
Project Number: 321-110-067

Description: Rehabilitate Roads, Parking Lots, Sidewalks, and Street and Walkway lighting
Ludeman Developmental Center
Park Forest, Cook County, IL

Using Agency: Department of Human Services (DHS)

Architect/Engineer: Infrastructure Engineering, Inc.
One South Wacker Drive, Suite 2650
Chicago, IL, 60606

Total Project Budget: \$4,011,770.83
Unobligated Funds: \$1,137,629.00
Total Spent to Date: \$ 744,070.57
Percent Complete: 1%



Project Manager: Emilija Zgonjanin

Project History: The Ludeman Development Center is a 70-building facility established in 1972 and is located on 60 acres in Park Forest, Illinois. It is surrounded by roads, parking lots, sidewalks, and handicap paths. The Center is divided into three (3) residential units comprised of 13-14 homes within each unit for a total of 40 ranch-style homes. Each of the homes has a kitchen, dining/living room area, utility room which contains a washer and dryer, two full and one-half bathrooms, and five bedrooms.

The scope of work for this project provides for the reconstruction of pavement on the roadways, new curbs and gutters, concrete sidewalks, asphalt pathways, and parking lots. The roadway must be replaced in kind by maintaining the existing roadway width, impervious area, and storm drainage pattern. The existing roads are dilapidated and need to be replaced. This project received Notice of Award on January 28, 2021, and the Authorization to Proceed was issued to the contractor on March 5, 2021.

At the same site, the using agency requested another project to replace the watermain piping (321-110-068). This request came at a later date when the roadway project design was already in the works. The scope of work for this project provides for the replacement of watermains, fire hydrants, and service to each building because the existing water service piping buried throughout the site is failing.

The project team made the decision to wait to start the roadway project until after the award and general portion of the watermain project was completed to ensure that none of the new roadways, sidewalks, pathways, or parking area were disturbed during the installation of the watermain project.

The watermain project received Authorization to Proceed on November 23, 2021. Since then, the project has encountered numerous issues, including the hitting of unmarked underground utilities, an operators strike, and other unforeseen delays. The site is now ready to begin the roadway project after a two-year delay.

During this two-year delay, there have been market increases, stocking delays, and product pricing volatility that have impacted this project.

Description of RFP Change: This change order will be classified as market volatility and is necessary to provide for material and labor price increases due to market fluctuations and stress to the supply chain and distribution during this timeframe.

Requested Action: We are requesting board approval of change order G-002R in the amount of \$888,626.71 to address the cost increases related to market volatility.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Pan-Oceanic Engineering Co	General	\$888,626.71	\$ 3,072,640.00	28.9%
Total All Change Orders		\$888,626.71	\$3,072,640.00	28.9%



MEMORANDUM

TO: Tim Patrick
FROM: Emilija Zgonjanin
DATE: 8/21/2023
RE: 321-110-067 RFP/CO G-2 Cost escalation

Project 321-110-067 is to reconstruct roadways, pavement, curbs and gutters, concrete sidewalks, asphalt pathways and parking lots. The roadway must be replaced in kind by maintaining the existing roadway width, impervious area and storm drainage pattern.

Existing roads are dilapidated and need replacement. The project is on an active facility that cannot be closed during the construction. Sequencing of the work needs to be coordinated with facility.

Project received NOIA 1/28/2021 and ATP was issued to Contractor 3/5/2021.

The Using Agency also requested a project to replace the watermain piping (321-110-068) at this site. Their request came after the the design of the roadway project was already in the works. This Project is to replace site watermains, fire hydrants and service to each building. Existing water service piping buried throughout the site is failing.

The project team with CDB, UM ,and UA decided to wait to award the watermain project to allow for the completion of the general portion of the watermain project to finish before starting the roadway project. This was done so that new roadway work would not be disturbed with the installation of the watermains.

321-110-068 water main project received ATP 11/23/2021. Since then, the project encountered numerous issues, hitting underground utilities, operators strike and other unforeseen delays. Now the site is ready to start the roadway project.

This change is for Cost escalation that happened from ATP 3/5/2021 until now.

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cc. Amber Dooley

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 08/10/2023

RFP Number: X G-2 R

1. (Contractor's Name, Address, Telephone, Fax & Attention) CDB Project #: 321-110-067
CDB Project Name: Rehabilitate Roads, Parking Lots, Walkways
& Location: Ludeman Development Center, Park Forest IL
 Pan-Oceanic Engineering Co., Inc.
 6436 West Higgins Avenue
 Chicago, IL 60656
 (773)601-8408 Fax (773)601-8409
 Attn: Gulzar Singh e-mail: gsingh@panoceanicinc.com
CDB Contract #: 21046681
Contract Work: General

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

3. REASON for change:
 Escalation of Construction Costs

8

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

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 365 Calendar Days from Approval of RFPCO.
 NOTE: Unless specifically indicated above, this does not extend the contract time.

The Contract Sum is INCREASED/DECREASED by the total sum of.....\$ 886,252.55
 \$888,626.71 TC 9/13/23
 \$888,626.71 PA 9/13/2023

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: *forawalti*

RECOMMEND issuance of a change order
 A/E Firm Name Infrastructure Engineering Inc.
 BY Mark Kozlowski Digitally signed by Mark Kozlowski
DN: CN=US, E=mark.kozlowski@infrastructure-eng.com,
O=Infrastructure Engineering Inc., CN=Mark Kozlowski
Reason: I have reviewed this document
Date: 2023.08.11 14:14:51-0500' signature

APPROVE as to form and content:
 USING AGENCY name Department of Public Health
 BY *Patricia Schaefer* signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER
 BY _____ signature

CDB/PM APPROVE
Emilija Zgonjanin signature

CONTRACTOR DATE 8/10/23
 BY James Niemuth print name
James Niemuth signature
SR Estimator title

CDB APPROVE change order DATE _____
 BY _____ print name
 _____ signature
 _____ title

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

Project Number: 830-030-162

Description: Construct A Computer Design Research and Learning Center
University of Illinois – Chicago (UIC)
Chicago, Cook County, IL

Using Agency: Board of Higher Education: University of Illinois, Chicago

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

Total Project Budget: \$ 124,800,000.00
Unobligated Funds: \$ 5,871,077.69
Total Spent to Date: \$ 65,037,562.60
Percent Complete: 71%

Project Manager: Blanca Rivera



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.

UIC requested that classroom #1406 be designed for a future “Continuum 2.0” smart-environment classroom. The AV/IT equipment requires added electrical, and ventilation equipment due to additional loads. The adjacent AV/IT closet will be enlarged for IT rack access needs. In conjunction with the design of this classroom, all the remaining classrooms will require dedicated 20A circuits for standard podium equipment due to UIC AV design changes.

Description of RFP Change: This change order will be classified as a user request and will provide for the additional electrical and ventilation equipment for the AV/IT requirements in classroom #1406, the addition of a closet under the atrium stair with access door for a new fan coil unit, and wall blocking for future display screens. It will also provide for an increase to the width of the AV/IT closet and the installation of a larger door, along with electrical for the AV/IT equipment and a foil coil unit above the door. New dedicated 20A circuits will be added for the podiums in the classrooms.

Requested Action: We are requesting board approval of change order G-61 in the amount of \$202,937.95 to prepare classroom #1406 for the “Continuum 2.0” AV/IT equipment and to add dedicated 20A circuits to the remaining classroom podiums.

Contractor	Trade	Change Order Amount	Original Contract	% Change
W.E. O’Neil Construction Company	General	\$202,937.95	\$ 78,813,058.00	0.26%
Total All Change Orders		\$202,937.95	\$ 78,813,058.00	0.26%



MEMORANDUM

TO: Tim Patrick, Construction Administrator

FROM: Blanca Rivera, Senior Project Manager

DATE: September 21, 2023

RE: RFPCO G-61 Future “Continuum 2.0” smart-environment classroom.
830-030-162 Construct Computer Design Research & Learning Center
University of Illinois Chicago, Cook County

Dear Tim,

In the new CDRLC building, UIC’s Computer Science program at the College of Engineering requested room #1406 be designed for a future “Continuum 2.0” smart-environment classroom to support the rapidly expanding Computer Science program at the University. This classroom utilizes high-resolution displays, cameras, and sensors to connect local and remote teams to collaborate. The infrastructure in the classroom brings users and their data together by giving the room the ability to anticipate user needs, improve overall interaction, and focus group time on discovery rather than technology.

The A/V and IT equipment will be provided and installed by UIC. However, this equipment requires additional electrical power and data from the base building, and additional ventilation is needed to offset the heat rejection loads generated by the equipment. An adjacent A/V IT closet also needs to be enlarged for IT rack access needs.

In conjunction with the design of this classroom, all the remaining classrooms require an additional dedicated 20A circuit for standard podium equipment due to UIC AV design changes.

Requested Action: We are requesting board approval of change order G-61 in the amount of \$202,937.95 to make the necessary changes for the future classroom.

This will be coded as a User Request.

Regards,

Blanca Rivera
Senior Project Manager

CC: Amber Dooley

Project Number: 817-010-081

Description: Repair/Improvements of Pavements & Parking Structure
Northeastern Illinois University (NEIU)
Chicago, Cook County, IL

Using Agency: Northeastern Illinois University (NEIU)

Architect/Engineer: Primera Engineers, LTD
550 West Jackson, Suite 600
Chicago, IL 60661

Total Project Budget: \$4,042,990.92
Unobligated Funds: \$ 854,536.75
Total Spent to Date: \$2,457,541.17
Percent Complete: 55%

Project Manager: Penny Varnava



PROJECT HISTORY: The scope of work for this project provides for exterior sitework on areas around Parking Lot C, accessibility improvements in Building C, entry improvements in Buildings E through H, vestibule upgrades and canopy in Building E, and structural repairs in the Parking Garage.

PURPOSE OF THIS AGREEMENT MODIFICATION: This modification will provide for the additional A/E services fee for ongoing construction phase services through Substantial Completion and will increase reimbursable amounts for on-site representation. Weather delays, undiscovered conditions, and minor scope increases have caused the project to fall behind schedule while these issues were addressed.

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	\$55,380.00	\$221,520.00	\$276,900.00	\$0.00	\$276,900.00
Additional Services	\$0.00	\$0.00	\$0.00	\$75,000.00	\$75,000.00
Contract Administration Fee	\$1,600.00	\$6,700.00	\$8,300.00	\$2,200.00	\$10,500.00
On-Site Representative Reimbursement	\$0.00	\$23,000.00	\$23,000.00	\$60,000.00	\$83,000.00
Design Testing	\$45,000.00	\$0.00	\$45,000.00	\$0.00	\$45,000.00
Construction Testing	\$0.00	\$15,000.00	\$15,000.00	\$15,000.00	\$30,000.00
TOTALS	\$101,980.00	\$266,220.00	\$368,200.00	\$152,200.00	\$520,400.00



MEMORANDUM

DATE: 9/25/2023

TO: Tim Patrick, Construction Administrator

FROM: Penny Varnava, Project Manager, Region 1

RE: A/E MODIFICATION #2
817-010-081
Repair/Improvements of Pavements and Parking Structure
Northeastern University
Chicago, Cook County, Illinois

SUBJECT: Presentation of A/E Modification #2 for Board Approval

This project is in construction and has experienced delays because of several reasons; primarily a late start (first bid cancelled on 4/6/2023 and re-released on 4/27/2023 with ATP finally issued on 9/20/2022). This fall authorization pushed the site work, which is most of the scope, to start in the spring 2023 and in coordination with the University's classes still in session.

Furthermore, the general contractor's (AGAE) team had staffing issues in the onset of the project, that were subsequently resolved with the replacement of their Project Manager and Site superintendent. This has resulted in repeated reviews and resubmittals of documentation for A/E (Primera) reviews.

Lastly, the recent rainy weather has further delayed the completion of the sitework past the summer 2023 anticipated completion and is now again requiring coordination with student activities on the campus for safety of the users.

The delays and the contractor's performance have prolonged the A/E's (Primera) involvement in the project and intensified their presence at the site with weekly construction meetings on site. This request is for time extension and additional fees as follows:

1. The currently contracted A/E Contract Completion date is December 1, 2023. We are requesting a time extension to their current contract for 365 days to December 1, 2024.
2. Extended Construction Administration & On-site observation of the Contractor's work totaling \$150,000 to reflect the following extended tasks:
 - a. Project Management/Civil/Architectural/Structural/MEP/FP
 - b. Review forthcoming RFIs and Shop Drawings (including multiple re-reviews of rejected shop drawings)
 - c. Perform additional observation walk-throughs.
 - d. Attend weekly in person OAC meetings with associated field reports and meeting minutes.
 - e. Attend and coordinate review meetings as required with the general contractor and subcontractors.
 - f. Additional site testing of materials being installed (by subconsultant Wang Engineering)

Based on the above, the A/E has requested a Modification for both time and fee increases. Calculations of their additional fee requests have been presented to CDB and are available for your review.

Respectfully,

Penny Varnava
Project Manager

MODIFICATION

State of Illinois



Professional Services Agreement

Modification Number: **2**
 Project Number: **817-010-081**
 Date: September 12, 2023

Firm Name, Address
 Primera Engineers, Ltd.
 550 W Jackson Blvd, Ste 600
 Chicago, IL 60661

Project Information
 Repair/Improvements of Pavements and Parking Structure
 Northeastern Illinois University - Chicago, Cook County
 Chicago, Cook County, Illinois

This Modification Changes the Scope of the Contract

Agreement Date: 2020-01-06 Contract: 20023510

Scope/Purpose of this agreement modification: Provide Additional Services Fee for ongoing Construction Phase Services through Substantial Completion, due to extended construction duration, and increase reimbursable amounts for On-Site Representative Reimbursement and Construction Testing. Payment for Additional Services shall be based on actual Time and Material (T&M) required and approved by CDB. Also, change Project Schedule Dates for Substantial Completion and Final Acceptance, and Extend Contract Completion Date from 12/01/2023 to 10/31/2025, to allow for Completion of Construction, Project Closeout, and Final Payments. The Standard Business Terms and Conditions, dated January, 2023, and the Standard Certifications, are hereby incorporated into the contract.

Subject agreement amended as follows: Replace Appendix A - M1 with Appendix A - M2

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	\$55,380.00	\$221,520.00	\$276,900.00	\$0.00	\$276,900.00
Additional Services	\$0.00	\$0.00	\$0.00	\$75,000.00	\$75,000.00
Contract Administration Fee,	\$1,600.00	\$6,700.00	\$8,300.00	\$2,200.00	\$10,500.00
On-Site Representative Reim	\$0.00	\$23,000.00	\$23,000.00	\$60,000.00	\$83,000.00
Design Testing	\$45,000.00	\$0.00	\$45,000.00	\$0.00	\$45,000.00
Construction Testing	\$0.00	\$15,000.00	\$15,000.00	\$15,000.00	\$30,000.00
TOTALS	\$101,980.00	\$266,220.00	\$368,200.00	\$152,200.00	\$520,400.00

Prepared by: Penny Varnava 9.8.2023
 Penny Varnava Date

By: Richard Pauner Sept.12.'23
 Using Agency approval Date

AE Firm name: Primera Engineers, Ltd.

By: Jill Deichmann 09.12.2023
 AE's Authorizing Representative Date

Reviewed: Aimee Rydell 9/18/23
 Contract Executive Date

Print AE name, Title: Jill Deichmann - Architect

Approved by: _____
 Regional Manager Date

By: _____
 Fiscal Date

Approved by: N/A
 Legal Date

Final CDB authorization _____
 Print name/title Date

Project Number: 810-094-028

Description: Upgrade Parking Lots, Drainage, Lighting, & Landscaping
South Suburban College
South Holland, Cook County, IL

Using Agency: Illinois Community College Board (ICCB)

Architect/Engineer: Bloom Companies, LLC.
150 N. Wacker Dr. Suite 1650
Chicago, IL,60606

Total Project Budget: \$3,706,400.75
Unobligated Funds: \$1,723,329.00
Total Spent to Date: \$ 248,735.50
Percent Complete: 5%



Project Manager: Darnell Barnes

Project History: South Suburban College is a five-building facility located on five acres in South Holland, Illinois, established in 1969.

The scope of work for this project provides for the replacement of parking lots, upgrading lighting, and landscaping. The work also includes replacing concrete curbs and sidewalks and reconfiguring the drainage system to improve water runoff from pavements.

During design, three different types of pavement operations were included in the plans: 1.) Existing aggregate base course removed and reused after subgrade was proof rolled and any failure areas fixed, 2.) Existing aggregate removed and reused after the subgrade was proof rolled and any necessary repairs made, 3.) Existing aggregate scarified and recompactd.

As work began on the parking lot, it was discovered that much of the underlying aggregate base course materials across the entire northern parking lot were of poor quality and/or inadequate thickness. The aggregate and base course that were originally planned to be reused in areas identified as type 1 and type 2 will need to have all new aggregate placed and the unsuitable materials hauled away. The existing base course identified in the type 3 area that cannot be recompactd will need to be removed and replaced as well.

Description of RFP Change: This proceed order will be classified as an undiscovered condition and will provide for the removal and replacement of base materials in the existing parking lot to provide a suitable base.

Requested Action: We are requesting board approval of proceed order G-1 in the amount of \$561,300.56 to allow the contractor to remove and replace materials as needed in the parking lot.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Pacific Construction Services, LLC.	General	\$ 561,300.56	\$ 2,699,999.00	20.8%
Total All Proceed Orders		\$ 561,300.56	\$ 2,699,999.00	20.8%



MEMORANDUM

TO: Tim Patrick
FROM: Darnell Barnes
DATE: September 26, 2023
RE: 810-094-028 G-1 Proceed Order

Tim,

The Contractor found the existing base course to be a mixture of grindings and some aggregate which is not suitable for the base course while milling the existing asphalt surface course in the South Suburban Parking lot. The contractor will remove unsuitable “aggregate” to the subgrade elevation and conduct a proof roll of the entire lot. Haul off excess materials that cannot be reused. Mark subgrade repairs as determined by proof roll. Haul off excess materials that cannot be reused. Construct the aggregate base course 8” and compact. And finally, construct the bituminous binder and surface courses.

cc: Lisa Hennigh

Chad Sibigtroth

From: Lee Austin <laustin@bloomcos.com>
Sent: Tuesday, September 5, 2023 10:22 AM
To: Justin Papp; Barnes, Darnell; Chad Sibigtroth
Cc: Brad Clark; Thomas Borges; Salvador Acevedo
Subject: 810-094-028 North parking lot
Attachments: 810-094-028 SSC - RFP Drawing Issued 09-01-2023_Bloom.pdf

Importance: High

Chad or Sal, please forward this as needed to your subcontractors.

All,

Attached is what is proposed to take care of the conditions found in the north parking lot. The existing "aggregate" base course under the bituminous pavement in this area was found to be a mixture of grindings and some aggregate which is not suitable for the base course. There were three different type of pavement operations that were included in the plans each area would be done as noted below (see attached drawing):

1. The largest area Type 3 was to have the existing aggregate scarified and recompacted. The existing aggregate is not acceptable so this area will need to have the existing base course removed to a depth of 8" below the bottom of the proposed asphalt, and then the subgrade proof rolled. The plans called for the re-compaction of aggregate base course and then the addition of new aggregate base course to the elevation of the bottom of the proposed bituminous pavement.
This area is proposed to be at a final surface elevation that is for the most part higher than the existing, therefore only removal of the existing aggregate base course that cannot be recompacted would be needed. The contractor was to furnish and place new 8" of new aggregate base course in this area. The contractor needs to remove any existing base course "aggregate" that cannot be recompacted, prepare the subgrade including any additional fill to bring it to grade, then proof roll the subgrade (repair subgrade areas that do not pass the proof roll and then place the aggregate base course 8". Aggregate base course 8" was called for in the contract. Additional aggregate base course that will possibly be needed to replace existing "aggregate" that is not suitable is a change. It would be assumed that about 3" of additional aggregate would be needed. The additional cost would be for furnishing the new aggregate base course (average about 3" across the area). The compaction would have been included in the bid cost. The cost of haul off the excess materials would also be an additional cost. Sub grade repairs if any would also be an additional cost.
2. The next largest area Type 1 was to have the existing aggregate base course removed and reused after the subgrade was proof rolled and any failure areas fixed. This area will need all new aggregate base course. The additional cost would be for furnishing the new aggregate base course. The compaction would have been included in the bid cost. The cost of haul off the excess materials would also be an additional cost. Sub grade repairs if any would also be an additional cost.
3. The Type 2 pavement area was to have the existing "aggregate" removed and reused after the subgrade was proof rolled and any necessary repairs were made. This area will need all new aggregate base course. The additional cost would be for furnishing the new aggregate base course. The compaction would have been included in the bid cost. The cost of haul of the excess materials would also be an additional cost. Sub grade repairs if any would also be an additional cost.

The logical order of the work would be:

- a. Remove unsuitable “aggregate” to the subgrade elevation and conduct a proof roll of the entire lot. Haul off excess materials that cannot be reused.
- b. Make subgrade repairs as determined by the proof roll. Haul off excess materials that cannot be reused.
- c. Construct the aggregate base course 8” and compact.
- d. Construct the bituminous binder and surface courses.

After review of this information, the General Contractor will be issued a RFP/CO to provide a cost for doing the additional work.

Regards,

Lee Austin, PE

SENIOR ASSOCIATE | PROJECT MANAGER | BLOOM COMPANIES, LLC
150 N. Wacker Drive, Suite 1650
Chicago, IL 60606

D: 312-248-8624

C: 312-805-4491

Milwaukee | Madison | Green Bay | Chicago | Minneapolis | Bloomcos.com

PROCEED ORDER

PO No.: G-1
 Date: 9/11/23
 Associated RFP No. G-1

1. Contractor: (Name and Address)
 Pacific Construction Services, LLC.
 5511 N. Cumberland Ave Suite 608
 Chicago, IL 60656

Project No.: 810-094-028
 Project Name and Location:
 Upgrade Parking Lots, Drainage, Lighting, and Landscaping
 South Suburban College, South Holland IL

Contract No.: 23053881
 Contract Work: General

2. Request for Change by: A/E

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

Underlying aggregate base course materials accros the entire northern parking lot were found to be of poor quality and/or inadequate thickness. Pproof rolling determine that the existing base course was not stable and has to be removed in most areas. Further proof rolling per contract requirements will need to be completed after removal of existing unsuitalbe agreegate..

4. Description Of Change In Work:

Base course needs to be removed and replaced in areas to allow for new 8" aggregate base course constructed for the northern parking lot area. The contract documents indicated areas for full removal and new replacement of the base course, areas of removal and processing of existing subbase by scarifying and recompacting and areas of new subbase materials due to changes in grade above or below the existing subbase elevation See attached drawing for revised requirements based upon field conditions..

5. Total Value Of This Order Not To Exceed:


\$ 561,300.56

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

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

7. Authorization to Proceed by:

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

<u>Initial</u>		9/13/23	
	Contractor Representative	Date	
_____ (Up to \$9,999)	_____	Date	Probable Classification
	Project Manager		
_____ (Up to \$24,999)	_____	Date	
	Regional Manager		
_____ (Up to \$49,999)	_____	Date	
	Construction Administrator		
_____ (Up to \$74,999)	_____	Date	
	Deputy Director - Construction		
_____ (Up to \$100,000)	_____	Date	
	Executive Director		

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

CDB Project No. 810-066-020

Replace Road
McHenry County College
Crystal Lake, McHenry County, Illinois

CDB Project Manager: Mark Jones

Subject: Single Bid Award



Project History:

The scope of work for this project provides for milling and repaving the Ring Road which is approximately one mile long and encircles and services the main campus of the college.

Requested Action:

The project was bid on August 8, 2023, and a single bid was received for the general trade. The CDB project manager and the architect-engineer worked to provide a robust bid environment; however, the pool of interested commercial contractors qualified enough to perform the work was not available in the area. Nineteen (19) plan rooms held drawings for the project.

Architect/Engineer: HR Green, Inc.
1391 Corporate Dr, Suite 203
McHenry, Illinois,
(815) 385-1778
(Fax)

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
General	\$ 743,000.00	\$ 845,386.75	-12.11%

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

Schroeder Asphalt Service Inc
P.O. Box 831
Huntley, IL 60142

General Trade Work: \$743,000.00

CDB PARTICIPATING PLAN ROOMS

Plan rooms which are within the general project area will usually receive bidding documents directly from the A/E.
A list of participating plan rooms follows:

ALL LISTED PLAN ROOMS ACCEPT ELECTRONIC DRAWINGS

N A T I O N A L

Dodge Data & Analytics

7265 Kenwood Road, Suite 200
Cincinnati, OH 45236
Keith Navale Planning Reporter
PH: (413) 340-0543
Email: keith.navale@construction.com

Construct Connect

30 Technology Parkway South, Suite 100
Norcross, GA 30092
PH: (770) 417-4000
Content (Processing Center)
PH: (513) 645-8004
FAX: (866) 570-8187
Email: content@ConstructConnect.com
Jessica Shipp (secondary)
Content Specialist
3825 Edwards Road, Suite 800
Cincinnati, Oh, 45209
PH: (513) 458-8581
FAX: (866) 570-8187
Email: Jessica.shipp@constructconnect.com

DataBid

433 Penn Street
Newtown, PA 18940
Julie Dustin, Product Development Editor
PH: (630) 338-1460
FAX: (888) 929-9293
Email: julie@databid.com

N O R T H E R N I L L I N O I S

Northern Illinois Building Contractors Association

1111 S. Alpine Rd., Suite 202
Rockford, IL 61108
Pat Lamb
PH: (815) 229-5636
FAX: (815) 226-4856
Email: info@nibca.build

Latin American Chamber of Commerce

3512 West Fullerton Avenue
Chicago, IL 60647
D. Lorenzo Padron, Chairman
PH: (773) 252-5211
FAX: (773) 252-7605
Email: d.lorenzopadron@laccusa.com

Association of Asian Construction Enterprises

712 W. Root St. Chicago, IL 60609
Perry Nakachi
PH: (847) 525-9693
FAX: (773) 891-3090
Email: nakmancorp@aol.com

Federation of Women Contractors

4210 W. Irving Park Rd.
Chicago, IL 606341
Debby Gidley
PH: (312) 360-1122
FAX: (312) 360-0239
Email: fwcchicago@aol.com

Contractors Association of Will & Grundy Counties

233 N. Springfield Ave.
Joliet, IL 60435-6509
Karri Lane
PH: (815) 741-1455
FAX: (815) 741-2165
Email: klane@cawgc.org

Black Contractors United

12000 S. Marshfield Ave.
Calumet Park, Il. 60827
Carole Williams
PH: (708) 389-5730
FAX: (708) 389-5735
Email: carole@blackcontractorsunited.com

IL PTAC at Rock Valley College

605 Fulton Ave.
Rockford, IL 61103
Ann Johns
PH: (815) 921-2091
FAX: (815) 921-2089
Email: ptac@rockvalleycollege.edu

African American Contractors Association

PO Box 19670
Chicago, IL 60619
Michael Sharees
PH: (773) 891-3090
Email: aacanatlassoc@gmail.com

Hispanic American Construction Industry Ent.

Assoc
650 West Lake Street, Suite 415
Chicago, IL 60661
PH: (312) 575-0389
FAX: (312) 575-0544-3090
Cell: (630) 501-7448
Email: jcalahorrano@haciaworks.org
Website: www.haciaworks.org

Roseland Community Collaborative

4655 S. King Drive, Suite 203
Chicago, IL 60653
PH: (312) 391-9054
FAX: (773) 928-0528
Email: RoselandCC@yahoo.com

C E N T R A L I L L I N O I S

GREATER PEORIA CONTRACTORS & SUPPLIERS

ASSOC.
1811 West Altorfer
Peoria, IL 61615
Ph: (309) 692-5710
Fax: (309) 692-5790
e-mail: info@gpcsa.org
website: www.gpcsa.org

AFRICAN AMERICAN CONTACTORS ASSOCIATION

307 South Western Avenue
Peoria, IL 61605
Ph: (309) 839-2115
Fax: (309) 966-0230
e-mail: danagef@att.net

CENTRAL ILLINOIS PLAN ROOM

1620 South 5th Street
Springfield, IL 62703
Ph: (217) 679-1077
Fax: (217) 544-6570
e-mail: plans@ciplanroom.com
website: www.ciplanroom.com

QUINCY PLAN ROOM

201 Broadway
Quincy, IL 62301
Ph: (217) 222-0558
Fax: (217) 222-0579
e-mail: sandym@michelmann.us

EAST CENTRAL ILLINOIS BUILDING & CONSTRUCTION TRADES COUNCIL

3301 N. Boardwalk
P.O. Box 3932
Champaign, IL 61820
Ph: (217) 621-2225 or Ph: (217) 359-5201
Fax: (217) 359-9875
e-mail: teamclmc@aol.com
website: www.teamclmc.org

S O U T H E R N I L L I N O I S

SOUTHERN ILLINOIS BUILDERS ASSOCIATION

1468 Green Mount Road
P.O. Box 1390
O'Fallon, IL 62223
Ph: (618) 624-9055
Fax: (618) 624-9065
e-mail: dmr@siba-agc.org
website: www.siba-agc.org
504 West Jackson
P.O. Box 803
Marion, IL 62959
Fax: (618) 997-879

Project Number: 040-010-115

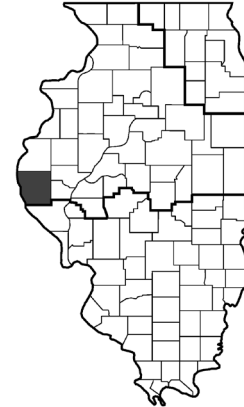
Description: Construct Long Term Care, Domiciliary, and Campus Upgrades
 Illinois Veterans' Home – Quincy (IVHQ)
 Quincy, Adams County, IL

Using Agency: Department of Veterans' Affairs

Design-Builder: Veterans United Constructors
 8800 Page Avenue
 St. Louis, MO 63114

Total Project Budget: \$ 270,835,505.71
Unobligated Funds: \$ 4,372,275.14
Total Spent to Date: \$ 175,580,234.75
Percent Complete: 71%

Project Manager: Chris MacGibbon



Project History: The scope of work for this project provides for the construction of a new, approximately 260,000 square foot residential long-term care building (LTC) and a new 78,000 square foot independent living building (Domiciliary). It also provides for campus upgrades to buildings, infrastructure, utilities, and landscaping to support the new facilities and campus. The project provides for the demolition of various existing buildings, and renovation of the Neilson Dining Facility for stores and multi-purpose space. The design and construction of the project was procured under the design-build delivery method.

The contract requires the design-builder (DB) to locate, map, and inspect utilities on campus. As such, the DB televised the entire campus sanitary system; the inspection report and video identified an approximately 500-foot run of sanitary sewer that requires replacement due to obstructions, collapsed pipe, and deteriorated manholes. Campus sewer repair/replacement is not included the scope of the DB contract, but this damaged section will impact the opening of the Long-Term Care Building (LTC) because this line serves as the sanitary sewer for this new building. Additionally, the proceed order is necessary because the portion of the campus roadway that runs over this sewer line is scheduled to be replaced this fall, if possible.

Description of RFP Change: This proceed order will be classified as an undiscovered condition and will authorize the repair, lining, and partial replacement of approximately 500 linear feet of sanitary sewer line, manholes, and associated work due to existing damaged piping/manholes. The work includes both design and construction.

The project is 65% federally reimbursed. This project falls under the Quincy Veterans' Home Rehabilitation and Rebuilding Act [330 ILCS 21].

Requested Action: We are requesting board approval of proceed order G-14 in the amount of \$156,055.00 to allow for the lining, repair, and replacement of the sanitary sewer.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Veterans United Constructors	Design-Build	\$ 156,055.00	\$ 225,700,000.00	0.07%
Total All Proceed Orders		\$ 156,055.00	\$ 225,700,000.00	0.07%



MEMORANDUM

TO: James Cockrell, Regional Manager – Region 2

FROM: Chris MacGibbon, Sr. Project Manager *cm*

DATE: September 19, 2023

RE: 040-010-115 Proceed Order G-14 LTC Sanitary Sewer Main
Illinois Veterans' Home at Quincy
Quincy, Adams County

The scope of work for this project provides for the construction of a new, approximately 260,000 square foot residential long-term care building (LTC) and a new 78,000 square foot independent living building (Domiciliary). It also provides for campus upgrades to buildings, infrastructure, utilities, and landscaping to support the new facilities and campus. The project provides for the demolition of various existing buildings, and renovation of the Neilson Dining Facility for stores and multi-purpose space. The design and construction of the project was procured under the design-build delivery method.

As described in the Proceed Order G-14, the contract requires the design-builder (DB) to locate, map, and inspect utilities on campus. The DB, Veterans United Constructors, televised the entire campus sanitary system. The inspection report and video identified an approximate 500-foot run of sanitary sewer that requires replacement due to obstructions, collapsed pipe and deteriorated manholes.

VUC brought this to our attention and initially asked if this could be done (by CDB) as a separate project as campuswide sewer repair is not in the scope of the project. After discussing in our progress meeting, it was noted that this damaged section will impact the opening of the LTC. The sanitary for the new LTC building ties into this damaged run. I acknowledged that it was directly related, and we should move forward with a CO/PO so as not to impact the road work above and, more importantly, not delay the opening of the LTC. This additional scope has been approved by CDB Programming.

The issue was identified by the DB early in September of 2021 but unfortunately it wasn't brought to our attention until now. Nonetheless, the work is still critical and needs to be completed. Any potential costs for delays or damage to any new work should not be allowed as the work should have been completed quite some time ago.

cc: Amber Dooley

PROCEED ORDER

PO No.: G-14
 Date: 9/18/2023
 Associated RFP No. G-14

1. Contractor: (Name and Address)
 Veterans United Constructors
 8800 Page Ave
 St. Louis, MO 63114
 Attn: Austin Davis
adavis@alberici.com

Project No.: 040-010-115
Project Name and Location:
 Construct New Nursing Home and Domiciliary
 Quincy Veterans Home

Contract No.: 21DB0141
Contract Work: Design Build

2. Request for Change by: Contractor

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

The contract requires the design-builder (DB) to locate, map, and inspect utilities on Campus. In doing so, they identified an approximate 500-foot run of sanitary sewer that requires replacement due to obstructions, collapsed pipe and deteriorated manholes. Campus sewer replacement is not in the scope of the DB contract but after multiple discussions, it was noted that it will impact the opening of the Long-Term Care Building (LTC) as this line serves as the sanitary sewer for this new building.

4. Description of Change in Work:

Repair and replacement of approximately 500 LF of sanitary sewer line, manholes, and associated work due to damaged piping. As a design-build delivery, the work includes both design and construction.

5. Total Value of This Order Not to Exceed:


\$ 156,055.00

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

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

7. Authorization to Proceed by:

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

<u>Initial</u>		<u>9/21/23</u>	
	Contractor Representative	Date	
_____ (Up to \$9,999)		9/21/2023	205
	Project Manager	Date	Probable Classification
_____ (Up to \$24,999)		9/21/23	
	Regional Manager	Date	
_____ (Up to \$49,999)		9-21-023	
	Construction Administrator	Date	
_____ (Up to \$74,999)		9/22/23	
	Deputy Director - Construction	Date	
_____ (Up to \$100,000)		_____	
	Executive Director	Date	

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

 _____ 9/22/23
 Jim Underwood, Chief Procurement Officer for Quincy
 Veterans' Home Rehabilitation and Rebuild Act
 [330 ILCS 21] _____
 Date

Project Number: 250-000-022, Phase 2

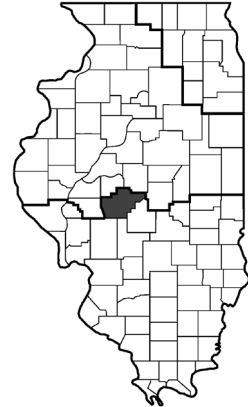
Description: Renovate Building for Office Space
Springfield, Sangamon County, IL

Using Agency: Department of Central Management Services

Architect/Engineer: Moreno Architects Ltd. (JGMA)
223 W. Ohio Street
Chicago, IL 60654

Total Project Budget: \$77,545,000.00
Unobligated Funds: \$ 2,945,503.57
Total Spent to Date: \$32,305,045.95
Percent Complete: 46%

Project Manager: Chris MacGibbon/Matt McHenry



Project History: The scope of work for this project provides for the renovation of the former Sears Department Store in Springfield, Illinois to accommodate approximately 700 office personnel. The scope provides for renovating the interior and exterior as needed, which includes electrical, HVAC, plumbing, fire protection, conveyance, security/access control communication systems, interior walls, flooring, windows, lighting, office areas and restrooms. The scope also provides for new electrical service and repairing or replacing the existing sewer. The project will include the conversion of retail space to office space.

Various changed conditions were discovered during the phase 1 demolition project, coordination of items related to discrepancies from the bid phase and the construction phase, and coordination of finishes due to the general contractor's chosen manufacturers. Most of these items were initially memorialized under Architects Supplemental Instruction/Information (ASI) #3 and then subsequently revised under RFP/CO G-26. The work includes the addition of four rooms, ceiling and soffit revisions, Knox box relocation, curtain wall material change, and finish revisions.

Description of RFP Change: This proceed order will be classified as an A/E error/omission but includes undiscovered condition work as well. This proceed order will provide for the incorporation of two (2) rooms on each level where a single elevator was demolished in Phase 1, inclusion of ceiling in the main stairway lounge area after final coordination with other disciplines, incorporation of ceiling soffit above the reception area, wall and ceiling paint revisions, Knox box relocation, and the change of the bottom panel in one curtain wall module from glass to metal panel due to revisions in the storm system after unforeseen conditions of the existing piping. The work also includes some finish schedule clarifications to consider chosen manufacturers.

Requested Action: We are requesting board approval of proceed order G-26 in the amount of \$800,000.00 to complete the work associated with the various changed conditions as noted.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
S.M. Wilson & Co.	General-Single Prime	\$800,000.00	\$56,248,574.00	1.4%
Total All Proceed Orders		\$800,000.00	\$56,248,574.00	1.4%



MEMORANDUM

TO: Tim Patrick, Construction Administrator
Heather Oxley, TA Regional Manager -Region 3

FROM: Chris MacGibbon/Matt McHenry, Project Manager *CM*

DATE: September 19, 2023

RE: CDB # 250-000-022, Ph 2 – Renovate Building for Office Space
(Former Sears store), White Oaks Mall, Springfield, IL
PO G-26: S.M. Wilson & Co.

The current ongoing renovation work at the former Sears store located at White Oaks Mall in Springfield is Phase 2 of a project to convert approximately 186,000 SF of former retail space into office space to accommodate approximately 700 State employees. The scope provides for renovating the interior and exterior as needed, which includes electrical, HVAC, plumbing, fire protection, conveyance, security/access control communication systems, interior walls, flooring, windows, lighting, office areas and restrooms. The scope also provides for new electrical service and repairing or replacing the existing sewer. The overall goal is the conversion of retail space to state employee office space for the IEPA staff that are being relocated due to the demolition of the Sangamo Complex and ensuing high speed railway project.

Various changed conditions were discovered during the phase 1 demolition project, coordination of items related to discrepancies in the issued for bid documents to the construction phase, and coordination of finishes due to the general contractor's chosen manufacturers. These items were identified under ASI #3. Once the preliminary pricing came in on the ASI #3 (RFP/CO G-26), the team realized that the scope of work was too great and too costly. The A/E, JGMA, voided ASI #3 and revised RFP/CO G-26 to reduce the scope and bring the cost down. The final full scope of work is per the referenced RFP/CO G-26 and "Narrative for RFPCO / Proceed Order 26."

This change order (and now Board level proceed order) has been in process for quite some time, and it is my understanding that it has had to be re-designed several times. It will be classified as an A/E error/omission due to lack of coordination between the design disciplines and the incompatibility of finishes with all specified manufacturers. There is also a great deal of work involved that is a product of unforeseen conditions and the A/E will not be held accountable for those items.

Your consideration for approval of this proceed order is appreciated.

cc: Amber Dooley

PROCEED ORDER

PO No.: G-26
 Date: 09.06.23
 Associated RFP No. G-26

1. Contractor: (Name and Address)
 S.M. Wilson & Co.
 218 Hampton Avenue
 St. Louis, MO 63139

Project No.: 250-000-022 PH 2
Project Name and Location:
 Renovate Building for Office Space, Springfield IL

Contract No.: 22056181
Contract Work: General

2. Request for Change by: Architect

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

To capture architectural revisions that took place due to building conditions discovered during Phase 1 Demolition, Coordination of items related to discoveries between the Bid Phase and the Construction Administration Phase, Coordination of finishes due to the chosen manufacturers

4. Description Of Change In Work:

Incorporation of two (2) rooms on each level where single elevator was demolished in Phase 1, inclusion of ceiling in Main Stairway lounge area after final coordination with other disciplines, Incorporation of ceiling soffit above reception area, wall and ceiling paint revision, Knox Box location, change of bottom panel in one curtain wall module from glass to metal panel due to storm system revision after unforeseen conditions of existing piping. Finishes clarifications to consider chosen manufacturers. See attached Narrative.

5. Total Value Of This Order Not To Exceed: \$ 800,000.00

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

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

7. Authorization to Proceed by:

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

_____ Initial	 _____ Contractor Representative	9/20/2023 _____ Date	
_____ (Up to \$9,999)	 _____ Project Manager	9/20/2023 _____ Date	202 (w/205) _____ Probable Classification
_____ (Up to \$24,999)	_____ Regional Manager	_____ Date	
_____ (Up to \$49,999)	_____ Construction Administrator	_____ Date	
_____ (Up to \$74,999)	_____ Deputy Director - Construction	_____ Date	
_____ (Up to \$100,000)	_____ Executive Director	_____ Date	

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

Project Number: 250-041-012

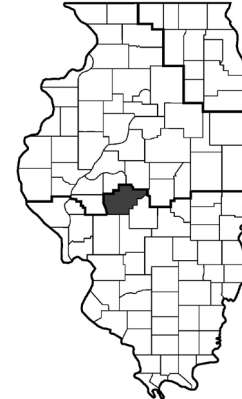
Description: Upgrade HVAC System and Lighting
Springfield Regional Office Building
Springfield, Sangamon County, IL

Using Agency: Department of Central Management Services (CMS)

Architect/Engineer: Delta Engineering Group
111 West Jackson Blvd, Suite #910
Chicago, IL 60137

Total Project Budget: \$4,539,577.00
Unobligated Funds: \$ 262,086.51 (additional funds to be added)
Total Spent to Date: \$1,800,007.46
Percent Complete: 28%

Project Manager: Robert Stowell



Project History: The Springfield Regional Office Building (JO110) is a 33,500 square-foot, 2-story building constructed in 1968.

The scope of work for this project provides for renovating the HVAC system, installing a new temperature control and energy management system, removing and replacing vinyl composition tile (VCT), ceiling grid, and windows. Work also includes providing a new revolving door at the main entrance, plus providing new light fixtures and branch circuits.

As work began on the project, asbestos containing material (ACM) was found in the drywall mud compound and tape throughout the entire building. The work on this project cannot continue with out disturbing the ACM, therefore it is necessary to abate and remove all walls and ceilings on the main floor of the building. The penthouse where the mechanicals are located have all ACM removed. CDB had the facility tested and walked the facility to determine the amount of drywall to be removed. The A/E developed a narrative with three options for ACM removal, CDB had multiple discussions on the direction moving forward and came to the conclusion that with four State agencies occupying this facility option three was the best option with full ACM abatement. CMS gave input as well to provide full abatement.

Description of RFP Change: This proceed order will be classified as an A/E error/omission and will provide for the removal of all existing ACM drywall and metal stud wall framing at the first floor of the building, including drywall from the bottom of the roof joists/ structure. It will also provide for new metal stud wall framing and new drywall to replace all framing and drywall that was removed. This work shall include removal and replacement of all M.E.P. items necessary to accommodate the abatement work and the new framing and drywall work.

Requested Action: We are requesting board approval of proceed order G-8 in the amount of \$2,500,000.00 for the full abatement of the CMS building.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Schwartz Construction Group	General	\$ 2,500,000.00	\$4,388,200.50	57%
Total All Proceed Orders	General	\$ 2,500,000.00	\$4,388,200.50	57%



MEMORANDUM

TO: Tim Patrick
FROM: Robert Stowell
DATE: 10/3/2023
RE: 250-041-012 G-8 Proceed Order

The Springfield Regional Office Building (JOI IO) is a 33,500 square foot, 2-story building constructed in 1968.

The majority of the HVAC system has been in service for over 40 years and has exceeded its service life. It is not efficient, and it draws complaints from building occupants for providing poor air quality. The system is constantly in need of repairs, and the antiquated pneumatic control system fails to provide adequate temperature and humidity control during seasonal weather changes. Also, the lighting system is inefficient and needs to be replaced including branch circuits. Windows are predominantly plate glass which allows excessive thermal transfer, plus the operable sashes are not air tight. The main entrance has no airlock, thereby allowing outside air to enter the building unabated.

The scope of work provides for renovating the HVAC system, installing a new temperature control and energy management system, removing and replacing VCT floor tiles, ceiling grid and tiles and windows. Work also includes providing a new revolving door at the main entrance, plus providing new light fixtures and branch circuits.

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.

This project started construction after a 6-month delay because CMS needed more time to re-locate the four agency's that occupied the building. Construction started in October of 2022. During demolition the contractor issued an RFI on ceiling hangers for the new HVAC ductwork and that's when the walls and ceilings were tested for ACM. The tests came back positive for ACM and then construction was stopped for about 3 months while CDB had the building cleaned. Once the building was cleaned CDB held a building walk through to determine the level of additional abatement required. The AE presented 3 options for abatement removal and the Contractor supplied pricing. CDB met internally to discuss the abatement options with pricing and the decision to go with full abatement of the building was the outcome. Programing has committed the additional funds in the amount of \$2,500,000.00 to cover the cost of the ACM removal of all wall and ceiling drywall and install new drywall, finish, and paint. I ask that the CDB Board consider the approval of the Proceed Order G-8 for project 250-041-012. We are asking for a proceed order to get this in front of the October Board meeting rather than an RFP Change Order and go before the November Board meeting.

Thank You for your Consideration to award this Proceed Order.

Robert Stowell- CDB PM

PROCEED ORDER

PO No.: G-8
 Date: 9/29/2023
 Associated RFP No. G-8

1. Contractor: (Name and Address)
 Schwartz Construction Group.
 7023 Willow Springs Road #103 Countryside, IL 60525
 (708)639-4145 Fax () - Attn: Joe Marko
 jjoe@schwartzconstructiongroup.com

Project No.: 250-041-012
Project Name and Location:
 Upgrade HVAC System and Lighting -Springfield , IL

Contract No.: 2000610

Contract Work: General

2. Request for Change by: State of Illinois Capital Development Board 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 and Justification for the Proceed Order:
 Due to the presence of Asbestos Containing Drywall Compound on all drywall throughout the building, the work of this project cannot be performed without disturbing the ACM, therefore it is necessary to abate / remove all drywall from the first floor of the building.

4. Description Of Change In Work:
 DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued. Remove all existing ACM drywall and metal stud wall framing at first floor of the building, including drywall from the bottom of the roof joists/structure. Provide new metal stud wall framing and new drywall to repalce all framing and drywall that was removed. This work shall includeremoval and replaement of all M.E.P. items necessary to accommodate the abatement work and the new framing and drywall work. See attached scope sheet for more detailed description of work

5. Total Value Of This Order Not To Exceed: \$2,500,000.00

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

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

7. Authorization to Proceed by:

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

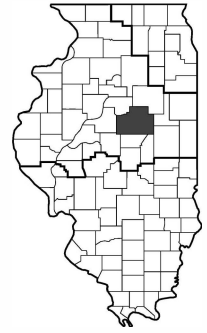
<u>Initial</u>	Contractor Representative	Date	
_____ (Up to \$9,999)	Project Manager	Date	Probable Classification
_____ (Up to \$24,999)	Regional Manager	Date	
_____ (Up to \$49,999)	Construction Administrator	Date	
_____ (Up to \$74,999)	Deputy Director - Construction	Date	
_____ (Up to \$100,000)	Executive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

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

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

Project Number	Firm/Job Description	Estimated Total Project Cost
546-015-025	Convert Vehicle Storage Building Department of Military Affairs Bloomington Readiness Center - McLean County	\$3,300,000
	<i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>	
	Carlile Architects LLC Design Mavens Architecture PLLC John Shafer & Associates, Inc.	
546-205-021	Expand Weapons Vault Department of Military Affairs Mattoon Armory - Coles County	\$880,000
	<i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>	
	JP Architects, Ltd. Senga Architects Inc The Upchurch Group, Inc.	
546-385-064	Renovate Barracks Restrooms Department of Military Affairs Marseilles Readiness Center - LaSalle County	\$1,650,000
	<i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>	
	Carlile Architects LLC Delta Engineering Group, LLC JP Architects, Ltd.	

A/E SELECTION COMMITTEE RECOMMENDATIONS
10/11/2023



CDB PROJECT NO: 546-015-025

PROJECT DESCRIPTION: Convert Vehicle Storage Building

PROJECT LOCATION: Department of Military Affairs
Bloomington Readiness Center - McLean County

APPROPRIATION AMOUNT: \$3,300,000

ESTIMATED TOTAL PROJECT COST: \$3,300,000

PROJECT SCOPE OF WORK:

The Bloomington Vehicle Storage Building (H0101) is a 9,360 square foot, one-story brick building constructed in 1950.

The scope of work provides for converting a portion of the Vehicle Storage Building to allow for use as office space and communication equipment repairs.

The interior renovation scope of work includes interior wall removal and new wall placement and installing caging, doors, and flooring where needed. The work also includes, but is not limited to, various replacements, repairs, and upgrades to the electrical system throughout the building and the addition of a generator with automatic transfer switch. Work will also include the addition of outlets and circuits as needed, the replacement of ceiling tiles, movement or adjustment of lights and updating interior finishes as needed due to the project and the replacement and upgrading of all current lighting fixtures to energy efficient LED. Light switches will be on time sensors and dimmers as needed. The plumbing scope of work includes, but is not limited to, various replacements, repairs, and upgrades to the existing male restroom and the addition of a female restroom and all related plumbing system requirements throughout the building. Work may also include exterior modifications necessary to complete the work.

Hazardous materials may be encountered.

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

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.

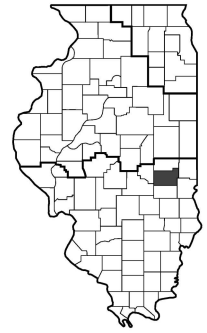
The Professional Services Agreement shall be executed no later than March 2024 and project must be designed and bid to allow for a construction notice of award no later than March 2025.

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 303

A/E SELECTION COMMITTEE RECOMMENDATIONS
10/11/2023



CDB PROJECT NO: 546-205-021

PROJECT DESCRIPTION: Expand Weapons Vault

PROJECT LOCATION: Department of Military Affairs
Mattoon Armory - Coles County

APPROPRIATION AMOUNT: \$880,000

ESTIMATED TOTAL PROJECT COST: \$880,000

PROJECT SCOPE OF WORK:

The Mattoon Armory (H2200) is a 34,483 square foot, one-story brick building constructed in 1956. The current weapons vault is approximately 183 square feet and will be expanded to approximately 600 square feet utilizing an adjacent space within the armory.

The scope of work includes, but is not limited to, the expansion of the existing vault footprint and all associated related work to include lighting upgrades and wall finishes. Work will also include the tearing down of an adjacent wall and the pouring of another interior concrete wall to meet all Federal guidelines for weapons protection and security. The work will also include, but is not limited to, all electrical upgrades which might be needed to expand the security system into the new area and any associated HVAC and plumbing requirements needed.

Hazardous materials may be encountered.

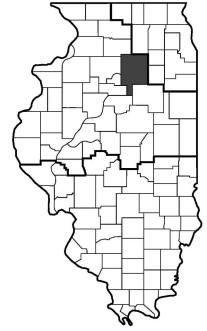
The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with 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 Professional Services Agreement shall be executed no later than March 2024 and project must be designed and bid to allow for a construction notice of award no later than March 2025.

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 303

A/E SELECTION COMMITTEE RECOMMENDATIONS
10/11/2023



CDB PROJECT NO: 546-385-064

PROJECT DESCRIPTION: Renovate Barracks Restrooms

PROJECT LOCATION: Department of Military Affairs
Marseilles Readiness Center - LaSalle County

APPROPRIATION AMOUNT: \$1,650,000

ESTIMATED TOTAL PROJECT COST: \$1,650,000

PROJECT SCOPE OF WORK:

The Barracks complex consist of four separate buildings to included H4046, H4047, H4048, H4049. Barracks H4046 and H4047 are 24,338 square foot, 1-story masonry buildings constructed in 2000, and Barracks H4048 and H4049 are 19,410 square foot, 1-story masonry buildings constructed in 2000.

The scope of work provides for upgrading all fixtures, toilets, and shower stalls in the male and female restrooms in each building. The work also includes, but is not limited to, HVAC and electrical upgrades, wall and floor finishes and new energy efficient LED lighting and controls as needed.

Hazardous materials may be encountered.

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

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 Professional Services Agreement shall be executed no later than March 2024 and project must be designed and bid to allow for a construction notice of award no later than March 2025.

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 303

CHANGE ORDER FOR BOARD AUTHORIZED PROCEED ORDER

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 Ph. 2	Illinois Department of Central Management Services – Renovate Building - Springfield, Sangamon County, IL	G-31	\$133,000.00	7/11/2023	G-31 \$62,975.04 9/27/2023	47.35%
250-000-022 Ph. 2	Illinois Department of Central Management Services – Renovate Building - Springfield, Sangamon County, IL	G-10	\$707,175.74	1/10/2023	G-10a 267,334.01 7/5/2023 G-10b \$375,023.01 9/7/2023 Total: \$642,357.02	37.80% 53.03% 90.83%
250-042-006	Illinois Department of Central Management Services – State Armory Building Renovate the State Armory/Stabilization – Springfield, Sangamon County, IL	G-001	\$600,000.00	9/12/2023	G-08 \$557,474.29 9/27/2023	92.91%
814-010-083	Chicago State University – Jacoby Dickens Center – Repair HVAC and Pool – Chicago, Cook County, IL	G-10	\$11,000,000.00	4/11/2023	G-10.1 \$577,797.86 7/20/2023 G-10.13 \$112,067.06 8/15/2023 G-10.14 \$1,422,957.81 8/17/2023 G-10.3 \$2,225,073.54 8/9/2023 G-10.9 \$127,345.40 9/19/2023 TOTAL TO DATE: \$4,465,241.67	5.25% 1.02% 12.94% 20.23% 1.16% 40.59%

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

Project Number	Firm/Job Description	Estimated Total Project Cost
040-020-073	Replace Air Handlers Department of Veterans' Affairs Illinois Veterans' Home at Manteno - Kankakee County <i>SELECTED FIRM:</i> Mode Architects, P.C.	\$5,215,000
291-275-008	Emergency Generator Replacement - Facilities Building - State Evidence Vault Illinois State Police Illinois State Police Central Headquarters - Springfield, Sangamon County <i>SELECTED FIRM:</i> RTM Engineering Consultants, LLC	\$666,700
321-015-106	Improve Exterior Egress Department of Human Services Choate Mental Health and Developmental Center - Union County <i>SELECTED FIRM:</i> Eggemeyer Associates Architects Inc.	\$500,000

CDB PROJECT NO: 040-020-073

PROJECT DESCRIPTION: Replace Air Handlers

PROJECT LOCATION: Department of Veterans' Affairs
Illinois Veterans' Home at Manteno - Kankakee County

PROJECT AMOUNT: \$5,215,000

PROJECT SCOPE OF WORK:

The Illinois Veterans' Home at Manteno is a 38 building facility established in 1930.

The scope of work provides for removing and replacing the air handling units and their associated return fans and VAV terminal units and upgrading the existing pneumatic controls to DDC among program and support buildings. The scope also provides for making necessary piping and electrical modifications to these systems and replacing supply and return diffusers/grilles throughout these buildings, along with replacing exhaust fans in the support buildings.

Asbestos abatement may be required in some areas.

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.

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

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

ARCHITECT/ENGINEER: Mode Architects, P.C. (29890)
Chicago, IL 60654

CDB PROJECT NO: 291-275-008

PROJECT DESCRIPTION: Emergency Generator Replacement - Facilities Building - State Evidence Vault

PROJECT LOCATION: Illinois State Police
Illinois State Police Central Headquarters - Springfield, Sangamon County

PROJECT AMOUNT: \$666,700

PROJECT SCOPE OF WORK:

The Facilities Building (J0175) is a 50,885 square foot, 3-story building established in 1972.

The scope of work provides for an expedited assessment and design services to replace the emergency generator at the ISP Facilities Building/Evidence Vault with a properly sized, code compliant generator, to include transfer switch, emergency panel, wiring, and any other ancillary components necessary. A second automatic transfer switch and panel will be added for life safety loads.

ARCHITECT/ENGINEER: RTM Engineering Consultants, LLC (35831)
Springfield, IL 62701

CDB PROJECT NO: 321-015-106

PROJECT DESCRIPTION: Improve Exterior Egress

PROJECT LOCATION: Department of Human Services
Choate Mental Health and Developmental Center - Union County

PROJECT AMOUNT: \$500,000

PROJECT SCOPE OF WORK:

The Main Building (BG001) is a 54,118 square foot, 3-story building established in 1872. The Goodner Hall (BG009) is a 25,663 square foot, 3-story building established in 1937.

The scope of work project provides for the evaluation and renovation of exterior stairs, railing, walking surfaces, doors, and other egress elements at the Main Building (BG001) and Goodner Hall (BG009) at Choate Mental Health & Development Center. Deferred maintenance has led to various life-safety and accessibility issues which may require the repair, rehabilitation, or replacement of egress elements. Certain elements may have historic significance.

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

ARCHITECT/ENGINEER: Eggemeyer Associates Architects Inc. (26859)
Herrin, IL 62948

SUBJECT: *Emergency Selection / Informational Item*

Project Number	Firm/Job Description	Estimated Total Project Cost
104-030-016	Emergency Roof Repairs Department of Natural Resources/HPA Dana-Thomas House State Historic Site - Sangamon County <i>SELECTED FIRM:</i> Bauer Latoza Studio Ltd.	\$TBD
120-270-046	Emergency Assessment & Repair/Replace Roofing & Ventilation Systems & Interior Department of Corrections Graham Correctional Center - Montgomery County <i>SELECTED FIRM:</i> Hurst-Rosche, Inc.	\$TBD

CDB PROJECT NO: 104-030-016

PROJECT DESCRIPTION: Emergency Roof Repairs

PROJECT LOCATION: Department of Natural Resources/HPA
Dana-Thomas House State Historic Site - Sangamon County

PROJECT AMOUNT: \$TBD

PROJECT SCOPE OF WORK:

The Dana-Thomas House (A7000) is a 15,300 square foot, 3 story building established in 1904.

The scope of work provides for assessments and repairs of the tile roof leaks, gutters, downspouts and an investigation of the roof deck and/or truss system for possible structural failures including repairs. All work should be coordinated with Historic Preservation.

ARCHITECT/ENGINEER: Bauer Latoza Studio Ltd. (20512)
Chicago, IL 60604

CDB PROJECT NO: 120-270-046

PROJECT DESCRIPTION: Emergency Assessment & Repair/Replace Roofing & Ventilation Systems & Interior

PROJECT LOCATION: Department of Corrections
Graham Correctional Center - Montgomery County

PROJECT AMOUNT: \$TBD

PROJECT SCOPE OF WORK:

The Academic Building (C3104) is a 17,620 square foot, 1-story building established in 1981.

The scope of work provides for an initial assessment of the roof, ventilation issues, and interior damage, to the extent interior repairs [temporary or permanent] should be made to eliminate exposure to potential mold growth, including recommendations for temporary repairs to the roof and ventilation system, until more permanent repairs can be implemented. Testing may be required.

ARCHITECT/ENGINEER: Hurst-Rosche, Inc. (1698)
Hillsboro, IL 62049

FY24 CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 11, 2023	11:00 a.m.	Chicago, Springfield, Collinsville, and Video Conference
August 8, 2023	11:00 a.m.	Chicago, Springfield, Collinsville, and Video Conference
September 12, 2023	11:00 a.m.	Chicago, Springfield, Collinsville, and Video Conference
October 10, 2023	11:00 a.m.	Chicago, Springfield, Collinsville, and Video Conference
November 14, 2023	11:00 a.m.	Chicago, Springfield, Collinsville, and Video Conference
December 12, 2023	11:00 a.m.	Chicago, Springfield, Collinsville, and Video Conference
January 9, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, and Video Conference
February 13, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, and Video Conference
March 12, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, and Video Conference
April 9, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, and Video Conference
May 14, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, and Video Conference
June 11, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, and Video Conference