



**Capital
Development
Board**
Building a Better Illinois



ILLINOIS

CAPITAL DEVELOPMENT BOARD

BOARD BOOK

Chicago
Collinsville
Springfield
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TJ EDWARDS, EXECUTIVE DIRECTOR

BOARD MEMBERS

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



CAPITAL DEVELOPMENT BOARD

July 9, 2024

The meeting of the Capital Development Board is being held in

Chicago, 555 W. Monroe Street

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

Collinsville, Il Dept of Transportation, 1102 East Port Plaza

Peoria, 5415 North University Street

Or via WebEx

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

Staff Contact: Heather Parks 217-782-8729

Call To Order

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

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Executive Session

24. Personnel Action (5 ILCS 120/2(c)(1))
25. Semi Annual Review Closed-Session Minutes (5 ILCS 120/2(c)(21))

SUBJECT: Meeting Minutes for June 11, 2024

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

The following Board Members were present:

Chicago

Eileen Rhodes, Chair
Ama Addai

Peoria

Beverly Potts

Springfield

Saul Morse

The following were present in Chicago:

Karla Springer, CDB
Blanca Rivera, CDB
Brent Lance, CDB
Mark Jones, CDB
Elpidio Quiballo, CDB
Tim Patrick, CDB
Lisa Hennigh, CDB
Joana Carreras, CDB

Kenneth Watkins, CDB
Darnita Lee, CDB
Nazih Kafe, CDB
Julia Barnhardt, CDB
Abby Dompke, CDB
Jocelyn Sada, CDB
Penny Varnava, CDB

The following were present in Springfield:

Joel Meints, CDB
Robert Coslow, CDB
Amy Romano, CDB
Luke Montgomery, CDB
Heather Parks, CDB

Drew Stephenson, CDB
David Ealey, CDB
Daniel Johnson, CDB
James Cockrell, CDB
Ken Morris, CPO

The following were present via WebEx:

David Guth, AEI Affiliated Engineers
Devin Bowker, AEI Affiliated Engineers
Scott Foster, AEI Affiliated Engineers
Kim Drury, Anderson-Electric
Caroline Slota, Booth Hansen
Michael Jividen, Booth Hansen
Jacob Carlile, Carlile Group
Kyle Eliakis, Carlile Group
Allison White, CDB
Amber Evans, CDB
Carl Kimble, CDB
Charla Travis, CDB

Stetzen Fleming, CDB
Todd DeJaynes, CDB
Trevor Parnell, CDB
Nirav Patel, Clark Dietz
Kat Porter, Delta Engineering
Richard Weitzel, Delta Engineering
Devon Travous, EEC/CPO
Natashia Ramirez, EEC/CPO
Rena Lim, EEC/CPO
Ryan Leodoro, Epstein Global
Chris Kleine, Farnsworth Group
Anthony Lo Bello, FGM Architects

Christopher May, CDB
David Tichy, CDB
Dreena Jones, CDB
Jennifer Boen, CDB
Kathryn Martin, CDB
Kenneth Watkins, CDB
Lauren Noll, CDB
Leonard E. Mc Gee, CDB
Leslie Nunes, CDB
Linda Norbut Suits, CDB
Marcy Joerger, CDB
Matthew Trewartha, CDB
Medeny Guy, CDB
Micaela Vidana, CDB
Michael Klepitsch, CDB
Nicholas Klein, CDB
Paul Kmett, CDB
Robert Oxley, CDB
Scott Satterlee, CDB
Shea Votava, CDB
Sherri Sullivan, CDB

Ken Jones, Helm Group
Joe Kulek, Henson Robinson Company
Casey Wilson, Horner Shifrin
Tom Culliton, IMEG Corp
Cate Novak, Mercury LLC
Mike Uttech, Middough
Rob O'Riordan, Mortenson
Humna Farid, Rada Architects
Rebecca Hinz, Ratio Design
Rob Proctor, Ratio Design
Amya Ayers, RTMEC
Dipak Shah, Rubinos & Mesa Engineers
Javier Romero, Rubinos & Mesa Engineers
Luis Vildostegui, SLAM
Paul Stuckey, Stuckey Construction
Ryan Cerny, Stuckey Construction
Mike Shrader, Valdes Architecture & Engineering
Patrick Thompson, Veya Inc
Chris Catino, W.E. O'Neil Construction
Kevin McCalla, W.E. O'Neil Construction
Robert Koeller, Williams-Architects

The meeting was called to order at 11:30 a.m.

Amy Romano, General Counsel, swore in new board member Ama Addai. Chair Rhodes congratulated Ms. Addai on joining the Capital Development Board.

Heather Parks took roll call. Chair Eileen Rhodes, Saul Morse, Beverly Potts and Ama Addai were present.

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

Saul Morse moved, and Beverly Potts seconded a motion to approve the minutes of the May 14, 2024, meeting. Chair Rhodes called for a vote, and the motion was approved unanimously.

Saul Morse moved, and Beverly Potts seconded a motion to approve the executive minutes of the May 14, 2024, meeting. Chair Rhodes called for a vote, and the motion was approved unanimously.

Ms. Blanca Rivera presented the following Change Order:

Change Order – IBHE – Chicago State University
CDB Project No. 814-010-083

Repair HVAC and Pool – Jacoby Dickens Center
Mechanical Inc. dba Helm Mechanical
Change Order..... \$286,252.89

Ama Addai 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. Blanca Rivera presented the following Modification:

Modification – IBHE – Northern Illinois University – Dekalb
CDB Project No. 822-010-131
Construct Health Information and Technology Center
S/L/A/M Collaborative, Inc.
Modification..... \$531,239.00

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

Ms. Blanca Rivera presented the following Change Order:

Change Order – IBHE – University of Illinois - Chicago
CDB Project No. 830-030-162
Construct a Computer Design Research and Learning Center (CDRLC)
W.E. O’Neil
Change Order..... \$407,671.91

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

Ms. Blanca Rivera presented the following Modification:

Modification – IBHE – University of Illinois - Chicago
CDB Project No. 830-030-162
Construct a Computer Design Research and Learning Center (CDRLC)
Booth Hansen (A/E)
Modification..... \$526,541.00

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

Ms. Blanca Rivera presented the following Modification:

Modification – IBHE – University of Illinois - Chicago
CDB Project No. 830-030-162
Construct a Computer Design Research and Learning Center (CDRLC)
Mortenson (CM)
Modification..... \$1,076,214.00

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

Mr. Cockrell presented the following Modification:

Modification – IDOC – Sheridan Correctional Center

CDB Project No. 120-215-068

Replace Generator

Middough Inc.

Modification..... \$275,600.00

Saul Morse moved, and Beverly Potts 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 Bid:

Single Bid – IDHS – Illinois School for the Deaf

CDB Project No. 321-160-028

Install New AC & Building Automation

Henson Robinson

Single Bid..... \$7,748,181.00

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

Mr. Ealey presented the following Modification:

Modification – IBHE – Southern Illinois University

CDB Project No. 825-020-146

Communications Building Renovation/Addition

Ratio States, LLC

Modification.....\$773,800.00

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

Mr. Ealey presented the following Single Bid:

Single Bid – IDOC – Taylorville Correctional Center

CDB Project No. 120-225-010

Upgrade Building Automation System and Fire Alarm

Henson Robinson

Single Bid..... \$5,298,600.00

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

Mr. Lance presented the following A/E selection recommendations for PSB 311:

1.	120-230-147	Department of Corrections Stateville Correctional Center – Joliet, Will County Upgrade Dietary and Replace Equipment - NRC 1. Valdes Engineering Company 2. Tilton, Kelly + Bell, L.L.C. 3. A. Epstein and Sons International, Inc.	Appropriation: \$11,607,600 Project Cost: \$11,607,600
2.	630-000-296	Department of Transportation Statewide Program Repair/Replace Salt Storage Roofing Systems, Repair Material Bins 1. Fox & Fox Architects, L.L.C. 2. Globetrotters Engineering Corporation 3. Mode Architects, P.C.	Appropriation: \$566,000 Project Cost: \$2,830,000
3.	630-000-297	Department of Transportation Statewide Program Repair/Replace Salt Storage Roofing Systems 1. Senga Architects Inc. 2. Carlile Architects LLC 3. Studio ARQ, LLC	Appropriation: \$750,000 Project Cost: \$750,000
4.	750-045-035	Office of the Secretary of State Capitol Complex – Springfield, Sangamon County Plan and Begin Decentralization of Heating Plant 1. Introba Inc. 2. WSP USA Buildings Inc. 3. Affiliated Engineers, Inc.	Appropriation: \$5,000,000 Project Cost: \$TBD

Saul Morse moved, and Beverly Potts seconded a motion to approve the previous A/E selections from PSB 311. Chair Rhodes called for a vote, and the motion was approved unanimously.

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

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

Mr. Martinez gave an update on BEP.

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

The meeting adjourned at 12:50 p.m.

Project Number: 651-000-174

Description: Facility Condition Assessment Services
Statewide, Statewide County, IL

Using Agency: Capital Development Board

Architect/Engineer: HDR Architecture, Inc
225 W. Wacker Drive, Suite 2750
Chicago, IL, 60606

Total Project Budget: \$3,502,413.00
Unobligated Funds: \$ 0.38
Total Spent to Date: \$1,697,165.85
Percent Complete: 33%

Project Manager: Natasia McDade



PROJECT HISTORY: The scope of work provides for a rapid Facility Condition Assessment for part, or all, of the State-owned facilities. The A/E shall provide Assessment Team(s) to complete high-level Facility Condition Assessments (FCAs) for selected facilities in the State's portfolio. There are 8,771 state-owned buildings containing more than 101,085,618 square-feet of floor space. Building types include, but are not limited to, secured facilities, office buildings, laboratories, health care facilities, historic buildings, museums, parks, and maintenance facilities.

The A/E shall determine the overall composition and number of resources on the facility assessment team(s). A designated Project Manager will act as the Vendor's lead source of contact. All assessments must be conducted under direct supervision of a licensed A/E professional. Members of the assessment team(s) must be capable of effectively conducting systems assessments in mechanical, electrical, and architectural disciplines.

All persons employed or retained by the A/E to provide services on State of Illinois property, may be subject to background checks by other State of Illinois' agencies.

The assessment team(s) will visually inspect facilities as directed by the CDB and those identified between the A/E and the CDB as priority assets to assess the remaining lifecycle of major asset systems and identify deferred maintenance requirements. The team(s) will document deferred maintenance deficiencies, including digital photographs of asset exteriors and any observed conditions within the assets. The survey will include a visual inspection of the building and all buildings' architectural, mechanical, electrical systems, as well as specific site systems as provided by the CDB.

The assessments will be broken into 3 Tasks.

Task 1 – Inventory and Inspection

Inspections shall include:

- Building structure (foundations, slabs, floors)
- Roofing systems (roofing, gutters, flashing)
- Exterior finishes (walls, windows, doors)
- Interior finishes (floors, walls, ceilings, doors, stairs)
- Electrical (distribution, lighting, other wiring/controls)
- HVAC (HVAC and other mechanical systems)
- Plumbing (water, sewer, fire-protection piping)
- Conveyances (cranes, elevators, hoisting equipment)
- Site (pavements, sidewalks, utility tunnels)

Task 2 – Quality Control/Quality Assurance

The A/E will provide the framework for the project via the QC Plan and support execution primarily from the home office. The Field Project Manager will be onsite during the assessment periods to ensure data collected according to project requirements and that quantities, components selected and direct conditions ratings (DCR) are accurate and consistent. The QC Manager will perform final QC and manage the data from the home office during and after collection in the field.

Task 3 – Deliverable/Report

The A/E shall provide inspection categories and a rating system to interpret assessment data and provide said data in a mutually agreed upon format. The rating system must include a rating scale to identify levels of condition needs. Assessment data will be provided in an excel file with each building's components having a condition, install date, quantity,

and replacement cost. Building Condition Index, System Condition Index and Facility Condition Index ratings will be calculated using assessment data. Draft and Final Report submissions will be provided with a summary of findings by site, building and master system, and recommended repairs by year.

Phase 1 of the assessment surveyed DOC and DJJ facilities, while phase 2 will survey the DHS and DVA facilities listed below:

SITE	# of Buildings	Approximate SF
Illinois School for the Deaf (ISD)	24	498,909
Illinois School for the Visually Impaired (ISVI)	21	228,092
Kiley Developmental Center	65	234,642
Shapiro Development Center	65	1,011,979
Madden Mental Health Center	31	302,926
Choate Mental Health Center	53	779,138
Elgin Mental Health Center	33	928,270
LaSalle Veterans' Home (DVA)*	2	124,235
Illinois Veterans' Home of Anna (DVA)*	1	40,000
Chicago Veterans' Home (DVA)* 2	1	185,525
TOTALS	296	4,333,716

*A sample assessment of 30-40 units and common areas will be performed.

PURPOSE OF THIS AGREEMENT MODIFICATION: This modification will compensate the A/E for assessments on 296 DHS and DVA facilities related to the scope of work above.

We are requesting board approval of modification 1 in the amount of \$1,629,560.00 to compensate the A/E for the assessment of 296 state owned facilities.

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
Additional Services	\$1,818,353.00	\$0.00	\$1,818,353.00	\$1,582,160.00	\$3,400,513.00
Contract Administration Fee	\$54,500.00	\$0.00	\$54,500.00	\$47,400.00	\$101,900.00
TOTALS	\$1,872,853.00	\$0.00	\$1,872,853.00	\$1,629,560.00	\$3,502,413.00



MEMORANDUM

TO: Blanca Rivera, Region 1 Manager
FROM: Natasia McDade, Project Manager
DATE: June 26, 2024
RE: 651-000-174 Board Level Modification No.1

Blanca,

The request for this board level modification comes as a request for the State. The modification that's being requested will allow HDR – A/E to complete the 2nd phase of the various facility assessment for CDB. The initial contract value allowed HDR to visit and provide assessments for DOC and DJJ facilities (11 Sites) as there were considered high priority. We are now requesting a second phase to address DVA and DHS (10 Sites) as the second level of priority.

With the approved modification, HDR would provide CDB a view inside of the facilities listed in modification. Doing so, will ensure we are addressing the systems that are need of upgrades or replacements to keep State assets protected. HDR will use the allocated funds in the modification as follows 60% - Physical Assessment, 30% - Draft Report, 10% - Final Report. Each request for payment will be reviewed by the CDB PM which outlines the weekly sign off's that shows the square footage associated with each building. The proposed square footage 4,333,716 would cover 296 Buildings across the State of Illinois. All travel and expenses are incorporated into this modification.

If any additional information is needed, for a final determination to be made on approval, please let me know.

cc: Shea Votava, Admin Assistant

MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD



Professional Services Agreement

Modification Number: **1**

Project Number: **651-000-174**

Date: **June 25, 2024**

Firm Name, Address

HDR Architecture, Inc.

225 W. Wacker Drive, Suite 2750

Chicago, IL 60606

Project Information

Facility Condition Assessment Services

Statewide

Statewide, Statewide County, Illinois

This Modification **Increases the Full Service Agreement by 87%**

Agreement Date: **2021-09-22** Contract: **21010610**

Scope/Purpose of this agreement modification: This modification will compensate the A/E with a not-to-exceed amount of \$1,582,160 for the facility condition assessment of buildings throughout the state. The list of additional buildings and square footages are included in the updated scope document.

Subject agreement amended as follows: Replace Appendix A with Appendix A M-1; Replace Attachment A1 - Appendix A Clarifications with Attachment A1 - Modification 1 - Appendix A Clarifications; Replace SCOPE OF SERVICES & PROGRAM STATEMENT with SCOPE OF SERVICES & PROGRAM STATEMENT - Modification 1; Replace Appendix B with Appendix B - Modification 1.

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

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

AGREEMENT SUMMARY

Fee Description	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Additional Services	\$1,818,353.00	\$.00	\$1,818,353.00	\$1,582,160.00	\$3,400,513.00
Contract Administration Fee,	\$54,500.00	\$.00	\$54,500.00	\$47,400.00	\$101,900.00
TOTALS	\$1,872,853.00	\$.00	\$1,872,853.00	\$1,629,560.00	\$3,502,413.00

Prepared by: _____
Todd DeJaynes Date

By: _____
Using Agency approval Date

AE Firm name: **HDR Architecture, Inc.**

By: _____
AE's Authorizing Representative Date

Reviewed: _____
Contract Executive Date

Print AE name, Title: _____

Approved by: _____
Regional Manager Date

By: _____
Fiscal Date

Approved by: _____
Legal Date

Final CDB
authorization _____
Print name/title _____
Date

Project Number: 810-096-034

Description: Replace Parking Lots & Roadways
Triton College
River Grove, Cook County, IL

Using Agency: Illinois Department of Education

Architect/Engineer: V3 Companies
7325 James Ave
Woodridge, IL, 60517

Total Project Budget: \$14,481,014.63
Unobligated Funds: \$ 215,788.37
Total Spent to Date: \$12,690,782.27
Percent Complete: 90%

Project Manager: Penny Varnava



Project History: Founded in 1964, Triton College, a comprehensive public community college, is located in western Cook County and serves the near western suburbs of Chicago.

The scope of this project is to replace misc. parking lots and roadways throughout the Triton College River Grove campus. Several of these areas have been original to the 1964 establishment of the campus. The overall areas of work are approximately 400,000 square feet of asphalt parking lots, roadways and associated curb, gutter, sidewalk, landscape, drainage, and sewer replacement. Soil borings and other investigative testing appropriate for this site were performed during design. Materials, compaction, and all testing prescribed in the project manual were completed during construction under supervision by certified observers. No indication of contractor error was found.

Upon completion of lot E and lot #10, the pavement started cracking and water began to come through. As a result, all water and sprinkler lines were inspected and proved to have no leaks or water discharge. In consultation with the A/E and a geotechnical consultant, it was determined that, through the years, there has been water trapped in the deeper, poor soil areas and with the heavy weight of the construction traffic, the water was forced to the surface which resulted in the damage of the newly constructed lots. The A/E team recommends removing the existing asphalt and reconstructing these two lots.

Description of RFP Change: This proceed order will be classified as an undiscovered condition and will provide for removal and reconstruction of lot E and lot #10 and all associated costs. It is imperative to begin this work immediately to allow for completion by mid-August to accommodate the incoming students to the campus for the fall semester.

Requested Action: We are requesting board approval of proceed order G-11 in the amount of \$1,100,000.00 to allow the project team to begin this work immediately.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Schroeder Asphalt	General	\$1,100,000.00	\$4,250,000.00	26%
Total All Proceed Orders	General	\$1,100,000.00	\$4,250,000.00	26%



Construction & Geotechnical Material Testing, Inc.

60 Martin Lane, Elk Grove Village, Illinois 60007
Telephone (630) 595-1111 ♦ Fax (630) 595-1110

June 18, 2024

CGMT Project No.: 23i0279

VIA EMAIL

Schroeder Asphalt Services, Inc.
PO Box 831
Huntley, Illinois 60142

RE: Material Engineering & Testing Reports
Triton College
Parking Lots & Roadways – River Grove, Illinois

Dear Mr. Schroeder:

Construction & Geotechnical Material Testing, Inc. (CGMT) observed proof-roll operation of the subject pavements conducted by Schroeder Asphalt Services, Inc. on June 14, 2024. The proof-roll was being performed on the eastern new pavements and the previously undercut western region consisting of compacted granular fill similar to IDOT CA06 within Lot 10. At the time of our visit, the proof-roll surface consisted predominately of previously placed bituminous concrete. The proof-roll was performed with a loaded 18-wheel semi-truck.

No deflection or rutting was observed within the previously undercut granular fill area. Excessive rutting and deflection were observed throughout proof-roll area of the bituminous concrete and small granular fill region on the west area. Based on the test results, we recommend re-construction of the pavement be considered

Subgrade preparation for complete reconstruction should be initiated by removing the existing asphalt pavement, along with the underlying base course, where encountered. Any topsoil and/or soft layers encountered immediately below the base course, should also be stripped or undercut from the pavement subgrade at this time. From the current proof roll observation an undercut to a depth of about 12 inches below grade at a minimum is recommended but should be confirmed upon stripping. Upon completion of undercutting backfill with compacted granular fill to the design subgrade elevation. After removal of unsuitable/deleterious materials and stripping/undercut to the desired grade, and prior to fill placement, we recommend the stripped/exposed subgrades be observed by an experienced geotechnical engineer or his authorized representative at the time of construction in order to aid in identifying localized soft/loose or unsuitable materials which should be further removed. Proofrolling the exposed subgrade using a loaded dump should be performed prior to pavement of granular fill and bituminous concrete. Proofrolling will aid in providing a firm base for compaction of new fill or subbase materials and in delineating soft or unstable subgrade conditions.

Should saturation continue to be evident upon stripping, the construction team may consider exploring cement/chemical stabilization of the area. Additionally, we recommend the installation of four-inch diameter transverse underdrains to improve the pavement performance and extend its service life, we recommend the installation of four-inch diameter transverse underdrains to improve the pavement performance and extend its service life

Should you have any questions regarding this submittal or if you need additional information, please do not hesitate to contact our office.

Respectfully,

CONSTRUCTION & GEOTECHNICAL MATERIAL TESTING, INC.



Pratik K. Patel, P.E.
Vice President

Enclosures

CC: File/PK



July 9, 2024

TO: Blanca Rivera, Regional Manager

FROM: Penny Varnava, Project Manager

RE: Request for Board Approval – Proceed Order
810-096-034

This memo is to help shed some light on the issues that we have run into at Triton College in Lots E and 10. Attached is a change order to do a significant amount of work to repair a failing subgrade of these two parking lots. The PM (with the support of the A/E) would like to provide a little background to how we got to this change order: During the design phase the A/E performed the various pavement cores and soil boring with a certified Geotech Engineer of these two lots as well as all the other lots, and from that information they developed rehabilitation plans. In the pavement cores there was no real indication of any major subgrade issues or water in the subgrade or anything that would warrant a full reconstruction of the pavement. In some of the lots the pavement was over 6" thick so it was determined in the design phase that these 2 lots would be best served by being milled and resurfaced. We did include nominal undercut quantities in the base bid for both parking lots to remediate any spot locations of poor subgrade discovered during construction.

Lot E

During the construction phase of Lot E the pavement was removed to the recommended depth and a proof roll (driving over the areas with a fully loaded 15+ Truck) was performed and determined there were sections of the lot that required undercuts to deal with the bad soils. The rest of the lot at that time successfully passed the proof roll. As the contractor was working on these various areas of undercuts it was found that additional areas that passed the original proof roll with all the additional truck traffic were starting to fail. Once that started happening another proof roll was performed and this proof rolled showed that most of the lot that passed the first proof roll was no longer good and was moving. The possible reason for the change in subgrade condition was all the rain we had in later spring that was trapped in the soil and as truck traffic increased in the area, with all the trucks fully loaded, pushed the water up into the subgrade causing the subgrade to become saturated and unstable.

Lot 10

During the construction phase of Lot 10 the pavement was removed and the entire lot was proof rolled and successfully passed the proof roll. The HMA (Hot Mix Asphalt) binder was then installed a few days later with no issues. A few weeks went by while the contractor was performing other work around the parking lot in advance of installing the final HMA surface course. During the time the HMA binder was installed there were various heavy rain events that occurred before the HMA surface (final asphalt layer) was installed. The day that the HMA surface course was being installed there was a section of the lot to the west that was showing signs of pavement failure (surface cracking) the subgrade was moving and water was visible in

the stone. The paving operation was stopped, and a proof roll was performed on the whole lot. After that proof roll, the various areas that were bad were marked out and a PO (#G10 approved on 6.3.2024 for NTE \$59,000) was started to repair that section of the parking lot. As that work was being performed it was noticed by the field staff that the areas that had the HMA surface and binder that passed the previous proof rolls was now showing signs of failure. Once again, a proof roll was performed on the whole site and it was determined a large amount of the newly paved parking lot was also showing signs of subgrade failure. The thought of why this may have happened is due to the previous rain events and water being trapped in the soil and as all the heavy equipment started driving over the pavement the water worked to the subgrade causing it to become saturated and unstable.

Conclusion

This is an unforeseen event where during the design phase from the soil boring there were no signs of wet or unstable subgrade along with the proof rolls that were performed with Geotech staff on site during construction could say that these lots would have needed to fully be reconstructed.

Respectfully submitted,

Penny Varnava,
Project Manager, Region 1

PROCEED ORDER

State of Illinois Capital Development Board

PONo: **GI1**

810-096-034

Associated RFP No. N/A

1. Contractor: (Name and Address)

Schroeder Asphalt Service Inc
11022 S Grant Highway
Marengo, IL 60152

Project No.: 810-096-034

Project Name and Location:

Replace Parking Lots and Roadways
Triton College - River Grove, Cook County
River Grove, Cook County, Illinois

Attn. Kyle Joustra (kyle@schroederasphalt.com)

Contract No.: 23054681

Contract Work: General

2. Request for Change by: General Contractor & A/E

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

After Lots E & 10 were completed, cracks, moisture, deflection & rutting appeared that continued after undercutting & proof-rolling.

4. Description Of Change In Work:

Since excessive rutting & deflection observed throughout proof-roll area of the bituminous concrete and small granular fill region the A/E and geotechnical sub-consultant recommend re-construction of the newly completed pavement. No work has commenced pending PO approval.

5. Total Value Of This Order Not To Exceed:

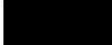

\$ **\$1,100,000.00**

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

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	Date	
 (Up to \$9,999 \$14,999)		6/19/24 6.19.2024	105
	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 _____

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: Illinois 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: \$ 15,525,023.26
Total Spent to Date: \$ 221,997,254.43
Percent Complete: 89%

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, roadways, 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.

During roadway excavation for the main entrance replacement, unsuitable soils were encountered that must be remediated. It appears that the roadways were constructed over the original brick campus roads without appropriate removal. The soil is soft, silty clay with debris that cannot succeed compaction tests. The geotechnical report recommends removal and replacement of a minimum of two feet of the unsuitable material to be replaced with structural granular fill. Additional unsuitable soils have been discovered in three areas to date and are anticipated under the roadway in front of the Fifer Residence. The Design-Build A/E is to advise on any additional remedial procedures. Actual costs of mitigation have been lower than originally estimated but contingency is included, and work will be completed on a time and material (T&M) basis.

Description of RFP Change: This proceed order will be classified as an undiscovered condition and will authorize the remediation of the remainder of the unsuitable soils at the IVHQ Campus Main Entrance and roadway at the Fifer Residence Building.

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-21R2 in the amount of \$500,000.00 to remediate the unsuitable soils.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Veterans United Constructors	Design-Build	\$500,000.00	\$225,700,000.00	0.22%
Total All Proceed Orders	Design-Build	\$500,000.00	\$225,700,000.00	0.22%



MEMORANDUM

TO: James Cockrell, Regional Manager – Region 2

FROM: Chris MacGibbon, Senior Project Manager

DATE: June 18, 2024

RE: 040-010-115 Proceed Order G-21R2
Illinois Veterans' Home at Quincy (IVHQ)
Quincy, Adams County, IL

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.

During roadway excavation for the main entrance replacement, the team found unsuitable soils that require remediation. It appears that the roadways were constructed over the original brick campus roads without appropriate removal. The soil is composed of soft, silty clay with debris that cannot meet compaction tests. The geotechnical report recommends removal and replacement of a minimum of two feet of the unsuitable material to be replaced with structural granular fill. Additional unsuitable soils have been discovered in three areas to date and are anticipated under the roadway in front of the Fifer Residence.

When we originally issued the PO G-21 we were not warned about the potential for additional areas of concern, but the DB sent us additional unsuitable soil reports shortly after approval. CDB Construction and Professional Services discussed internally again, and then with the Bridging Firm, Perkins Eastman Architects. We concluded that while this project is a design build delivery, there was no way for the DB to know to include costs for these soils in their proposal. We thought that was the extent of the condition because the next phase of the main entrance was a newer section of road and was to be replaced/resurfaced with asphalt not concrete. Yet, again, we were notified of more poor soil conditions. With this information CDB called a meeting with all parties to ask what design/surveying activities took place prior to construction and to identify any additional areas of concern. The team identified the Fifer roadway as another potential for change.

The urgent nature of the notice of changed conditions has been frustrating but with no borings available prior to the contract, the CDB team feels that the change is warranted. We have asked the Design-Build A/E to advise on any additional remedial procedures and are encouraging them to take borings at Fifer in advance of roadway construction activities. Actual costs of mitigation have been lower than originally estimated but contingency is included, if this revised PO is approved, work will be completed on a time and material (T&M) basis.

PROCEED ORDER

PO No.: G-21R2

Date: 6/20/2024

Associated RFP No. G-21

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:

During excavation for the main entrance roadway replacement, unsuitable soils were encountered that must be remediated.
REVISION: Additional unsuitable soils have been discovered east and south of the circle drive. Unsuitable soils are anticipated on the roadway replacement in front of Fifer. The Design-Build A/E will investigate but costs are being included in the event that the soil under the Fifer roadway is found to be unsuitable as well. Actual costs of mitigation have been lower than originally estimated but contingency will be included, and work will be completed on a time and material (T&M) basis.

4. Description of Change in Work:

Over excavate two feet of unsuitable soils and replace with rock at the main entrance drive per the geotechnical report. Areas of removal identified to be approximately 960 cubic yards, but work will be done on a time and material basis.
REVISION: Remediate additional unsuitable soils adjacent to the circle drive as identified on the unsuitable soil maps per the geotechnical report. Increase the not-to-exceed cost by \$301,000.00 to account for the additional main entrance work and the Fifer roadway. Cost includes contingency but work will be done on a T&M basis.

5. Total Value of This Order Not to Exceed: \$ 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.)

Initial	Contractor Representative	Date	
_____ (Up to \$14,999)	_____	_____	205
	Project Manager	Date	Probable Classification
_____ (Up to \$49,999)	_____	_____	
	Regional Manager	Date	
_____ (Up to \$74,999)	_____	_____	
	Construction Administrator	Date	
_____ (Up to \$99,999)	_____	_____	
	Deputy Director - Construction	Date	
_____ (Less than \$200,000)	_____	_____	
	Executive Director	Date	

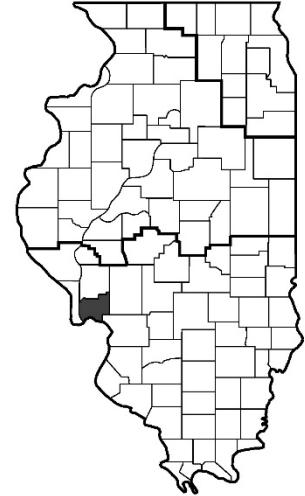
If Board Level insert Agenda Item No. _____ and Board Meeting Date _____

CDB Project No. 102-419-080

Replace Roofing Systems
Pere Marquette State Park
Grafton, Jersey County, IL

Subject: Single Bid Award

CDB Project Manager: Mark Hendricks



Project History:

The scope of work provides for the replacement of the roofing system at the Pere Marquette Lodge in its entirety, including wood shake replacement with new synthetic shake and low-slope membrane roofing replacement with new polyvinyl chloride with ketone ethylene ester (PVC KEE) membrane roofing. The base bid also includes proposed log end repairs, stone cleaning, the repair and restoration of all wood shake roofing at the cabins as well as quantity allowances for tuckpointing and roof deck replacement. Additionally, the replacement of the wood shake roofing with new synthetic shake at the cabins have been identified as alternate bid work items to be completed in lieu of wood shake repair and restoration.

Requested Action:

Bids were received on May 28, 2024, and a single bid was received for the general trade. Four (4) plan rooms and five (5) contractors held drawings for this project. In addition, the A/E distributed the bid solicitation to three (3) contractors and one (1) material representative upon attendance of the pre-bid meeting.

This project has bid twice, with no bids received at the first bid-opening. Due to recent storm damage on the buildings' roofs, it is in the best interest of the state to award this bid to avoid damage to the buildings' interiors and structures.

Architect/Engineer: Hurst-Rosche, Inc.
No. 5 Bank Square
East St. Louis 62203

<u>TRADE</u>	<u>BASE BID + ALT 1-7</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
General	\$2,992,835.00	\$2,920,344.00	2.45%

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

D.E. Martin Roofing Company
405 North Madison Street
Lebanon, IL 62254

General Work: \$2,992,835.00

MEMORANDUM

TO: Mr. David Ealey, Regional Manager, Region 3

FROM: Mr. Mark Hendricks, Senior Project Manager, Region 3

DATE: June 18, 2024

RE: Project #102-419-080
Single Bid Approval Request
Replace Roofing Systems
Pere Marquette State Park
Grafton, Jersey County, IL

Mr. Ealey,

On May 28, 2024, Capital Development Board (CDB) held a bid opening for project 102-419-080, Replace Roofing Systems for the Pere Marquette State Park Lodge at Grafton, Jersey County, IL. The project only received one bidder. The Architect/Engineer (A/E) of record for this project is Hurst-Rosche., of East St. Louis, IL. Hurst- Rosche efforts, recommendations and due diligence was made to get the largest possible pool of bidders.

The Lodge (A6385) is a 70,000 square foot, two-story building established in 1932.

The scope of work consists of roof system replacement at the Pere Marquette Lodge in its entirety including wood shake replacement with new synthetic shake and low-slope membrane roofing replacement with new PVC KEE membrane roofing. Work also includes proposed log end repairs, stone cleaning, the repair, and restoration of all wood shake roofing at the cabins as well as quantity allowances for tuckpointing and roof deck replacement. Additionally, the replacement of the wood shake roofing with new synthetic shake at the cabins have been identified as Alternate Bid work items to be completed in lieu of wood shake repair and restoration.

D E Martin Company was the sole bidder on this project. Their bid price plus alternates 1 through 7 was \$2,992,835.00 while the A/E estimate was \$2,920,344.00. The actual bid is approximately 2.45% over the estimate. It is the opinion of Mr. Hendricks that the size of the building was the limiting factor for the single bidder. Also, with the current state of the building with the storm damage it would be in the state to award this to the single bidder to ensure more damage does not occur to the building which is state property. Hurst-Rosche did their due diligence to distribute and make the plans available to all interested parties.

Sincerely,

Mark Hendricks

cc: Shea Votava, Construction Administrative Assistant
Mr. David Ealey, Regional Manager, Region 3
Mr. Mark Hendricks, Senior Project Manager, Region 3

State of Illinois
CAPITAL DEVELOPMENT BOARD

PLAN HOLDERS

PROJECT NUMBER:	CDB# 102-419-080, DNR# 4-19-074	Date: 5/7/2024
PROJECT NAME:	Replace Lodge Roofing Systems	
PROJECT LOCATION:	Pere Marquette State Park	
PROJECT ADDRESS:	13653 Lodge Boulevard, Grafton, IL 62037	

PLAN ROOMS:

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

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

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

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

Plan Holders / Mandatory Pre-Bid Meeting Attendance:

DE Martin Roofing
6719 State Rte 4, Mascoutah, IL 62258
Matt Elbe, (618) 537-6101
melbe@martinroof.net

Kirberg Roofing
1400 S 3rd St, St. Louis, MO 63104
Jeff Anderson, (314) 568-6647
jeff.anderson@kirberg.com

John Beal Roofing
John Golden
jgolden@johnbealroofing.com
Samuel Harkness
(417)242-9180
samhe@johnbealroofing.com

Staat, Inc.
Gary Klotz, (314) 580-6100
gary@staatinc.com

Hyde Sheet Metal
Joe Dickinson, (314) 808-0154
jdickinson@hydeshheetmetal.com

State of Illinois
CAPITAL DEVELOPMENT BOARD

**Advertisement sent to the following
previous Plan Holders on 5/3/2024:**

Brian Schweiss
RepTech, Inc.
brian@rep-techs.com

Dennis Laramie Roofing
810 Keeven Ln, Florissant, MO 63031
Dennis Laramie, (314) 973-1861
dennislaramie@gmail.com

Kirberg Roofing
1400 S 3rd St, St. Louis, MO 63104
Adam Gwaltney, (314) 568-6647
Adam.gwaltney@kirberg.com

Frederic Roofing
2827 S Brentwood Blvd, St. Louis, MO 63144
Michael Shumake, (314) 645-2000
mikes@fredericroofing.com

Project Number: 104-600-018

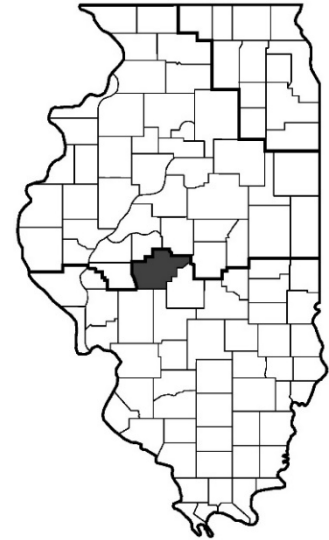
Description: Restore Interior/Exterior and Upgrade Elevators
Old State Capital
Springfield, Sangamon County, IL

Using Agency: Illinois Department of Natural Resources

Architect/Engineer: Trivers
218 West Main, Suite F
Belleville, IL 62220

Total Project Budget: \$11,385,743.08
Unobligated Funds: \$ 3,171,653.12
Total Spent to Date: \$ 8,206,436.48
Percent Complete: 70%

Project Manager: Jerry Norris



Project History: The Old State Capital is a 255,000 square foot, five-story building established in 1830.

The scope of work for this project provides for removing and replacing the roof, repairing damaged plaster, replacing wood floorboards, modifying one of the primary entrances to make the building code compliant, repairing basement waterproofing, restoring the perimeter fence, upgrading one hydraulic and two traction elevators, replacing the fire alarm system and replacing plumbing systems. The work also includes remodeling and expanding the existing intermediate level toilet rooms and repairing stone pavers within the moat. This project includes funding for the abatement of asbestos-containing materials.

During construction, the contractor discovered a flue within the existing ductwork in the lower mechanical room. This asbestos covered boiler flue occupies a vertical shaft that provides fresh air to the building. Code requires the boiler flue to be separated into its own shaft and should not occupy the same space as moving air.

The board approved modification number seven in November 2023, which provided additional construction administration services associated with the abatement of the boiler flue and outside ductwork/plenum/shaft through the building from the mechanical room to the attic, including code compliance. Modification number seven also provided additional services to for design services, investigation, and documentation.

Description of RFP Change: This change order will be classified as an undiscovered condition and will allow for the demolition of the existing shaft and removal of the asbestos containing material at the flue. The contractor will construct a two-hour rated shaft wall to conceal and/or separate the flue from the outside air supply shaft. In order to access the flue, some walls will need to be demolished and electrical components moved and reinstalled.

Requested Action: We are requesting board approval of change order G-41 in the amount of \$395,416.61 to provide asbestos abatement and code compliance associated with the boiler flue and outside ductwork/plenum/shaft.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Drive Construction	General	\$395,416.61	\$10,551,169.10	3.75%
Total All Change Orders	General	\$395,416.61	\$10,551,169.10	3.75%



M E M O R A N D U M

TO: Tim Patrick, Construction Administrator

FROM: Jerry Norris, Senior Project Manager

DATE: May 21, 2024

RE: 104-600-018 CO G-41
Old State Capital

During construction, EL Pruitt Company discovered a flue within the existing ductwork in the lower mechanical room. The asbestos covered boiler flue occupies a vertical shaft that provides fresh air into the building. Therefore, the fresh air entering the building is exposed to the asbestos on the flue. By code, boiler flues cannot occupy the same space as moving air and should be separated into its own shaft. Trivers was able to observe this condition because that vertical shaft is not continuous. On at least the second floor the plaster and ladder-stud walls stop short of the concrete floor structure, allowing Trivers to look within the shaft. By code, shafts connecting three or more stories must be fully enclosed with 2-hour rated construction. Additionally, even at locations where the shaft appears to be continuous, Trivers observed duct penetrations that are not protected with fire/smoke dampers, which is also against code. From a life-safety perspective, Trivers is concerned about both the exposure of fresh air to the asbestos materials and the discontinuous shaft with unprotected penetrations. In order to bring the existing condition in to code compliance, the flue must be enclosed and separated from the fresh air plenum by a 2-hour rated walls. The flue would also need to meet the requirements for clearance to combustibles as required by code and manufacturer recommendations. It is also recommended that the full length of the fresh air path be ducted to protect the chase construction from condensation.

Last November, CDB presented modification seven for the design services related to this issue. Change order G-41, presented today, provides for the construction services necessary to resolve these life safety and code issues.

Respectfully,

Jerry Norris
Senior Project Manager

cc: Shea Votava, Administrative Assistant

State of Illinois
CAPITAL DEVELOPMENT BOARD

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 03.21.2023

RFP Number: RFPG-41

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

Drive Construction, Inc.
7235 S. Ferdinand Ave
Bridgeview, IL 60455
(708)546-2591 Fax () -
Attn: Walter Bekta e-mail: wally@driveconstruction.com

CDB Project #: 104-600-018

CDB Project Name: Restore Exterior/Interior & Upgrade Elevators
& Location: Old State Capital Springfield

CDB Contract #: 23043081

Contract Work: General

2. REQUEST for change by: A/E

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:

During construction it was discovered that the boiler flue, which has insulation containing asbestos, runs vertically through the building in the same shaft used for outdoor air supply, posing a life safety concern. Additionally, the shaft is not currently contained within a UL-listed 2-hour rated enclosure, which is a code violation. The following scope of work addresses these concerns.

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

Demo of the existing shaft and containment at Floors 02-06 are required for abatement of the boiler flue insulation. New insulation to be provided. Existing vent pipe, & portions of existing outside air & supply air duct, to be demo'd and rerouted/reconnected to make room for new flue shaft. Existing receptacles at demo'd shaft walls to be replaced/relocated. New carpeting required where removed for abatement.

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

N/A

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 125 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.....\$ 395,416.61

7. The change described above and on accompanying drawings and specifications and the Contractor's proposal (if applicable) are hereby incorporated by reference and made a part hereof. Having reviewed the above and determining the amount to be fair and proper the undersigned:

RECOMMEND issuance of a change order

A/E Firm Name Trivers

BY James Roseberry signature

APPROVE as to form and content:

USING AGENCY name

BY signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER

BY signature

CDB/PM APPROVE

signature

CONTRACTOR DATE 06/18/2024

BY W print name

signature

Project manager title

CDB APPROVE change order

BY print name

signature

title

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

Project Number: 250-042-006

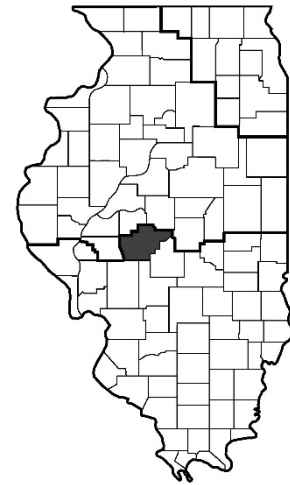
Description: Renovation of the State Armory
Springfield, Sangamon County, IL

Using Agency: Illinois Department of Central Management
Services

Architect/Engineer: Tilton, Kelly + Bell, L.L.C.
55 W. Monroe St., Suite 1975
Chicago, IL 60603

Total Project Budget: \$122,000,000.00
Unobligated Funds: \$ 92,623,866.95
Total Spent to Date: \$ 26,298,674.66
Percent Complete: 82% (Phase 1 Construction); 85% (Phase 2 Design)

Project Manager: Craig Butler, Patrick Randle



Project History: The State Armory is a 254,636 square foot, 7-story historic building built in 1937 that has been unoccupied for the several years. The building is experiencing ongoing damage due to water infiltration from the roof, has extensive mold and mildew growth, and contains a significant quantity of asbestos containing materials.

The scope of work consists of an overall renovation of the building to provide executive office space for approximately 870 state employees. The project will be implemented in 2 phases, with the first phase a stabilization project to mitigate the ongoing damage, remove the environmental conditions creating health hazards in the building, and correct conditions affecting the historic building envelope. The Phase 2 project will consist of the major building renovation to create nearly 194,000 sf of usable office and public space. Coordination with the State Historic Preservation Office (SHPO) is required for all phases of work. The renovation is being designed to obtain LEED Silver certification.

This proposed A/E modification #5 provides for additional services for the re-design of approximately 139,000 square feet and is based upon the approved reprogramming/re-stacking efforts to accommodate hybrid working arrangements, including the introduction of new tenants into the building. The services include, but are not limited to, the design services to revise bid documents due to significant changes made due to restacking and replanning including modifications to architectural, structural, heating, ventilation, electrical, lighting, plumbing, and fire protection are required. This also provides for the Construction Administration services for the revised bid documents. A breakdown of the services are as follows:

1. Architectural: Revise architectural documents to incorporate re-stacking and re-planning changes; final coordination of tenant agencies' storage, equipment, and special security needs; redraw floor, ceiling, power, and finish plans to incorporate the changes to agency-occupied areas throughout the building and for new multi-user toilet rooms on floors 2 through 6, and modify all architectural plans and drawings based on new layouts.
2. Mechanical, Electrical, Plumbing and Fire Protection: Engineering and drawing revisions for revised floor layouts and the additional of additional toilet rooms on floors 2-6.
3. Lighting Design: Engineering and drawing revisions for revised floor layouts.
4. Structural Engineering: Revise structural model to reflect updated loading based on new layouts for concentrated file and storage locations. Revise reinforcing and check column loading; revise structural contract documents to coordinate beam, shaft and shear wall openings with revised and approved space plans and revised mechanical, plumbing, electrical and fire protection drawings.

To accommodate these revisions, additional services in the amount of \$949,611, including the contract administration fee, is being requested by this modification.

PURPOSE OF THIS AGREEMENT MODIFICATION: This modification provides for the re-design of approximately 139,000 square feet of space within the State Armory due to the reprogramming / re-stacking effort performed to take advantage of hybrid working efficiencies and free-up space for additional agencies to occupy the building. This modification changes the Phase 2 (Renovation) milestone dates for the 100% design submittal, Bid Document Release, Bidding, Substantial Completion, and Final Acceptance.

We are requesting board approval of modification #5 in the amount of \$949,611.00 to compensate the A/E for additional services and re-design work necessary to maximize the use of space within the Armory building.

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	\$356,958.00	\$5,833,422.00	\$6,190,380.00	\$0.00	\$6,190,380.00
Additional Services	\$253,120.00	\$718,460.00	\$971,580.00	\$922,011.00	\$1,893,591.00
Const. Admin. Fee	\$18,300.00	\$190,900.00	\$209,200.00	\$27,600.00	\$236,800.00
On-Site Rep. Reimbursement	\$0.00	\$1,066,058.00	\$1,066,058.00	\$0.00	\$1,066,058.00
Print Bid Docs Excess	\$6,000.00	\$35,000.00	\$41,000.00	\$0.00	\$41,000.00
APM/ASP	\$0.00	\$116,200.00	\$116,200.00	\$0.00	\$116,200.00
Contractor Assistance	\$90,285.00	\$817,020.00	\$102,285.00	\$0.00	\$102,285.00
Construction Testing	\$0.00	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00
Hazardous Materials Testing	\$3,400.00	\$11,500.00	\$14,900.00	\$0.00	\$14,900.00
LEED Registration Fee	\$0.00	\$22,305.00	\$22,305.00	\$0.00	\$22,305.00
PCM Air Sampling	\$0.00	\$11,500.00	\$11,500.00	\$0.00	\$11,500.00
Rendering	\$0.00	\$4,000.00	\$4,000.00	\$0.00	\$4,000.00
Site Survey	\$0.00	\$26,426.00	\$26,426.00	\$0.00	\$26,426.00
Subsoil Investigation	\$0.00	\$32,900.00	\$32,900.00	\$0.00	\$32,900.00
Survey Utility Locations	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00
TOTALS	\$728,063.00	\$8,112,171.00	\$8,840,234.00	\$949,611.00	\$9,789,845.00



MEMORANDUM

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

FROM: Craig Butler, Senior Project Manager
Patrick Randle, Project Manager

DATE: June 28, 2024

RE: Project #250-042-006, State Armory Renovation
A/E Contract Modification #5, Tilton, Kelly + Bell, L.L.C.

The State Armory is a 254,636 sf, 7-story historic building built in 1937 that has been unoccupied for the several years. The building is experiencing ongoing damage due to water infiltration from the roof, has extensive mold and mildew growth, and contains a significant quantity of asbestos containing materials. The scope of work consists of an overall renovation of the building to provide executive office space for approximately 870 state employees. The project is being implemented in 2 phases, with the first phase a stabilization project to mitigate the ongoing damage, remove the environmental conditions creating health hazards in the building, and correct conditions affecting the historic building envelope. The Phase 2 project will consist of the major building renovation to create nearly 194,000 sf of usable office and public space. Coordination with the State Historic Preservation Office (SHPO) is required for all phases of work. The renovation is being designed to obtain LEED Silver certification.

Phase 1 work began in January 2023 and is approximately 82% complete.

In October 2023, the Phase 2 Renovation design documents were approximately 90% complete. At that time, the using agency, CMS, requested that a reprogramming effort be undertaken in an effort to take advantage of post-Covid hybrid working arrangements in an effort to free-up space in the building and add additional tenants. This reprogramming / re-stacking effort was recently completed with great success. Approximately 20% (+35,000 square feet) of the usable space in the building was freed-up, resulting in another agency being added to the building. Over 75% of the tenant spaces in the building were affected by the re-stacking.

This proposed A/E Modification #5 provides for additional services for the re-design of approximately 139,000 square feet and is based upon the approved reprogramming / re-stacking effort to accommodate hybrid working arrangements, including the introduction of new tenants into the building. The services include but are not limited to, the design services to revise bid documents due to significant changes made due to restacking and replanning including modifications to architectural, structural, heating, ventilation, electrical, lighting, plumbing, and fire protection are required. This also provides for the Construction Administration services for the revised bid documents. A breakdown of the services are as follows:

1. Architectural: Revise architectural documents to incorporate re-stacking and re-planning changes; Final coordination of tenant agencies' storage, equipment and special security needs; Redraw floor, ceiling, power and finish plans to incorporate the changes to agency-occupied areas throughout the building and for new multi-user toilet rooms on Floors 2 through 6, and; Modify all architectural plans and drawings based on new layouts.

2. Mechanical, Electrical, Plumbing and Fire Protection: Engineering and drawing revisions for revised floor layouts and the additional of additional toilet rooms on floors 2-6.
3. Lighting Design: Engineering and drawing revisions for revised floor layouts.
4. Structural Engineering: Revise structural model to reflect updated loading based on new layouts for concentrated file and storage locations. Revise reinforcing and check column loading; Revise structural contract documents to coordinate beam, shaft and shear wall openings with revised and approved space plans and revised mechanical, plumbing, electrical and fire protection drawings.

To accommodate these revisions, additional services in the amount of \$949,611 (including CAF) is being requested by this modification.

The reprogramming and redesign effort from start-to-finish, including the redesign services associated with this proposed modification, will have taken approximately one year. As a result, this modification also extends contract milestone dates, including the Contract End Date which is extended from 5/31/28 to 10/31/29.

MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD



Professional Services Agreement

Modification Number: **5**

Project Number: **250-042-006**

Date: **June 26, 2024**

Firm Name, Address

Tilton, Kelly + Bell, L.L.C.

55 W Monroe St., #1975

Chicago, IL 60603

Project Information

Renovate the State Armory - Stabilization

State Armory Building - Springfield

Springfield, Sangamon County, Illinois

This Modification Increases the Full Service Agreement by 11%

Agreement Date: 2020-11-20 Contract: 20042310

Scope/Purpose of this agreement modification: The scope of this modification provides for the re-design of approximately 139,000 square feet of space within the State Armory due to the re-stacking efforts performed to accommodate for remote working. This modification also changes the Phase 2 (Renovation of the Armory) milestone dates for the 100% design submittal, Bid Document Release, Bidding, Substantial Completion, and Final Closeout.

This modification changes the contract end date from 5/31/2028 to 10/31/2029. The State of Illinois Chief Procurement Office Capital Development Board Standard Illinois Certifications V.23.2 are hereby incorporated into the contract.

Subject agreement amended as follows:

Replaces Appendix A - M4 with Appendix A - M5; Replaces Attachment A-1 M-4 Appendix A Clarifications with Attachment A-1 M-5 Appendix A Clarifications; Replaces Appendix B M-4 with Appendix B M-5 and are hereby incorporated into the contract.

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	\$356,958.00	\$5,833,422.00	\$6,190,380.00	\$0.00	\$6,190,380.00
Additional Services	\$253,120.00	\$718,460.00	\$971,580.00	\$922,011.00	\$1,893,591.00
Contract Administration Fee,	\$18,300.00	\$190,900.00	\$209,200.00	\$27,600.00	\$236,800.00
On-Site Representative Reim	\$0.00	\$1,066,058.00	\$1,066,058.00	\$0.00	\$1,066,058.00
Print Bid Documents in excess	\$6,000.00	\$35,000.00	\$41,000.00	\$0.00	\$41,000.00
APM/ASP	\$0.00	\$116,200.00	\$116,200.00	\$0.00	\$116,200.00
Contractor assistance	\$90,285.00	\$12,000.00	\$102,285.00	\$0.00	\$102,285.00
Construction testing	\$0.00	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00
Hazardous Materials Testing	\$3,400.00	\$11,500.00	\$14,900.00	\$0.00	\$14,900.00
LEED Registration Fee	\$0.00	\$22,305.00	\$22,305.00	\$0.00	\$22,305.00
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Survey Utility Locations	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00
TOTALS	\$728,063.00	\$8,112,171.00	\$8,840,234.00	\$949,611.00	\$9,789,845.00

Prepared by:

Brad Nell

6/26/2024

Date

By: Michael Pittman

6/28/2024

Using Agency approval

Date

AE Firm name: Tilton, Kelly + Bell, L.L.C.

By:

AE's Authorizing Representative

Date

6/27/24

Reviewed:

Contract Executive

7/1/2024

Date

Print AE name, Title: Michael J. Kelly, Principal

Approved by:

Regional Manager

Date

By:

Fiscal

Date

Approved by:

Legal

Date

Final CDB
authorization

Print name/title

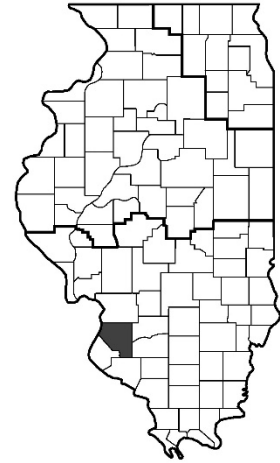
Date

CDB Project No. 630-000-252 Phase 2

Energy Grid Source at Scott I-64
Illinois Department of Transportation
O'Fallon, St. Clair County, IL

Subject: Single Bid Award

CDB Project Manager: Mark Hendricks



Project History:

The Scott Yard Storage Building (D0851) is a 900 square foot, one-story building established in 2001. The project provides a solar alternative energy solution for the power used by the D0851 Storage Building. Approximately 62,500 kilowatt-hours will be provided by the new solar array. Part of the existing site will be cleared and modified as needed to allow for the installation of the new solar array. Array will be installed on a concrete pad with a new chain link fence with man and maintenance gates. An expanded concrete gravel driveway will be provided.

Requested Action:

Bids were received on June 11, 2024, and a single bid was received. Nine (9) plan rooms and ten (10) contractors held drawings for the project. Also, the A/E contacted sixteen (16) additional contractors to promote a competitive bidding environment.

The specialized work with solar panels and the amount of private and public work in the area resulted in a single bid receipt.

Architect/Engineer: Introba, Inc.
 6 South Old Orchard Ave.
 St. Louis, 63119

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Electrical	\$617,700.00	\$544,682.00	13.40%

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

H&N Construction, Inc
1315 West Broadway Street
Steeleville, IL 62288

Electrical Work: \$617,700.00

June 19, 2024

Mr. Mark Hendricks, Senior PM
Capital Development Board
SIUE - Rendleman Hall – Room 0232
Box 1018
Edwardsville, IL 62026

Ref: CDB Project No.: 630-000-252 Phase 2
Introba Project No.: 1745-15

Re: Bidder's Communication Letter – Electrical Construction New (Single Prime)
IDOT Various Improvements – Energy Grid Source at Scott I-64
Alternative Energy / Solar Power for Scott Yard I-64 Storage Facility Building (D1042)
O'Fallon, St. Clair County, Illinois

Dear Mr. Hendricks:

On June 11, 2024, the Capital Development Board (CDB) opened bids for the IDOT Various Improvements Alternative Energy / Solar Power for Scott Yard I-64 Storage Facility Building (D1042) project in O'Fallon, St. Clair County, Illinois. The project was bid as a Single Prime bidder. Bids were based upon Contract documents dated September 29, 2024.

The project was advertised through eBuilder and was downloaded by ten (10) contractors and vendors. The project was also sent to nine (9) plan rooms. In addition, over twenty (20) contractors were listed and contacted about the project. In discussions with contractors, the location, type of specialty project, lack of manpower, busy construction market, volatility and escalation of materials as well as lead times for equipment, have caused contractors to be more picky about projects they bid on. These issues are not unique to this project.

It is our professional opinion that solid efforts have been made to secure bids for the project. Introba, Inc. recommends the acceptance of the bid submitted by H&N Contractors, Inc.

Yours sincerely,

INTROBA INC.



Michelle Clemons
Senior Project Manager



M E M O R A N D U M

TO: David Ealey, Regional Manager – Region 3
FROM: Mark Hendricks, Senior Project Manager
DATE: June 18, 2024
RE: 630-000-252 Phase 2
Request for Board Approval of Single Bid

Mr. Ealey,

On June 11, 2024, Capital Development Board (CDB) held a bid opening for project 630-000-252 Phase 2, Energy Grid Source at Scott I-64 for the O’Fallon Department of Transportation Yard at O’Fallon, St. Clair County, IL. The project only received one bidder. The Architect/Engineer (A/E) of record for this project is Introba, Inc., of St. Louis, Mo. Introba’s efforts, recommendations and due diligence was made to get the largest possible pool of bidders.

The Scott Air Force-I64 Storage Building (D0851) is a 900 square foot, one-story building established in 2001.

The Scott Yard Storage Building (D0851) is a 900 square foot, one-story building established in 2001. The project provides a solar alternative energy solution for the power used by the D0851 Storage Building. Approximately 62,500kwh will be provided by the new solar array. Part of the existing site will be cleared and modified as needed to allow for the installation of the new solar array. Array will be installed on a concrete pad with a new chain link fence with man and maintenance gates. An expanded concrete gravel driveway will be provided.

H&N Construction, Inc was the sole bidder on this project. Their bid price was \$617,700.00 while the A/E estimate was \$544,682.00. The actual bid is approximately 13.40% over the estimate. It is the opinion of Mr. Hendricks a few of the contributors to the single bid are 1) Solar Panels are a specialized product that we normally do not have in our bids, and 2) the amount of private and public work in the area limited interest in this project. Introba’s did their due diligence by calling local contractors to distribute and make the plans available to all interested parties.

Sincerely,

Mark Hendricks

cc: Shea Votava, Construction Administrative Assistant
Mr. David Ealey, Regional Manager, Region 3
Mr. Mark Hendricks, Senior Project Manager, Region 3

#	COUNTY	ELECTRICAL CONTRACTOR COMPANY NAME	ADDRESS	PHONE NUMBER	CONTACT INFO
1	ST. CLAIR COUNTY	PYRAMID ELECTRICAL CONTRACTORS, INC.	300 Monticello Place, Fairview Heights , IL 62208	(618) 632-1180	info@pyramidelectrical.com
2	ST. CLAIR COUNTY	WISSEHR ELECTRIC, INC.	5801 W State Route , Belleville , IL 62223	(618) 398-7575	no response
3	MADISON	CAMP ELECTRIC AND ENGINEERING SERVICES, P.C.	3133 Washington Avenue Alton , IL 62002	(618) 462-9287	
4	MADISON	G.R.P MECHANICAL COMPANY, INC.	1 Mechanical Drive Bethalto , IL 62010	(618) 258-9000	info@grpwegman.com
5	MADISON	GUARANTEE ELECTRICAL CONSTRUCTION COMPANY	1500 Grand Avenue Granite City , IL 62040	(618) 452-6122	not bidding
6	MADISON	J.F. ELECTRIC, INC.	100 Lakefront Parkway Edwardsville , IL 62025	(618) 797-5353	NO
	BOND	0 RESULTS			
	CLINTON	0 RESULTS			
	WASHINGTON	0 RESULTS			
	PERRY	0 RESULTS			
	RANDOLPH	0 RESULTS			
7	MONROE	ELECTRICO, INC.	7706 Wagner Road Millstadt , IL 62260	(618) 538-9500	Left message, no website or email address
8	MONROE	MC ELECTRIC, INC.	7648 L L Road Red Bud , IL 62278	(618) 282-7788	NO
9	JACKSON	WJ BURKE ELECTRIC COMPANY	10575 Hwy 127 Murphysboro , IL 62966	(618) 687-3262	kjudy@burke-electric.com
	CALHOUN	0 RESULTS			
10	JERSEY	POINTER ELECTRIC	525 Mound Street Jerseyville , IL 62052	(618) 498-2333	left message
	GREENE	0 RESULTS			
	MACOUPIN	0 RESULTS			
	MONTGOMERY	0 RESULTS			
	MARION	0 TYPE REQUIRED			
	FAYETTE	0 RESULTS			
11	EFFINGHAM	JH MOORE, INC.	909 S. Evergreen St. Altamont , IL 62411	(217) 536-2064	NOT VALID
12	EFFINGHAM	PALS ELECTRIC, INC.	12900 N 1775th Road Teutopolis , IL 62467	(217) 857-3683	NO
13	EFFINGHAM	SANDSCHAFFER ELECTRIC, INC.	15421 E State Hwy 33 Teutopolis , IL 62467	(217) 347-7326	
14	JEFFERSON	CLINTON ELECTRIC, INC.	Route 37 North Ina , IL 62846	(618) 437-5607	
	SHELBY	0 RESULTS			
	CHRISTIAN	0 RESULTS			
15	MORGAN	GANO ELECTRIC CONTRACTING, INC.	701 Caldwell Street Jacksonville , IL 62650	(217) 243-1414	no response
	UNION	0 RESULTS			
	WILLIAMSON	0 RESULTS			
16	FRANKLIN	F.W. FRANKLIN	151 Industrial Park Road Benton , IL 62812	(618) 438-9191	m.adorjan@fwelectric.com

17	STEELEVILLE	H & N CONSTRUCTION	1315 W. Broadway Street Steeleville, IL 62288	(618) 965-9299	Megan Ward
		TODD ROWE - ENVIRONMENTAL			todrowe66@gmail.com
		RWTC			matt@rwtcinc.com
		DODGE DATA & ANALYTICS			keith.navale@construction.com
		CONSTRUCT CONNECT			content@constructconnect.com
		DATA BID			julie@datavid.com
		GREATER PEORIA CONTRACTORS & SUPPLIERS ASSOCIATION			info@gpcsa.org
		AFRICAN AMERICAN CONTRACTORS ASSOCIATION			danagef@att.net
		CENTRAL ILLINOIS PLAN ROOM			plans@ciplanroom.com
		QUINCY PLAN ROOM			sandym@michelmann.us
		EAST CENTRAL ILLINOIS BUILDING & CONSTRUCTION TRADES COUNCIL			teamclms@aol.com
		SOUTHERN ILLINOIS BUILDERS ASSOCIATION			dmr@siba-agc.org

Project Name	Bid Package Name	Company Name	First Name	Last Name
630-000-252-02 Energy Grid Source at Scott I-64	Electrical- Construction (New) (45)	Ruyle Mechanical Services	Chris	Weyhrich
630-000-252-02 Energy Grid Source at Scott I-64	Electrical- Construction (New) (45)	JL Solar LLC	Chris	Meloy
630-000-252-02 Energy Grid Source at Scott I-64	Electrical- Construction (New) (45)	Right Way Traffic Control, Inc	Deborah	Bryant
630-000-252-02 Energy Grid Source at Scott I-64	Electrical- Construction (New) (45)	ePlan	eplan	reporter
630-000-252-02 Energy Grid Source at Scott I-64	Electrical- Construction (New) (45)	CW3M Company	Goebel "Tod"	Rowe
630-000-252-02 Energy Grid Source at Scott I-64	Electrical- Construction (New) (45)	H & N Construction, Inc.	James A	Hepp
630-000-252-02 Energy Grid Source at Scott I-64	Electrical- Construction (New) (45)	State of Illinois - Department of Transportation	Jeremy	Walker
630-000-252-02 Energy Grid Source at Scott I-64	Electrical- Construction (New) (45)	Coltrane Systems / Schneider Electric	Ken	Brandt
630-000-252-02 Energy Grid Source at Scott I-64	Electrical- Construction (New) (45)	Candor Electric	Kenneth	DiFiore
630-000-252-02 Energy Grid Source at Scott I-64	Electrical- Construction (New) (45)	Introba, Inc. (005501)	Michelle	Clemons
630-000-252-02 Energy Grid Source at Scott I-64	Electrical- Construction (New) (45)	Illinois - Capital Development Board SPO	Natashia	Ramirez
630-000-252-02 Energy Grid Source at Scott I-64	Electrical- Construction (New) (45)	Emerson construction	Patrick	Woodville
630-000-252-02 Energy Grid Source at Scott I-64	Electrical- Construction (New) (45)	ConstructConnect / Sarah Stadalsky	Sarah	Stadalsky
630-000-252-02 Energy Grid Source at Scott I-64	Electrical- Construction (New) (45)	Southern Illinois Builders Association	SIBA	Admin

Project Number: 750-000-009

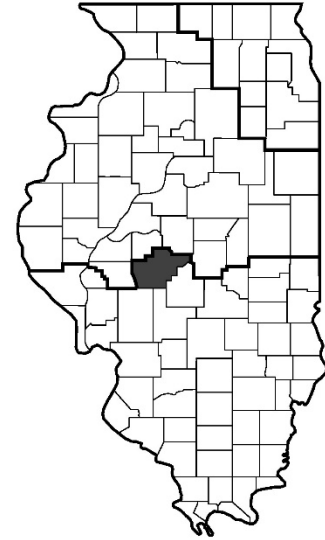
Description: Replace Plumbing
State of Illinois Capitol Complex
Springfield, Sangamon County, IL

Using Agency: Office of the Illinois Secretary of State

Architect/Engineer: RTM Engineering Consultants
521 W. Main Street, Suite 250
Belleville, IL, 62220

Total Project Budget: \$27,900,000.00
Unobligated Funds: \$ 1,880,697.39
Total Spent to Date: \$13,970,235.10
Percent Complete: 53%

Project Manager: Craig Butler



Project History: The scope includes replacement and upgrade of plumbing systems for 15 buildings at the Illinois State Capitol Complex, including domestic water systems and sanitary waste & vent systems. The project includes demolition of the existing plumbing systems and building components to access the plumbing systems and removal of existing asbestos containing materials encountered. Existing restroom facilities within the buildings are being upgraded to meet applicable codes with replacement of plumbing fixtures as needed. Additionally, a water monitoring system, water service entry 2-stage cartridge filtration, and domestic hot water softeners will be installed across most of the buildings, to assist with maintaining good water quality. General building restoration is required in areas of new plumbing systems. Construction commenced September 2022 with Substantial Completion scheduled for December 2025.

Due to material availability and delivery issues (primarily structural glazed block), substantial redesign work was required which significantly affected the schedule for work at the Howlett Building, Illinois State Museum, Power Plant and Driver's Facility. Additional work has been delayed at the Inspector General building and the State Capitol due to phasing coordination with the work occurring for the new underground parking garage and the Capitol North Wing project.

Originally, substantial completion was scheduled on March 1, 2024. As a result of these delays, the new substantial completion date is March 31, 2026. This extends the construction schedule by approximately 109 weeks.

Description of RFP Change: This change order will be classified as a time extension and will provide for an additional 109 weeks of construction services and the general conditions costs associated with the extension of work.

Requested Action: We are requesting board approval of change order G-59 in the amount of \$782,191.80 to compensate for the additional general conditions and overhead costs associated with the extended schedule.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Henson Robinson Company	General	\$782,191.80	\$21,382,860.00	3.7%
Total All Change Orders	General	\$782,191.80	\$21,382,860.00	3.7%



MEMORANDUM

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

FROM: Craig Butler, Senior Project Manager

DATE: June 18, 2024

RE: 750-000-009
Request for Board Approval of Single Bid

The scope includes replacement and upgrade of plumbing systems for 15 buildings at the Illinois State Capitol Complex, including domestic water systems and sanitary waste & vent systems. The project includes demolition of the existing plumbing systems and building components to access the plumbing systems and removal of existing asbestos containing materials encountered. Existing restroom facilities within the buildings are being upgraded to meet applicable codes with replacement of plumbing fixtures as needed. Additionally, a water monitoring system, water service entry 2-stage cartridge filtration, and domestic hot water softeners will be installed across most of the buildings, to assist with maintaining good water quality. General building restoration is required in areas of new plumbing systems, especially in all restrooms. Coordination with the State Historic Preservation Office (SHPO) is required to preserve and/or historically replace identified materials and finishes.

Construction commenced September 2022 with Substantial Completion originally scheduled for March 2024. The work is currently 53% complete. Because existing restrooms must be taken out of service while renovation work is occurring, even partial work cannot occur before all materials are procured and work can proceed expeditiously.

New structural glazed block to match existing was being used utilized in 4 of the 15 buildings to infill for plumbing partitions removed to accommodate the renovation work. While this material was ordered well before needed, a letter from the manufacturer was received at the end of April 2023 stating it would not be available due to a fire at the manufacturing facility. The other 2 manufacturers specified in the bid documents had either gone out of business or eliminated the product line post-Covid. It was necessary to initiate redesign to move from an “infill” design with matching glazed block to total redesign with demolition of the existing block where needed with new stud wall and ceramic tile partitions. This required a modification to the A/E contract for the redesign. The redesign, followed by RFP preparation and pricing by the contractor took several weeks. The majority of this work is related to the unavailability of the structural glazed block needed to occur at the Howlett Building, and the Board level change order associated with it was not approved until 5/17/24.

To a lesser extent, phasing, sequencing, and coordination issues with ongoing work for the new underground Capitol Parking Garage north of the Stratton Building and the Capitol Building North Wing project have also impacted the scheduled plumbing work for the Inspector General building and the Capitol Building.

This requested change order is to extend the contract completion dates and to compensate for the additional general conditions and overhead costs associated with the extended schedule.

HENSON ROBINSON COMPANY

3550 GREAT NORTHERN AVE., 62711
P.O. BOX 13137
SPRINGFIELD, IL 62791



TELEPHONE: 217-544-8451
FAX: 217-544-0829
www.hensonrobinson.com

May 15, 2025

Capitol Development Board
401 S. Spring Street
Springfield, IL

Attn: Craig Butler

Re: 750-000-009 Replace Plumbing
Capitol Complex
Springfield, IL
RFP-59 – Schedule Extension and Cost Escalation

Craig,

Prior to preparing our proposal for this project, an RFI was submitted on June 3, 2022 indicating that the lead time for structural glazed block was 28 weeks and would specifically impact the scheduling dates for the Howlett building. Authorization to proceed was granted on September 8, 2022. Submittals were sent to the State on September 12, 2022 and returned on September 13, 2022. Color selections were submitted on September 19, 2022 and returned on November 17, 2022. The block was ordered on December 12, 2022. A letter from the manufacturer was received on April 27, 2023 stating that this material is no longer available. The owner's representative was immediately notified.

Four buildings were affected by this unavailable material: K&M Driver's Facility, Power Plant, Howlett, and Illinois State Museum.

At the A/E's risk, RFP-27 redesign drawings for the K&M Driver's Facility were received on May 5, 2023. The RFP was initially submitted on June 1, 2023. Formal approval paperwork was received on 6/21/2023. Work in this building was completed prior to the original substantial completion date.

At the A/E's risk, RFP-28 redesign drawings for the Power Plant were received on May 10, 2023. The RFP was initially submitted on May 17, 2023, then revised and resubmitted on June 1, 2023. Formal approval paperwork was received on July 26, 2023. Work in this building was completed prior to the original substantial completion date.

Trying to time the delivery of the structural glazed block, asbestos abatement and demolition started in the south stack of restrooms in Howlett on March 27, 2023. Once the letter was received, abatement and demolition activities were allowed to continue up the stack, but general work was placed on hold pending redesign. Once it was known that CDB would not guarantee reimbursement for the redesign of K&M Driver's Facility and Power Plant buildings (reimbursement was ultimately provided), it was determined that a contract modification would be required before the A/E would be able to proceed with redesign of Howlett and Museum. The A/E request for contract modification was originally submitted on May 31, 2023. This request was revised on June 23, 2023 per CDB's instructions. Final approval for the contract modification to complete this design work was received on September 28, 2023. RFP-29 redesign drawings for Howlett were received January 8, 2024. The RFP was initially submitted on February 1, 2024, then revised and resubmitted on February 27, 2024, then again on March 21, 2024. This RFP was approved by the board on April 9, 2024. Work resumed in this building on April 10, 2024. Formal approval paperwork was received on May 10, 2024.

RFP-57 redesign drawings for the Illinois State Museum were received on February 14, 2024. The RFP was initially submitted on April 8, 2024. Formal approval was received on May 10, 2024. Material was released for procurement on May 13, 2024. No work has been completed in this building.

In addition to the structural glazed block issue that was not in our control, there have been separate unrelated delays due to other projects around the Capitol Complex that has affected our work and caused delays to our project.

The Inspector General building has been delayed due to the Underground Parking Garage Project. Because of the excavation footprint, we were not able to place the dumpster and temporary toilet trailer outside of this building. Both were necessary for our scope of work in this building. Work was finally allowed to commence on April 8, 2024. Work in this building is underway.

The work in the State Capitol has been held up by the Capitol North Wing Project.

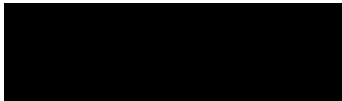
The initial contract duration for the project was 540 calendar days after Authorization to Proceed. With an Authorization to Proceed date of September 8, 2022, our initial Substantial Completion date was March 1, 2024. Due to material selections with large lead times, we were not able to start in the Howlett building until day 200 after Authorization to Proceed. Then were placed on hold 31 days later. Redesign efforts lasted until day 487, leaving only 53 days until the original Substantial Completion date.

The redesign of both Howlett and the Illinois State Museum adds significant scope to the project. Originally, the structural glazed block was to be the finished product inside these

restrooms. The newly designed room finishes call for CMU block with ceramic tile for new walls and hat channel with cement board and ceramic tile on the face of the existing structural glazed tile walls. Also, at Howlett, the mud bed under the ceramic tile had to be removed and replaced. This additional scope adds significant time to perform the work for these changes that were approved well after the initial Substantial Completion date. The cost for the additional scopes of work is included in separate RFPs (29 and 58 for Howlett and 57 for Museum) and is not included in this request.

Respectfully Submitted,

Adam Boelman



Henson-Robinson Company

State of Illinois
CAPITAL DEVELOPMENT BOARD

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: February 23, 2024

RFP Number: 59

FOR CDB USE ONLY

Name: _____
Project No.: _____
Contract No.: _____
C.F. Locale: **Contractor #2**

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

Henson Robinson Company
3550 Great Norther Ave.
Springfield, IL 62791
(217)544-8451 Fax (217)544-0829
Attn: Adam Boelman
e-mail: aboelman@henson-robinson.com

CDB Project #: 750-000-009

CDB Project Name: Replace Plumbing
& Location: Illinois Capitol Complex

CDB Contract #: 23042781

Contract Work: General

2. REQUEST for change by: Contractor

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:

Construction phasing issues and material availability and delivery delays require a time extension to the construction contract and result in additional general conditions costs.

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

Extend the Substantial Completion date from March 1, 2024 to March 31, 2026; Extend the Final Acceptance Date from May 30, 2024 to October 31, 2026; Extend the Contract End Date from May 30, 2025 29, to October 31, 2027.

The attached certifications dated January 2023 (V23.1) are hereby incorporated into the contract.

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

IMPORTANT NOTICE

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

6. CONSIDERATION:

Work to be accomplished in Calendar Days from Approval of RFPCO.

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

782,191.80

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

7. The change described above and on accompanying drawings and specifications and the Contractor's proposal (if applicable) are hereby incorporated by reference and made a part hereof. Having reviewed the above and determining the amount to be fair and proper the undersigned:

RECOMMEND issuance of a change order

A/E Firm Name: **ARTM ENGINEERING CONSULTANTS**

BY [Signature] signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER

BY _____ signature

CONTRACTOR DATE **4/30/2024**

BY **Adam Boelman** print name

[Signature] signature
Project Manager title

APPROVE as to form and content:

USING AGENCY name

BY _____ signature

CDB/PM APPRO [Signature] signature

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)
							\$

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

Project Number	Firm/Job Description	Estimated Total Project Cost
630-000-298	Construct Building Additions and Office Renovations Department of Transportation District 4: Aledo Team Section Headquarters - Mercer County, District 4: Monmouth Traffic Operations - Warren County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Carlile Architects LLC Farnsworth Group, Inc. Senga Architects Inc	\$4,175,000
630-000-299	Construct Storage Buildings Department of Transportation District 6: Carthage Team Section Headquarters - Hancock County, District 6: Pittsfield Team Section Headquarters - Pike County, District 6: Quincy Team Section Headquarters - Adams County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Blank, Wesselink, Cook & Associates, Inc. GreenAssociates Inc Nottingham Studios, P.C.	\$3,000,000
630-016-008	Demolish and Construct Buildings Department of Transportation District 1: Team Section Headquarters - Joliet, Will County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Globetrotters Engineering Corporation Muller & Muller, Ltd. Valdes Engineering Company	\$20,000,000
630-356-005	Demolish and Construct Material/Equipment Storage Building Department of Transportation District 7: Marshall Team Section Headquarters - Clark County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Blank, Wesselink, Cook & Associates, Inc. Civil Design, Inc. The Upchurch Group, Inc.	\$1,500,000

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

Project Number	Firm/Job Description	Estimated Total Project Cost
630-572-023	Construct Wash Bay and Interior Renovations Department of Transportation District 9: Headquarters - Carbondale, Jackson County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> BHDG Architects, Inc. Eggemeyer Associates Architects Inc. White & Borgognoni Architects, P.C.	\$2,370,000
910-010-161	AHERA Reinspections - North Asbestos Abatement Authority Statewide Asbestos Surveys DuPage County, Kane County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Specialty Consulting, Inc. Tropical Environmental, Inc. True North Consultants, Inc.	\$30,000
910-010-162	AHERA Reinspections - Central Asbestos Abatement Authority Statewide Asbestos Surveys Morgan County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Tropical Environmental, Inc.	\$30,000
910-010-163	AHERA Reinspections - South Asbestos Abatement Authority Statewide Asbestos Surveys Clinton County, Jersey County, Saline County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Tropical Environmental, Inc.	\$30,000

A/E SELECTION COMMITTEE RECOMMENDATIONS

7/9/2024



CDB PROJECT NO: 630-000-298

PROJECT DESCRIPTION: Construct Building Additions and Office Renovations

PROJECT LOCATION: Department of Transportation
District 4: Aledo Team Section Headquarters - Mercer County,
District 4: Monmouth Traffic Operations - Warren County

APPROPRIATION AMOUNT: \$835,000

ESTIMATED TOTAL PROJECT COST: \$4,175,000

PROJECT SCOPE OF WORK:

The Aledo Equipment Storage Building (D0420) is a 5,760 square foot, one-story metal building constructed in 1975. The scope of work provides for the construction of a 3,600 square foot heated truck storage addition. The work includes providing a direct connection between the office and ready rooms, new oil/water separator, and hose bibs.

The Monmouth Paint Garage Building (D0401) is a 4,800 square foot, one-story building constructed in 2000. The scope of work consists of two additions. The first addition shall be an approximately 5,640 square foot wash bay/climate-controlled paint storage building, including one pressure washer per bay, overhead doors, man doors, drains, and concrete apron. This addition will also be connected to the Monmouth Garage and Storage Building (D0405), which is a 15,665 square foot, 2-story building constructed in 1962. The second addition, located on the opposite side of existing building D0401, shall be an approximately 1,800 square foot heated equipment storage building, including overhead doors, man doors, drains, and concrete apron. The existing yard is connected to a septic system. New drains to be connected to oil/water separator. The A/E will determine if a new septic system or city sanitary connection is required.

The Monmouth Garage and Storage Building (D0405) is a 15,665 square foot, 2-story building constructed in 1962. The scope of work provides for the renovation of approximately 3,600 square feet of offices, restrooms, hallways, and ready room. The work includes but is not limited to flooring, doors, walls, ceiling, lighting, HVAC, and plumbing. The work also provides for enlarging two existing overhead doors/openings and installing one new overhead door/opening.

The work may include, but is not limited to, architectural, structural, civil, plumbing, electrical, heating, ventilation, and data.

If hazardous materials are encountered, they will be addressed outside of this contract.

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

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

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

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 312

A/E SELECTION COMMITTEE RECOMMENDATIONS

7/9/2024



CDB PROJECT NO: 630-000-299

PROJECT DESCRIPTION: Construct Storage Buildings

PROJECT LOCATION: Department of Transportation
District 6: Carthage Team Section Headquarters - Hancock County,
District 6: Pittsfield Team Section Headquarters - Pike County,
District 6: Quincy Team Section Headquarters - Adams County

APPROPRIATION AMOUNT: \$600,000

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

PROJECT SCOPE OF WORK:

The Carthage Team Section Headquarter is a 6 building complex built in 1959. The scope of work provide for construction of an approximately 3,780 square foot cold storage building. Work will include extension of all utilities, insulated standing seam roof, overhead and man door, and concrete floor /apron.

The Pittsfield Team Section Headquarter is a 3 building complex built in 1968. The scope of work provide for construction of an approximately 4,320 square foot heated equipment storage building with one of the bays to be a wash bay. Work will include extension of all utilities, pressure washer, oil/water separator, overhead and man door, and concrete floors/apron.

The Quincy Team Section Headquarters is an 8-building complex built in 1958. The scope of work provides for construction of an approximately 3,780 square foot cold storage building. Work will include extension of all utilities, insulated standing seam roof, overhead and man doors, and concrete floors/apron.

The work may include, but is not limited to, architectural, structural, civil, plumbing, electrical, heating, and ventilation.

If hazardous materials are encountered, they will be addressed outside of this contract.

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

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

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

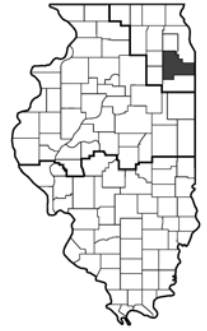
A combined MBE/WBE goal of 15 percent is applicable to the A/E team.

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 312

A/E SELECTION COMMITTEE RECOMMENDATIONS

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CDB PROJECT NO	630 016 008
PROJECT DESCRIPTION	Demolition and Construct Building
PROJECT LOCATION	Department of Transportation District 1: Team Section Headquarters - Joliet, Will County
APPROPRIATION AMOUNT	\$11,000,000
ESTIMATED TOTAL PROJECT COST:	\$20,000,000

PROJECT SCOPE OF WORK:

The Joliet Team Section Headquarters is a 11-building facility established in 1932. The Office Maintenance 135 Building (D0101) is a 6,750 square foot, one-story building constructed in 1955. The Equipment and Storage Building (D0160) is a 5,687 square foot, one-story building constructed in 1982.

The scope of work includes demolishing the existing Office Maintenance 135 Building (D0101) and Equipment and Storage Building (D0160) and constructing new building(s) with office space, vehicle storage for 30 trucks, maintenance bays, and vehicle wash bay.

The scope may include, but is not limited to, architectural, structural, civil, concrete, civil, plumbing, electrical, heating, ventilation, and concrete.

If hazardous materials are encountered, they will be addressed outside of this contract.

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

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

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

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

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

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

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A/E SELECTION COMMITTEE RECOMMENDATIONS

7/9/2024



CDB PROJECT NO	630 356 005
PROJECT DESCRIPTION	Demolition and Construct Material/Equipment Storage Building
PROJECT LOCATION	Department of Transportation District 7: Marshall Team Section Headquarters - Clark County
APPROPRIATION AMOUNT	\$300,000
ESTIMATED TOTAL PROJECT COST:	\$1,500,000

PROJECT SCOPE OF WORK:

The Marshall Material Storage (D0546) is a 2,880 square foot, one story building constructed in 1976

The scope of work provide for the demolition of D0546 and construction of an approximately 4,950 square foot material/equipment storage building. This building will include a brine generator with covered containment for three-5,000 gallon storage tank, concrete wall, enclosed ceiling, and concrete floor /apron

The work may include, but is not limited to architectural, structural, civil, plumbing, electrical, mechanical, and ventilation.

If hazardous materials are encountered, they will be addressed outside of this contract.

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

The A/E will need to determine if any component 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 estimator on their team 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 bid received exceed project funding.

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

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

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A/E SELECTION COMMITTEE RECOMMENDATIONS

7/9/2024



CDB PROJECT NO	630 572 023
PROJECT DESCRIPTION	Construct Wash Bay and Interior Renovation
PROJECT LOCATION	Department of Transportation District 9: Headquarters - Carbondale, Jackson County
APPROPRIATION AMOUNT	\$658,000
ESTIMATED TOTAL PROJECT COST:	\$2,370,000

PROJECT SCOPE OF WORK:

The Carbondale District 9 Headquarters facility consists of 11 buildings and was established in 1941. The scope of work provides for constructing an approximately 1,380 square foot heated wash bay with enclosed fence. The work includes utility extension, oil/water separator, perimeter fencing and gate repair/replacement, power washer, and vacuum cleaner.

The District 9 Headquarters Office Building (D0900) is a 48,775 square-foot, 3-story building constructed in 1941. The scope of work provides for renovating the restroom, hallway, and office area, including but not limited to, flooring, drywall, painting, plumbing, refinishing terrazzo, and replacing old carpet/rubber flooring.

The Sign Shop/Traffic Building (D0902) is a 20,685 square foot, one-story building constructed in 1942. The scope of work provides for approximately 2,500 square feet of renovation to the operation field staff area to include all east side offices, restrooms, and small break room.

The Carpool Building (D0901) is a 10,800 square foot, one-story building constructed in 1941. The scope of work provides for prepping and painting of all walls and ceiling.

The scope may include, but is not limited to, architectural, structural, civil, plumbing, electrical, mechanical, ventilation, doors, and accessories.

If hazardous materials are encountered, they will be addressed outside of this contract.

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

The A/E will need to determine if any component 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 estimator on their team 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 bid received exceed project funding.

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME 312

A/E SELECTION COMMITTEE RECOMMENDATIONS
7/9/2024



CDB PROJECT NO: 910-010-161

PROJECT DESCRIPTION: AHERA Re-inspections - North

PROJECT LOCATION: Asbestos Abatement Authority - Statewide Asbestos Surveys
DuPage County, Kane County

APPROPRIATION AMOUNT: \$30,000

ESTIMATED TOTAL PROJECT COST: \$30,000

PROJECT SCOPE OF WORK:

The Illinois Youth Center at Warrenville is a 20-building facility established in 1973. The Illinois Youth Center at St. Charles is a 74-building facility established in 1904.

The scope of work provides for performing AHERA reinspections at 6 buildings following the CDB's A/E Manual of Procedure for Asbestos Inspection and Management Plan, dated August 2012, at the following location:

- Illinois Youth Center at Warrenville (2 buildings)
- Illinois Youth Center at St. Charles (4 buildings)

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

PROFESSIONAL SERVICES BULLETIN VOLUME 312

A/E SELECTION COMMITTEE RECOMMENDATIONS

7/9/2024



CDB PROJECT NO: 910-010-162

PROJECT DESCRIPTION: AHERA Reinspections - Central

PROJECT LOCATION: Asbestos Abatement Authority - Statewide Asbestos Surveys
Morgan County

APPROPRIATION AMOUNT: \$30,000

ESTIMATED TOTAL PROJECT COST: \$30,000

PROJECT SCOPE OF WORK:

The Illinois School for the Visually Impaired in Jacksonville is a 21-building facility established in 1926. The Illinois School for the Deaf in Jacksonville is a 24-building facility established in 1845.

The scope of work provides for performing AHERA reinspections at 26 buildings following the CDB's A/E Manual of Procedure for Asbestos Inspection and Management Plan, dated August 2012, at the following location:

- Illinois School for the Visually Impaired (Jacksonville - 11 buildings)
- Illinois School for the Deaf (Jacksonville - 15 buildings)

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

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A/E SELECTION COMMITTEE RECOMMENDATIONS

7/9/2024



CDB PROJECT NO: 910-010-163

PROJECT DESCRIPTION: AHERA Re-inspections - South

PROJECT LOCATION: Asbestos Abatement Authority - Statewide Asbestos Surveys
Clinton County, Jersey County, Saline County

APPROPRIATION AMOUNT: \$30,000

ESTIMATED TOTAL PROJECT COST: \$30,000

PROJECT SCOPE OF WORK:

The Illinois Youth Center at Harrisburg is a 20 building facility established in 1965. The Illinois Youth Center at Pere Marquette (Grafton) is a 14-building facility established in 1920. The Murray Developmental Center at Centralia is a 21 building facility established in 1940.

The scope of work provides for performing AHERA reinspection at 10 buildings following the CDB's A/E Manual of Procedures for Asbestos Inspections and Management Plans, dated August 2012, at the following locations:

- Illinois Youth Center at Harrisburg (4 buildings)
- Illinois Youth Center at Pere Marquette (Grafton - 3 buildings)
- Warren G. Murray Developmental Center (Centralia - 3 buildings)

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

PROFESSIONAL SERVICES BULLETIN VOLUME 312



MEMORANDUM

TO: The Capital Development Board

FROM: Lauren Noll, Deputy General Counsel

DATE: July 2, 2024

RE: 44 Ill. Adm. Code 1000, Selection of Architects/Engineers (A/E)

The Capital Development Board (“CDB”) is proposing changes to its administrative rules for the selection of architects and engineers. Pursuant to 2 Ill. Adm. Code 1650.410, CDB is requesting Board approval for the changes summarized below:

- updating the definition of A/E to make it consistent with CDB’s other administrative rules related to A/E prequalification;
- adding definitions of Chairperson, Executive Director, MBE/WBE/PBE/VBE, and Total Project Cost;
- codifying the role of CDB and the role of the Board in the selection of A/Es;
- removing language regarding the submission of Good Faith Effort evidence and Good Faith Effort determinations that is either contrary to or duplicative to the Business Enterprise for Minorities, Women, and Persons with Disabilities Act, 30 ILCS 575;
- adding that the selection committee may include members of the public;
- clarifying that Business Enterprise Program goals are set based on estimated total project cost, rather than estimated basic services fee;
- codifying CDB and the Commission on Equity and Inclusion’s roles in CDB’s Business Enterprise Program process;
- increasing the threshold for when interviews are required from an estimated basic services fee of \$300,000 to \$500,000 to reflect inflation, as this section of the rules was last updated in 2000;
- clarifying that the chairperson, with approval of the executive director, may choose to conduct interviews for projects less than \$500,000, as needed;
- updating language regarding the delegation of evaluations to remove statutory repetition and require user agencies to verify compliance with the Business Enterprise for Minorities, Women, and Persons with Disabilities Act;

- removing language about small projects and emergencies that merely repeats the statute; and
- making other minor changes to improve clarity.

A copy of the proposed changes to the administrative rules is attached hereto. CDB is asking for the Board's approval of this rulemaking so that it may be published in the Illinois Register for public notice.

ILLINOIS REGISTER

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED AMENDMENTS

TITLE 44: GOVERNMENT CONTRACTS, GRANTMAKING,
PROCUREMENT AND PROPERTY MANAGEMENT
SUBTITLE B: SUPPLEMENTAL PROCUREMENT RULES
CHAPTER XII: CAPITAL DEVELOPMENT BOARD

PART 1000
SELECTION OF ARCHITECTS/ENGINEERS (A/E)

Section

1000.100	Definitions
1000.110	Purpose
1000.120	Selection Procedures
1000.130	Selection Committee
1000.140	Evaluation Procedures
1000.150	Preliminary Evaluations
1000.160	Interviews
1000.170	Delegation of Evaluations
1000.180	Public Notice
1000.190	Submittal Requirements
1000.200	Small Projects <u>(Repealed)</u>
1000.210	Emergency Projects <u>(Repealed)</u>

AUTHORITY: Implementing the Capital Development Board Act [20 ILCS 3105] and authorized by Sections 9.06 and 16 of that Act, Article 30 and Section 1-15.25 of the Illinois Procurement Code [30 ILCS 500/Art. 30 and 1-15.25]. ~~and Sections 20, 25, 30 and 35 of the Architectural, Engineering, and Land Surveying Qualifications-Based Selection Act [30 ILCS 535/20].~~

SOURCE: Adopted at 2 Ill. Reg. 30, p. 140, effective July 27, 1978; amended at 4 Ill. Reg. 9, p. 233, effective February 14, 1980; amended at 5 Ill. Reg. 1890, effective February 17, 1981; amended and codified at 8 Ill. Reg. 20332, effective October 1, 1984; amended at 9 Ill. Reg. 17338, effective October 29, 1985; amended at 12 Ill. Reg. 17815, effective October 25, 1988; Part repealed and new Part adopted at 22 Ill. Reg. 1176, effective January 1, 1998; amended at 24 Ill. Reg. 11618, effective July 24, 2000; amended at 25 Ill. Reg. 11774, effective August 10, 2001; amended at 26 Ill. Reg. 2610, effective February 8, 2002; amended at 37 Ill. Reg. 7122, effective May 9, 2013; recodified Title of the Part at 39 Ill. Reg. 5903; amended at 48 Ill. Reg. _____, effective _____.

Section 1000.100 Definitions

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CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED AMENDMENTS

"Act" means the Architectural, Engineering, and Land Surveying Qualifications Based Selection Act [30 ILCS 535].

"A/E" means an individual or firm in the business of providing architectural, engineering or land surveying services as authorized by the Illinois Department of Financial and Professional Regulation. ~~architectural or engineering firm that is in the business of offering the practice of furnishing architectural or engineering services for building projects, that is registered with the Department of Professional Regulation and licensed to practice architecture, structural engineering or professional engineering in the State of Illinois, or that is properly authorized under the Professional Service Corporation Act and by the Department of Professional Regulation to practice architecture, structural engineering or professional engineering in the State of Illinois. For purposes of this Part, this includes licensed individuals transacting business as sole proprietorships, which are not required to be registered with the Department of Professional Regulation.~~

"Board" means the seven-member~~seven member~~ Board of the Capital Development Board.

"CDB" means Capital Development Board, the agency.

"Chairperson" means the person delegated by the Executive Director to lead A/E selection committees.

"Executive Director" means the individual appointed by the Board to serve as the chief executive officer of CDB. (20 ILCS 3105/8)

"MBE/WBE/PBE/VBE" means a minority-owned business/women-owned business/business owned by a person with a disability/qualified veteran-owned small business or qualified service-disabled veteran-owned small businesses as those terms are defined in Section 2 of the Business Enterprise for Minorities, Women, and Persons with Disabilities Act [30 ILCS 575] and Section 45-57 of Illinois Procurement Code [30 ILCS 500].

"Statement of qualifications~~Qualifications~~" means the information supplied by the A/Es that cites their specific experience and expertise that may qualify the A/E to provide the services requested.

"Total project cost" means the complete cost of all components of construction project, including the cost for the A/E; all construction work; contingency

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CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED AMENDMENTS

amounts; and furniture, fixtures, and equipment, if applicable.

"User agency" means the agency or unit of government for which the architectural/engineering firm is being selected.

(Source: Amended at 48 Ill. Reg. _____, effective _____)

Section 1000.120 Selection Procedures

CDB shall select three A/Es qualified to provide the professional services for a specific project, unless fewer than three qualified firms submit a statement of qualifications. These A/Es shall be ranked in order of qualifications. CDB's rankings shall be presented to the Board for approval. The Board may approve or deny the rankings as presented. Board approval of these A/Es shall be final and binding.

In the event that fewer than three A/Es submit statements of qualifications for a specific project, if CDB determines that one or both are qualified to perform the services, CDB may proceed with the selection process.

(Source: Amended at 48 Ill. Reg. _____, effective _____)

Section 1000.130 Selection Committee

The ~~Chairperson~~selection committee chairman shall appoint a committee to recommend to the Executive Director and the Board a list of A/Es qualified to perform the required services. This committee may be established for each selection or may be established for a series of selections. ~~The committee~~and may be composed of standing members and rotating members from CDB staff. In addition to the CDB staff members, the Chairperson may request representatives from the user agency or members of the public to be members of the committee. ~~a representative from the user agency may be requested to be a member of the committee.~~

(Source: Amended at 48 Ill. Reg. _____, effective _____)

Section 1000.140 Evaluation Procedures

- a) In making its recommendations, the selection committee ~~will~~may consider, among others:
 - 1) The A/E's qualifications.

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CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED AMENDMENTS

- 2) The ability of professional personnel submitted by the A/E.
 - 3) The A/E's past record and experience.
 - 4) The prior performance of the A/E on CDB professional services agreements.
 - 5) The willingness of the firm to meet time requirements.
 - 6) The location of the project relative to the firm's place of business.
 - 7) The results of preliminary evaluations performed by CDB staff.
 - 8) The current work load of the A/Es and their prior selections by CDB.
 - 9) References.
 - 10) Interviews conducted with the A/Es.
 - 11) Minority, women, persons with disabilities or veteran and/or female ownership of the A/E and the consultants.
- b) For each project with an estimated total project cost of \$1,000,000~~basic services fee of \$75,000~~ or more, the CDB ~~Fair Employment Practices~~Diversity Contracting Unit~~department~~ will set MBE/WBE/PBE/VBE participation goals with approval of the Commission on Equity and Inclusion.- Goals will be established in conformance with procedures set by the Commission on Equity and Inclusion. for minority and female owned business enterprises. The goals for each project will be described in the CDB Professional Services Bulletin. ~~The goals will be based on the availability of MBE/WBE/PBE/VBE firms minority and female owned business enterprises in the area capable of doing the work. CDB may waive goals for a particular project if it determines that no MBE/WBE/PBE/VBE firms minority and female owned business enterprises would be available to perform the type of work involved in the area of the project or if the work involved does not lend itself to the use of consultants. No A/E that fails to meet the goal shall be considered unless it provides sufficient evidence in accordance with the Business Enterprise for Minorities, Women, and Persons with Disabilities Act [30 ILCS 575], to CDB within 7 days after submitting its proposal that, after making a good faith effort, it was unable to find sufficient~~

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~~MBE/WBE/PBE/VBE firms minority or female-owned business enterprises willing and able to perform the work.~~

- e) ~~An A/E attempting to demonstrate that it made a good faith effort to meet minority and female business enterprise goals shall submit:~~
 - 1) ~~All information indicating why the specified goal cannot be met;~~
 - 2) ~~A list of all minority and female business enterprises that were contacted;~~
 - 3) ~~Copies of all solicitation letters to minority and female business enterprises. Letters shall contain, at a minimum:~~
 - A) ~~Project title and location;~~
 - B) ~~Classification of work items for which consultants are sought;~~
 - C) ~~Date, time and place responses are due;~~
 - D) ~~Returnable acknowledgement of the solicitation;~~
 - 4) ~~Evidence, such as a log, of telephone contact, including time and date of call, telephone number, and name of person spoken to;~~
 - 5) ~~Any other evidence of good faith effort or other relevant information in support of the request.~~
- d) ~~In determining if a firm has submitted sufficient evidence that it made a good faith effort to find sufficient minority or female-owned business enterprises willing and able to perform the work, CDB shall consider:~~
 - 1) ~~The number of minority and female-owned business enterprises contacted (including any log of communications provided to CDB);~~
 - 2) ~~Whether the work to be allocated to minority and female-owned business enterprises was selected in order to increase the likelihood of achieving the specified goal;~~
 - 3) ~~Whether the firm negotiated in good faith with minority and female-owned business enterprises without imposing conditions that are not imposed on~~

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~~other business enterprises or denying benefits that are offered to other business enterprises;~~

4) ~~Whether the firm engaged CDB's Fair Employment Practices Division to provide referrals.~~

ce) In no case shall the committee, prior to selecting an A/E for negotiation, seek formal or informal submission of verbal or written estimates of costs or proposals in terms of dollars, hours required, percentage of construction cost, or any other measure of compensation.

(Source: Amended at 48 Ill. Reg. _____, effective _____)

Section 1000.150 Preliminary Evaluations

CDB may ~~make appointments for the performance of~~~~appoint staff members to perform~~ a preliminary evaluation (prescreening). ~~The prescreening provides to provide~~ a preliminary ranking of the A/Es for the committee's consideration. This prescreening shall consider, among others, the relevant project experience of the prospective A/Es and the expertise and experience of the firm and its consultants' staff to be assigned to the project if the firm is selected.

(Source: Amended at 48 Ill. Reg. _____, effective _____)

Section 1000.160 Interviews

CDB requires the selection committee to conduct interviews when the estimated value of the basic services fee exceeds \$~~500,000~~~~300,000~~. The ~~Chairperson, with approval of the~~ Executive Director may choose to conduct interviews for smaller projects under special circumstances. ~~Unless fewer than three qualified firms submit a statement of qualifications~~~~In all cases,~~ a minimum of three firms will be interviewed. ~~For projects that are narrow in scope or low in complexity, the~~ Executive Director in consultation with the Board may exempt any contract from requiring interviews.

(Source: Amended at 48 Ill. Reg. _____, effective _____)

Section 1000.170 Delegation of Evaluations

CDB may delegate the evaluation of prospective A/Es to ~~a user agency, including, but not limited to, a university, college, or community college.~~~~the user agency (school district, college, university, Illinois Community College Board or unit of local government).~~ The user agency

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~~shall be required to comply with the Architectural, Engineering, and Land Surveying Qualification Based Selection Act [30 ILCS 535] or the Local Government Professional Services Selection Act [50 ILCS 510], as may be applicable. Recommendations pursuant to 30 ILCS 535 for contracts of \$25,000 or more shall state the three selected firms ranked in order of qualifications. Recommendations pursuant to 50 ILCS 510 for contracts of \$25,000 or more shall state the three selected firms ranked in order of qualifications unless the selection is stated to be an exception under 50 ILCS 510/5.~~ CDB or the user agency may request that a member of CDB's staff be a voting or nonvoting member of the user agency's evaluation committee. The user agency shall transmit its recommendations to CDB for review and approval of the Board. CDB will provide a form for submitting the recommendations. Transmittal to CDB shall include a letter with a certification statement requiring an authorized signature verifying that the selections were made in accordance with the Architectural, Engineering, and Land Surveying Qualifications Based Selection Act [30 ILCS 535], ~~and the Local Government Professional Services Selection Act [50 ILCS 510], and the Business Enterprise for Minorities, Women, and Persons with Disabilities Act [30 ILCS 575], as applicable.~~ CDB may request the user agency make other recommendations if the firm(s) recommended are not acceptable to CDB.

(Source: Amended at 48 Ill. Reg. _____, effective _____)

Section 1000.180 Public Notice

- ~~a) When the services of an A/E are required and the estimated value of the contract exceeds \$25,000, CDB shall publish the list of projects requiring A/E services. In addition, CDB may publish a list of projects whose contract values do not exceed \$25,000.~~
- ab) Unless it is a small contract under Section 45 of the Act or contract for emergency services under Section 50 of the Act, This public notice by CDB for A/E services shall include an abstract of the services required for each project and the required expertise of the A/E to be considered. This public notice shall also include the statement of qualifications form to be completed for each project as well as the date and time by which the statement of qualifications must be submitted to CDB ~~submittal of the statement of qualifications will be accepted.~~
- be) Notice shall be posted on CDB's website (<http://cdb.illinois.gov>) ~~Internet Site (www.cdb.state.il.us)~~ and may be published in the official State newspaper or otherwise made available in print.

(Source: Amended at 48 Ill. Reg. _____, effective _____)

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Section 1000.190 Submittal Requirements

- a) All A/Es submitting ~~a statement of qualification~~~~statements of qualifications~~ for a specific project shall be prequalified with CDB prior to the date and time that the submittals are due. Failure to be prequalified will result in rejection of the ~~submittal~~~~submittal(s)~~.
- b) If the A/E will be subcontracting part of the services to professional consultants, those professional consultants that will be performing architectural, engineering or land surveying professional services shall also be prequalified with CDB prior to the date and time that the submittals are due. Failure of the professional consultants to be prequalified shall result in rejection of the A/E's submittals.
- c) The A/E shall clearly indicate the anticipated percentage of the services that will be performed by each listed professional consultant. Failure to list these percentages may result in rejection of the submittal.
- d) The submittal shall include the names of persons who will perform the services, including their project assignment or duties, as well as a resume of their experience and expertise that qualifies them to perform the assignment. This includes the listed professional consultant's designated staff.

(Source: Amended at 48 Ill. Reg. _____, effective _____)

Section 1000.200 Small Projects (Repealed)

~~For contracts whose estimated value is less than \$25,000, CDB may select any prequalified A/E in accordance with Section 45 of the Architectural, Engineering, and Land Surveying Qualification Based Selection Act [30 ILCS 535].~~

(Source: Repealed at 48 Ill. Reg. _____, effective _____)

Section 1000.210 Emergency Projects (Repealed)

~~CDB may immediately select an A/E when it is in the best interest of the State or in emergencies to protect public health or safety in accordance with Section 50 of the Architectural, Engineering, and Land Surveying Qualification Based Selection Act [30 ILCS 535/50].~~

(Source: Repealed at 48 Ill. Reg. _____, effective _____)



MEMORANDUM

TO: The Capital Development Board

FROM: Lauren Noll, Deputy General Counsel

DATE: July 2, 2024

RE: 71 Ill. Adm. Code 43, Early Childhood Construction Grant Rules

The Capital Development Board (“CDB”) is proposing changes to its administrative rules for its Early Childhood Construction grants. Pursuant to 2 Ill. Adm. Code 1650.410, CDB is requesting Board approval for the changes summarized below:

- adding the statutory requirement that early childhood centers cannot be located within private residences;
- changing the useful life for equipment from 20 years to 12 years to be consistent with other CDB grant programs;
- adding a definition of non-profit entity to allow for units of local governments, such as community colleges, to be eligible;
- providing a definition of public school district;
- allowing for joint applications when one nonprofit owns the facility to be improved with grant funds and one nonprofit operates the early childhood center at that facility;
- clarifying that nonprofit early childhood providers must be licensed daycare centers and removing references to licensing types where the entity would not be otherwise eligible (i.e. those providing services within a home);
- revising application requirements and application scoring criteria at the recommendation of ISBE;
- removing statutory repetition on priority order, since this is now part of merit-based review;
- allowing for leasehold improvements in the co-applicant scenario; and
- adding that liens may be placed on the property as outlined in the statute.

A copy of the proposed changes to the administrative rules is attached hereto. CDB is asking for the Board’s approval of this rulemaking so that it may be published in the Illinois Register for public notice.

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NOTICE OF PROPOSED AMENDMENTS

TITLE 71: PUBLIC BUILDINGS, FACILITIES, AND REAL PROPERTY

CHAPTER I: CAPITAL DEVELOPMENT BOARD

SUBCHAPTER a: RULES

PART 43

EARLY CHILDHOOD CONSTRUCTION GRANT RULES

Section

43.100	Definitions
43.110	Eligible Applicants
43.120	Early Childhood Construction Projects Grants Eligibility Requirements
43.130	Award of Early Childhood Construction Project Grants
43.140	Use of Grant Monies
43.150	Evaluation Process
43.160	Grant Award Process
43.170	Reporting
43.180	Payment Schedules
43.190	Property Usage
43.200	GATA

AUTHORITY: Implementing and authorized by Section 5-300 of the School Construction Law [105 ILCS 230] and Section 50 of the Grant Accountability and Transparency Act [30 ILCS 708].

SOURCE: Adopted at 35 Ill. Reg. 1358, effective January 6, 2011; amended at 45 Ill. Reg. 11564, effective September 3, 2021; amended at Ill. Reg. , effective , 2024.

Section 43.100 Definitions

As used in this Part, the following terms shall be defined as follows:

"Act" means Section 5-300 of the School Construction Law [105 ILCS 230].

"Board" means the Capital Development Board.

"Early Childhood Center" means a facility, which does not include a private residence, where a public school district or not-for-profit entity provides educational, health, social and/or child development services to young children, ages 0 to 5 years old, and their families.

"Early Childhood Construction Grant" or "Grant" means the Early Childhood Construction Grant created by the Act.

"Early Childhood Construction Project" or "Project" means a project, other than a school construction project, school maintenance project, or school energy efficiency project as defined in the School Construction Law, that provides for the acquisition, construction, expansion or renovation of an Early Childhood Center that is owned or will be owned by the Grant recipient. A Project may include, as part of the overall capital project, equipping the facility. Other equipment purchases are also allowed provided that the equipment has a significant useful life and otherwise complies with the requirements of this Part. Projects may not include any ongoing operational costs.

"Equipment" means movable equipment, including all items of equipment, other than built-in equipment, necessary and appropriate for the functioning of a facility that is purchased, renovated, or constructed with Grant funds, and that will be used solely or primarily for purposes related to the mission of an Early Childhood Center. Further, equipment is defined as durable manufactured items that have a significant useful life of at least ~~12~~20 years, that are not affixed to a building and are capable of being moved or relocated from room to room or building to building, that are not consumed in use, and that have an identity and function that will not be lost through incorporation into a more complex unit.

Equipment includes:

office/household equipment and furniture;

machinery, implements and major tools;

scientific instruments and apparatus with the exception of those items that are subject to a short useful life (e.g., glassware, tubing, crockery, and light bulbs); and

Transportation costs and installation costs incurred from an outside source.

Equipment does not include:

commodities;

library books, maps, and paintings;

livestock, for any use;

rolling stock (e.g., cars, trucks, boats, related items); or
spare and replacement parts.

"GATA" means the Grant Accountability and Transparency Act [30 ILCS 708].

"GATA Rules" means 44 Ill. Adm. Code 7000.

"Not-for-profit ~~Corporation~~Entity" means an organization:

incorporated under state laws and in good standing with the Illinois Secretary of State; and

operating for educational, charitable, social, religious, civic or humanitarian purposes.

"Not-for-profit Entity" means a Not-for-profit Corporation or unit of local government, including a community college district.

"Notice of Funding Opportunity" means the Board's formally issued announcement of the availability of State funding for the Early Childhood Construction Grant program.

"Public School District" means a public school district recognized as such by the Illinois State Board of Education pursuant to Sections 2-3.25 of the School Code, which includes other public entities responsible for administering public schools, such as cooperatives, joint agreements, charter schools, special charter districts, regional offices of education, local agencies, and the Department of Human Services. [105 ILCS 5/2-3.25a]. "Public school district" includes a Type 40 area vocational center or special education cooperative that is jointly owned, if the joint agreement includes language that specifies how the debt obligation is to be paid, including in the event that an entity withdraws from the joint agreement.

"Underserved Children" means children from marginalized communities and populations aged 0 to 5 years old who exceed the number of enrollment slots designated for their age groups at Early Childhood Centers in the area served by those centers.

(Source: Amended at 48 Ill. Reg. _____, effective _____, 2024)

Section 43.110 Eligible Applicants

- a) Eligible applicants for Early Childhood Construction Grants include any public school district or ~~private~~ not-for-profit entity with experience in providing educational, health, social and/or child development services to young children and their families.
- b) A joint application for funds may be submitted by two otherwise eligible applicants when one applicant owns the facility to be improved with grant funds and the other applicant operates the Early Childhood Center at the facility.
- ~~c)b)~~ An If an Early Childhood Center is operated by a non-profit entity must be licensed as a day care center in accordance with Illinois Department of Children and Family Services rules in or by a child care center subject to the licensure requirement of the Illinois Department of Children and Family Services (DCFS); then that child care center must hold the appropriate licensure in accordance with DCFS rules (see [89 Ill. Adm. Code 407, Licensing Standards for Day Care Centers], 403 (Licensing Standards for Group Homes), 405 (Licensing Standards for Day Care Agencies), 406 (Licensing Standards for Day Care Homes), 407 (Licensing Standards for Day Care Centers) and 408 (Licensing Standards for Group Day Care Homes)).

(Source: Amended at 48 Ill. Reg. _____, effective _____, 2024)

Section 43.120 Early Childhood Construction Project Grants Eligibility Requirements

Eligible applicants must meet the following criteria:

- a) Applicants must be willing to enter into the Uniform Grant Agreement required by GATA Rules (see 44 Ill. Adm. Code 7000.300) with the Board that outlines the roles, responsibilities and obligations of each party;
- b) Applicants must be "qualified" to be an awardee on GATA implementation website for the State of Illinois as required by GATA Rules (see 44 Ill. Adm. Code 7000.70);
- ~~e)~~ Applicants must demonstrate that the facility for which the Grant is sought will continue to be operated by the applicant as an Early Childhood Center for at least 10 years after completion of the capital Project;
- ~~c)d)~~ Applicants must demonstrate that they have funding, or demonstrate and certify that they will have funding for any required match, plus any Project costs that will exceed the Grant amount and required match;

- d)e) Applicants must demonstrate that the Early Childhood Center for which the Grant is sought addresses the needs of underserved populations of young children in the community and any additional priorities identified in the Notice of Funding Opportunity;
- e)f) Applicants must provide a narrative describing the proposed Project, including the following components:
- 1) General Project description ~~and rationale~~;
 - 2) A description of the new ~~New~~ or expanded services/programs to be offered as a result of the Project, the number of estimated children to be served by each, and the estimated date/year of completion;
 - 3) Evaluation of the proposed project site ~~Site analysis~~;
 - 4) Funding sources and cost estimates for the Project;
 - 5) The design and construction schedule for the Project ~~Time schedule of major events~~; and
 - 6) An assurance that the applicant meets or will be applicable ~~Impact, if any, on ability to meet~~ licensing and/or accreditation standards by the conclusion of the Project;
- f)g) Applicants must provide a description of the population to be served. The description shall include:
- 1) How the eligible population is identified;
 - 2)4) How the eligible population will be recruited;
 - 3)2) The geographic area to be served;
 - 4)3) The estimated number of children and/or families to be enrolled using data provided by the State;
 - 5)4) Population of children to be served in ~~by~~ new or ~~/~~ expanded programs, as applicable, including the ages and percentage of underserved children; and
 - 6)5) Staff to child ratios for new/expanded programs and, if applicable, proposed changes to current staff to child ratios. ~~;~~ and

~~6) Other proposed program improvements and components.~~

~~g)h)~~ Applicants must provide any other documentation required by the Notice of Funding Opportunity for the Grant program.

(Source: Amended at 48 Ill. Reg. _____, effective _____, 2024)

Section 43.130 Award of Early Childhood Construction Project Grants

- a) Not-for-profit Applicants/Applicants that are not School Districts with Populations Exceeding 500,000
 - 1) The Board is authorized to make Grants to public school districts and not-for-profit entities for Early Childhood Construction Projects. These Grants shall be paid out of monies appropriated for that purpose.
 - 2) Applicants will be evaluated and scored as outlined in the Notice of Funding Opportunity and in accordance with this Part. Grants will be awarded to eligible applicants in a priority order from available State funds. ~~Priority order permits the Board to give preference to projects located in communities in the State with the greatest underserved population of young children, utilizing Census data and other reliable local early childhood service data (Section 5-300(e) of the Act).~~
- b) Applicant School Districts with Populations Exceeding 500,000
A school district with a population exceeding 500,000 that submits a complete and accurate application in compliance with the Act and this Part shall be awarded Grants totaling at least 20% of the total amounts awarded for each school year when Grants are awarded, as provided by the Act.

(Source: Amended at 48 Ill. Reg. _____, effective _____, 2024)

Section 43.140 Use of Grant Monies

- a) A recipient of a Grant under the Act and this Part may use the Grant monies to do one or more of the following:
 - 1) Construction of an addition to or otherwise expanding an existing facility;
 - 2) New construction of a facility or renovations to an existing facility in order to create a new Early Childhood Center;
 - 3) Acquisition of a facility;

- 4) Purchase or replacement of equipment;
 - 5) Safety improvements; and
 - 6) Classroom conversions.
- b) Grant funds shall not be used for the following:
- 1) To offset existing debt;
 - 2) To supplant existing funds that support a service, program or activity for which Grant support is requested;
 - 3) To fund expenses associated with the operations of the Early Childhood Center;
 - 4) To lease/rent space for occupancy;
 - 5) To make leasehold improvements, except when the owner of the facility and the operator of the Early Childhood Center both are eligible entities and apply as joint applicants;
 - 6) To use for sectarian instruction, religious worship or a school or department of divinity; and
 - 7) To use for the proportional share of joint use facilities that either provide personal residential space for those who are not students or provide space for business activities unrelated to the mission of the Early Childhood Center.

(Source: Amended at 48 Ill. Reg. _____, effective _____, 2024)

Section 43.150 Evaluation Process

- ~~a) — The Board will review applications for eligibility and will notify those applicants that will not be offered a Grant. This does not prohibit applicants from submitting future applications if funding is available.~~
- ~~b) —~~ Applications will be reviewed based upon the following criteria:
- 1) Quality of rationale for documented~~Documented~~ need for the Project with priority given to Projects located in those communities in the State with

the greatest underserved population of young children and other priorities identified in the Notice of Funding Opportunity.

- 2) Ability of the applicant to successfully complete Project objectives described in the Grant application.
- 3) Quality of evidence used to support the likelihood~~Ability~~ of the applicant to implement and sustain the Early Childhood Center's new operations upon completion of the Project.
- 4) Quality of the proposed~~Realistic~~ budget and timeline for the completion of the Project, including a detailed description of additional funds to be used toward the applicant's financial contribution and the readiness of the Project to begin once the Grant funds are awarded.
- 5) As applicable, any~~Any~~ other criteria listed in the Notice of Funding Opportunity for the Grant program.

(Source: Amended at 48 Ill. Reg. _____, effective _____, 2024)

Section 43.160 Grant Award Process

- a) Grants will be awarded by the Board in rank order.
- ~~b)~~ The Board will notify both those applicants who are recommended for an award as well as those who will not be offered a Grant. Those applicants who do not receive an award are eligible to submit future applicants if funding is available.
- ~~c)~~~~b)~~ Grants shall be subject to the Illinois Grant Funds Recovery Act [30 ILCS 705]. Any Grant funds not legally obligated within two years after disbursement by the State shall be returned to the Board within 45 days.
- ~~d)~~~~e)~~ Grant funds may only be used for the Project described in the Grant agreement. The applicant must provide matching funds as required by the Act.
- ~~e)~~~~d)~~ Applicants must demonstrate their ability to obtain the required match and any amounts needed for the proposed Project that exceed the Grant amount.
- f) Applicants must demonstrate that the facility for which the Grant is sought will continue to be operated by the applicant as an Early Childhood Center for at least 10 years after completion of the capital Project;

~~g))e)~~ Grant awards are conditioned upon the recipient's written certification that it will comply with applicable laws, including but not limited to, the equal employment practices of:

- 1) Section 2-105 of the Illinois Human Rights Act [775 ILCS 5];
- 2) the Illinois Accessibility Code [71 Ill. Adm. Code 400];
- 3) the Prevailing Wage Act [820 ILCS 130];
- 4) the practices for minority-owned businesses, woman-owned businesses, and businesses owned by persons with disabilities of the Business Enterprise for Minorities, Women and Persons with Disabilities Act [30 ILCS 575]; and
- 5) the Illinois Works Jobs Program Act Apprenticeship Initiative [30 ILCS 559/20-20], when applicable.

~~h))f)~~ Grants will be awarded based on the availability of funding within a given application period.

(Source: Amended at 48 Ill. Reg. _____, effective _____, 2024)

Section 43.190 Property Usage

- a) Any Early Childhood Center purchased, constructed, or improved with Grant funds shall continue to be operated by the grantee as an Early Childhood Center for a period of at least 10 years from completion of the Project.
- b) If, within 10 years after the completion of the Project for which a Grant was made under this Part, grantee ceases to own or use the property as an Early Childhood Center, the grantee(s) shall refund to the Board a prorated amount of the Grant based on the number of months the grantee was not in compliance out of a total of 120 months. Any partial month of noncompliance shall be included in the repayment amount.
- c) When grants are made to non-profit corporations for the acquisition or construction of new facilities, the Capital Development Board or any State agency it so designates shall hold title to or place a lien on the facility for a period of 10 years after the date of the grant award, after which title to the facility shall be transferred to the non-profit corporation or the lien shall be removed, provided that the non-profit corporation has complied with the terms of its grant agreement.

(Source: Amended at 48 Ill. Reg. _____, effective _____, 2024)

CHANGE ORDERS FOR BOARD AUTHORIZED PROCEED ORDERS

Project Number	Project Description	Proceed Order Number	Total Amount of Proceed Order	Board Date Approved	Total Amount of Associated Change Order(s) & Date Executed	Value of Change Order Work Completed
250-000-022 Phase 2	Illinois Department of Central Management Services – Renovate Building - Springfield, Sangamon County, IL	G-26	\$800,000.00	10/10/2023	G-26C \$206,321.07 6/28/2024	25.8%

EMERGENCY PROJECT PROCEED ORDER/CHANGE ORDER REPORT

Project Number	Project Description	Proceed Order or Change Order Number	Total Amount of this Proceed Order, RFP or Mod & Date Executed	Total Amount of Associated RFPs/Mods & Date Executed	Percentage of RFP/Mod Work Completed
120-050-062	Illinois Department of Corrections – East Moline Correctional Center – Repair/Replace Tunnels – East Moline, Rock Island County, IL	PO G-3	\$1,500,000.00 6/26/2024	N/A	0%
120-050-062	Illinois Department of Corrections – East Moline Correctional Center – Repair/Replace Tunnels – East Moline, Rock Island County, IL	CO G-2C	\$30,918.51 6/26/2024	N/A	75%

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

Project Number	Firm/Job Description	Estimated Total Project Cost
250-041-013	Emergency Roof Replacement Department of Central Management Services Springfield Regional Office Building - Sangamon County <i>SELECTED FIRM:</i> Hurst-Rosche, Inc.	\$1,309,000
814-010-074	Upgrade Electrical System Illinois Board of Higher Education Chicago State University - Cook County <i>SELECTED FIRM:</i> Patrick Engineering Inc.	\$6,500,000

CDB PROJECT NO: 250-041-013

PROJECT DESCRIPTION: Emergency Roof Replacement

PROJECT LOCATION: Department of Central Management Services
Springfield Regional Office Building - Sangamon County

PROJECT AMOUNT: \$1,309,000

PROJECT SCOPE OF WORK:

The Springfield Regional Office Building (J0110) is 33,500 square feet, 2-story building established in 1968.

The scope of work provides for removing and replacing approximately 32,000 square feet of ballasted roofing with a new fully adhered system, including raising roof top equipment to accommodate the new roof thickness and replacing all attendant accessories.

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

CDB PROJECT NO: 814-010-074

PROJECT DESCRIPTION: Upgrade Electrical System

PROJECT LOCATION: Illinois Board of Higher Education
Chicago State University - Cook County

PROJECT AMOUNT: \$6,500,000

PROJECT SCOPE OF WORK:

Chicago State University is a 1,191,992 square foot, 16-building campus constructed in 1970.

The scope of work provides for planning and beginning the replacement of electrical substations, switchgear and wiring, specifically in buildings A, B, C, D, E, F, G, H and K. The scope also provides for planning and beginning the upgrade and expansion of the emergency backup systems.

ARCHITECT/ENGINEER: Patrick Engineering Inc. (22407)
Lisle, IL 60532

SUBJECT: *Emergency Selection / Informational Item*

Project Number	Firm/Job Description	Estimated Total Project Cost
120-260-041	Emergency Structural Assessment - Vocational Building Department of Corrections Centralia Correctional Center - Clinton County <i>SELECTED FIRM:</i> Oates Associates, Inc.	\$TBD
750-045-036	Emergency Repair of Concrete Deterioration in Utility Tunnels Office of the Secretary of State Capitol Complex - Springfield, Sangamon County <i>SELECTED FIRM:</i> Kuhn & Trello Consulting Engineers, LLC	\$TBD

CDB PROJECT NO: 120-260-041

PROJECT DESCRIPTION: Emergency Structural Assessment - Vocational Building

PROJECT LOCATION: Department of Corrections
Centralia Correctional Center - Clinton County

PROJECT AMOUNT: \$TBD

PROJECT SCOPE OF WORK:

The Vocational Building (C2902) is a 27,040 square foot, one-story building established in 1981.

The scope of work provides for a detailed structural/geotechnical investigation of a foundation failure of the vocational building at Centralia Correctional Center in Centralia, IL. It is believed that a water main break and subsequent erosion beneath the building has caused this settlement. Investigation may include, but is not limited to, assessment of conditions underneath the building floor, plan review of the original construction and any renovations since its original construction, and extent of damage, including that which is concealed from view. Based on the results of testing, assessment and analysis of the causes of damage, a recommended solution will be formulated to allow reoccupation of the vocational building and restoration of utilities considering cost, timeliness of repairs, and safety.

ARCHITECT/ENGINEER: Oates Associates, Inc. (20405)
Collinsville, IL 62234

CDB PROJECT NO: 750-045-036

PROJECT DESCRIPTION: Emergency Repair of Concrete Deterioration in Utility Tunnels

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

PROJECT AMOUNT: \$TBD

PROJECT SCOPE OF WORK:

The Capitol Complex is a 22-building facility established in 1867.

The scope of work provides for temporary shoring of the deteriorated concrete wall and utility supports, and a detailed engineering evaluation of the deteriorated wall. Based on the extent of deterioration that is detected, concrete repair will be provided. It is anticipated this will consist of removing portions of the concrete wall, applying a rust inhibitor to exposed reinforcing bars, and replacing with cast-in-place concrete.

ARCHITECT/ENGINEER: Kuhn & Trello Consulting Engineers, LLC (32353)
Springfield, IL 62701

Executive Session

FY25 CDB BOARD MEETING SCHEDULE

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