



**Capital
Development
Board**
Building a Better Illinois

**FEBRUARY 11, 2025
11:00am**



ILLINOIS

CAPITAL DEVELOPMENT BOARD

BOARD BOOK

Chicago
Collinsville
Springfield
Peoria

JB PRITZKER, GOVERNOR

TJ EDWARDS, EXECUTIVE DIRECTOR

BOARD MEMBERS

Eileen Rhodes, Chair
Pam McDonough, Vice Chair

Ama Addai
Araceli Garza
Saul Morse
Beverly Potts
Glyn Ramage



CAPITAL DEVELOPMENT BOARD

February 11, 2025

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

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

Call: 312-535-8110 ACCESS CODE: 2634 677 7676 PASSWORD: CDB22025

Request for public comment or questions can be made to Heather Parks at:

(217) 782-8729 or by email at Heather.R.Parks@illinois.gov

Call To Order

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

Preliminary Items

3. Approval of the Agenda
4. Approval of January 14, 2025 Minutes 1-4
5. Approval of January 14, 2025 Executive Minutes 5

Board Action Construction

Construction Region 1

6. Modification – IBHE – University of Illinois - Chicago 6-9

Construction Region 2

7. Proceed Order – IBHE – Western Illinois University 10-18

Construction Region 3

8. Modification – CMS – Central Computing Facility 19-22

QBS

9. Architecture/Engineering Selection Recommendations from PSB 317 23-37

Informational Items

10. Single Bid – IDOC – Lawrence Correctional Center 38
11. Change Orders for Board Authorized Proceed Orders 39
12. Emergency Project Proceed Order/Change Order Report 40
13. Emergency Selection/Informational Item 41-42
14. DCU Report
15. Public Comment

Executive Session

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

SUBJECT: Meeting Minutes for January 14, 2025

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

The following Board Members were present:

Chicago

Eileen Rhodes, Chair
Pam McDonough
Ama Addai
Araceli Garza

Peoria

Beverly Potts

Remote

Saul Morse

The following were present in Chicago:

Karla Springer, CDB
Blanca Rivera, CDB
Abby Dompke, CDB
Penny Varnava, CDB

Tamakia Edwards, CDB
Darnita Lee, CDB
Markus Pitchford, CDB

Jesse Martinez, CDB
Julia Barnhardt, CDB
Matt Trewartha, CDB

The following were present in Springfield:

David Ealey, CDB
Craig Butler, CDB
Joel Meints, CDB
Tyler McKay, CDB
Amy Romano, CDB

James Cockrell, CDB
Robert Coslow, CDB
Tim Patrick, CDB
Jerry Bishoff, CDB
Patrick Randle, CDB

Heather Oxley, CDB
Lisa Hennigh, CDB
Heather Parks, CDB
Matthew Wolf, CMS

The following were present via Webex:

Abraham Allen, CDB
Allison White, CDB
Amber Evans, CDB
Bradley Downen, CDB
Charla Travis, CDB
Christa Meyer, CDB
Cristin Park, CDB
Elpidio Quiballo, CDB
Greg Swanson, CDB
J. Brent Lance, CDB
Jace T. King, CDB
Jeff Cowhick, CDB
Jennifer Boen, CDB
Johanna Cernich, CDB
Kathryn Martin, CDB
Kenneth Watkins, CDB

Linda Norbut Suits, CDB
Lisa Moriconi, CDB
Marcy Joerger, CDB
Maribel Acevedo, CDB
Natasia McDade, CDB
Nate Porter, CDB
Nathan Schroeder, CDB
Nazih Kafe, CDB
Patricia Sklenka, CDB
Paul Kmett, CDB
Penny Varnava, CDB
Robert Oxley, CDB
Sarah Cassens, CDB
Scot Achterhof, CDB
Scott Satterlee, CDB
Shea Votava, CDB

Ken Morris, CPO
Kyle Eliakis, Carlile Group
Noula Frigelis, David Mason
Richard Weitzel, Deg-America
Craig Clary, Dewberry
Tami Wright, Dewberry
Erin Posey, DHS
Chris Fasano, Faith Group, LLC
Loren Boyd, Faith Group, LLC
Whitney Harvey, Faith Group, LLC
Anthony Lo Bello, FGMA
Chris Kleine, F-W
Matt Martin, MoDE Architects
Sam Lackey, MoDE Architects
Humna Farid, Rada-Arch
Brent Schroeder, Schroeder Asphalt

Lauren Grenlund, CDB
Lauren Noll, CDB
Leonard E. Mc Gee, CDB

Sherri Sullivan, CDB
Trevor Parnell, CDB
Devon Travous, CPO

Michelle Bowman, TKB
Mike Kelly, TKB
Jason Holy, V3Co

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

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

Chair Rhodes called a vote for Saul Morse to participate remotely due to an accessibility issue.

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

Pam McDonough moved, and Araceli Garza seconded a motion to approve the amended agenda, removing item 8 of the agenda. Chair Rhodes called for a vote, and the motion was approved unanimously.

Pam McDonough moved, and Saul Morse seconded a motion to approve the minutes of the December 10, 2024, meeting. Chair Rhodes called for a vote, and the motion was approved unanimously.

Pam McDonough moved, and Saul Morse seconded a motion to approve the executive minutes of the December 10, 2024, meeting. Chair Rhodes called for a vote, and the motion was approved unanimously.

Blanca Rivera presented the following Modification:

Modification – IDVA – Manteno Veterans Home

CDB Project No. 040-020-073

Replace Air Handlers

Mode Architects

Modification..... \$336,245.00

Chair Rhodes and Ama Addai questioned the compensation included in the modification. Sam Lackey and Matt Martin from MODE Architects explained the compensation and change in scope related to the modification. Tim Patrick and Lisa Hennigh clarified previous projects at the site.

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

James Cockrell presented the following Proceed Order:

Proceed Order – IDHS – Rushville Treatment and Detention Facility

CDB Project No. 321-210-005

Replace Electronic Lock Controls, CCTV, and Intercom Systems

Quick Electric

Proceed Order..... \$209,952.00

Chair Rhodes inquired as to the cause of the proceed order. James Cockrell from CDB and Craig Clary from DewBerry explained the camera dead area. Saul Morse asked whether this was a State coordination issue, and Craig Clary from DewBerry and Heather Oxley with CDB explained that it was not. Ama provided thoughts on future visual coordination.

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

David Ealey presented the following Proceed Order:

Change Order – CMS – State Armory

CDB Project No. 250-042-006

Renovation of the State Armory

Williams Brothers Construction, Inc.

Change Order\$239,673.56

Chair Rhodes questioned the compensation amount included in the change order. David Ealey and Craig Butler with CDB explained the change order included a set amount of compensation. Ama Addai inquired as to the unforeseen conditions leading to the change order, and Craig Butler with CDB provided explanation.

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

Tyler McKay presented the following A/E selection recommendations for PSB 316:

1.	810-080-022CA	Illinois Board of Higher Education Illinois Community College Board Rock Valley College -Rockford – Winnebago County Renovate and Expand Classroom Building II – Commissioning Services 1. Faith Group, L.L.C. 2. Affiliated Engineers, Inc. 3. Primera Engineers, Ltd.	Appropriation: \$0 Project Cost: \$35,085,000
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Saul Morse moved, and Pam McDonough seconded a motion to approve the previous A/E selections from PSB 316. Chair Rhodes called for a vote, and the motion was approved unanimously.

Tim Patrick presented the Change Orders for Board Authorized Proceed Orders Report.

Tyler McKay presented the Best Interest of the State Selections/Informational Items. Chair Rhodes and Pam McDonough discussed the top-ranked firm’s location with Tyler McKay.

Tim Patrick gave a construction project update.

Chair Rhodes asked for Public Comment. No Public Comments were presented.

Saul Morse moved and Pam McDonough seconded a motion to move to Executive Session for the

purpose of discussing probable litigation. Chair Rhodes called for a vote, and the motion was approved unanimously.

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

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

Regular session was reconvened at 1:06 p.m.

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

The meeting adjourned at 1:07 p.m.

Executive
Session
Meeting
Minutes

Project Number: 830-030-165

Description: Repair Facade
University of Illinois Chicago
Chicago, Cook County, IL

Client Agency: Illinois Department of Higher Education

Architect/Engineer: Arda Design
332 S. Michigan Ave, Suite 701
Chicago, IL, 60604

Total Project Budget: \$35,992,713.00
Unobligated Funds: \$35,412,113.00
Total Spent to Date: \$ 342,689.60
Percent Complete: 50% - Design

Project Manager: Nia Jones



PROJECT HISTORY: The University of Illinois Chicago is a 60-building facility established in 1920. The Science and Engineering South Building is a 447,958 square foot, 7-story building established in 1968.

The scope of work will include, but is not limited to, repairing and replacing masonry tuckpointing, installing new flashing, replacing steel and masonry lintels, limestone panels and trim, reinforcing various masonry anchorage devices and repairing and replacing glazing and frames at skylights and windows. An evaluation of the building exterior has been completed and the report will be provided. This work will need to be prioritized and phased.

Arda's contract included an additional service fee for the development of additional scope of work for the design development submittal. After the Design Development submittal was issued, the additional scope of work items were removed from the 50% and 100% bid document submittals in order to meet the available funding for the project. After the 100% bid documents were submitted, the client agency requested additional funding, which has been secured, to include the additional scope of work being requested.

PURPOSE OF THIS AGREEMENT MODIFICATION: This modification will provide for basic services fees associated with the additional scope to include repairs at the site plazas and bridges between the east and west buildings, roof replacement, concrete repairs, and window/skylight replacement. In addition to the architectural scope of work required for the roof replacement, associated mechanical, electrical, and plumbing scope will be required related to the rooftop equipment. The addition of concrete repairs to the scope of work will necessitate structural analysis in the development of a concrete repair scope of work. Also, this modification provides additional design testing, construction testing, on-site observation amount, and extends the contract completion date from August 30, 2026, to September 30, 2028.

We are requesting board approval of modification one in the amount of \$1,165,030.00.

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	\$403,600.00	\$0.00	\$403,600.00	\$1,037,930.00	\$1,441,530.00
Additional Services	\$71,800.00	\$0.00	\$71,800.00	\$0.00	\$71,800.00
Contract Administration Fee	\$14,200.00	\$0.00	\$14,200.00	\$31,100.00	\$45,300.00
On-Site Representative Reim	\$56,000.00	\$0.00	\$56,000.00	\$56,000.00	\$112,000.00
Design Testing	\$25,000.00	\$0.00	\$25,000.00	\$25,000.00	\$50,000.00
Construction Testing	\$10,000.00	\$0.00	\$10,000.00	\$15,000.00	\$25,000.00
TOTALS	\$580,600.00	\$0.00	\$580,600.00	\$1,165,030.00	\$1,745,630.00



March 28, 2024 **REV 01-14-2025**

Nia Jones
Project Manager
Capital Development Board
555 W. Monroe St.
Chicago, IL 60661

RE: CDB No. 830-030-165 Repair the Façade at UIC

Dear Nia,

Arda Design is submitting this contract modification proposal for the project noted above. The original scope of work statement identified repairing and replacing masonry, tuckpointing, installing new flashings, replacing steel and masonry lintels, and reinforcing various masonry anchorage devices along with repairs and replacement of glazing/frames at skylights and windows. During our assessment of the building Arda identified additional work beyond the areas and assisted the Using Agency in developing an expanded scope of work and associated construction costs.

Additional work identified includes repairs at the site plazas and bridges between the east and west buildings, roof replacement, concrete repairs, and window/skylight replacement. In addition to the architectural scope of work required for roof replacement associated mechanical, electrical, and plumbing scope of work also need to be addressed. The addition of concrete repairs to the scope of work will necessitate structural analysis in the development of a concrete repair scope of work.

Our contract included an additional service fee for the development of this additional scope of work for the design development submittal. After the Design Development submittal was issued the additional scope of work items were removed from the 50% and 100% Bid Document submittals in order to meet the available funding for the project.

After the 100% bid documents were submitted the Using Agency requested that the overall budget be increased and that these items be added to the project. Their addition to the project will result in an increase to the construction value and will require additional time and effort to investigate, and develop the items removed from the design development submittal for bid documents, bidding, construction, and close out.

Due to the increase in the project scope of work we are also requesting that the on-site representation, design phase testing, and construction phase testing values for the project also be modified at this time.

Upon the approval of additional funding for the project and authorization to proceed from CDB additional time would be required for Arda to develop these items for inclusion in the bid documents.

Due to the time constraints, we are also requesting authorization to proceed with site visits, assessments, and coordination with the Using Agency's building staff before this modification is fully executed.

MODICIATION TO A/E FEE

Based upon the proposed scope of work we anticipate the overall construction value for the project to increase from \$12,059,400 to \$31,339,522. We are requesting our professional service fee be increased as follows:

A/E Basic Service Fee	\$1,037,930
On-Site Representation	\$56,000
Design Phase Material Testing	\$25,000
Construction Phase Material Testing	\$15,000

A breakdown of hours is attached

MODIFICATION TO PROJECT SCHEDULE

We are proposing that this work be combined with the current façade repair project which is currently at 100% Bid Documents. 50% and 100% design submittals with the original and added work will be issued for review and approval by CDB and UIC.

Upon the approval of a contract modification Arda is prepared to begin working on these items. The durations for the revised deliverables for the overall project is as follows

- Notice to Proceed February 14, 2025
- 50% Bid Document Submittal April 18, 2025
- 100% Bid Document Submittal July 18, 2025
- Issue for Bidding September 12, 2025
- Bid Opening October 10, 2025
- Construction Fall 2025 thru September 2027
- Substantial Completion September 2027
- Final Acceptance December 2027
- 9-Month Visit September 2028

We look forward to continuing working with CDB and UIC on this project. If you have any questions, please contact me at 312.567.1000 Ext. 134 or email at ksippel@ardadesign.com.

Respectfully,

Kirk Sippel, AIA
Associate Principal

MODIFICATION

State of Illinois



Professional Services Agreement

Modification Number: **1**
Project Number: **830-030-165**
Date: **January 15, 2025**

Firm Name, Address
Arda Design
332 South Michigan Ave., Suite 701
Chicago, IL 60604

Project Information
Repair Facade
University of Illinois - Chicago, Cook County
Chicago, Cook County, Illinois

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

Agreement Date: **2022-01-27** Contract: **22021910**

Scope/Purpose of this agreement modification: **Increase Basic Services Fee to include repairs at the site plazas and bridges between the east and west buildings, roof replacement, concrete repairs, and window/skylight replacement. In addition to the architectural scope of work required for roof replacement, associated mechanical, electrical, and plumbing scope of work also need to be addressed. The addition of concrete repairs to the scope of work will necessitate structural analysis in the development of a concrete repair scope of work. Also, increase Design Testing, Construction Testing, and On-Site Observation amounts, update Project Schedule Dates, and Extend Contract Completion Date from 08/30/2026 to 09/30/2028, to allow for Completion of Construction, Project Closeout, and Final Payments. The attached Standard Certifications are hereby incorporated into the contract.**

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

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

Subject agreement amended as follows: **Replace Appendix A with Appendix A M-1**

AGREEMENT SUMMARY

Fee Description	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	\$403,600.00	\$0.00	\$403,600.00	\$1,037,930.00	\$1,441,530.00
Additional Services	\$71,800.00	\$0.00	\$71,800.00	\$0.00	\$71,800.00
Contract Administration Fee,	\$14,200.00	\$0.00	\$14,200.00	\$31,100.00	\$45,300.00
On-Site Representative Reim	\$56,000.00	\$0.00	\$56,000.00	\$56,000.00	\$112,000.00
Design Testing	\$25,000.00	\$0.00	\$25,000.00	\$25,000.00	\$50,000.00
Construction Testing	\$10,000.00	\$0.00	\$10,000.00	\$15,000.00	\$25,000.00
TOTALS	\$580,600.00	\$0.00	\$580,600.00	\$1,165,030.00	\$1,745,630.00

Prepared by: [Redacted] **1/15/25**
David Heydenberk Date

By: [Redacted] **1/29/2025**
Using Agency approval Date

AE Firm name: [Redacted]

By: [Redacted] **01/16/25**
AE's Authorizing Representative Date

Reviewed: [Redacted] **1/15/25**
Contract Executive Date

Print AE name, Title: **Edward Torrez, President**

Approved by: [Redacted] **1/30/2025**
Regional Manager Date

By: [Redacted] **2/3/25**
Fiscal Date

Approved by: [Redacted] **1/31/25**
Date

Final CDB authorization _____
Print name/title _____ Date

Project Number: 818-010-096

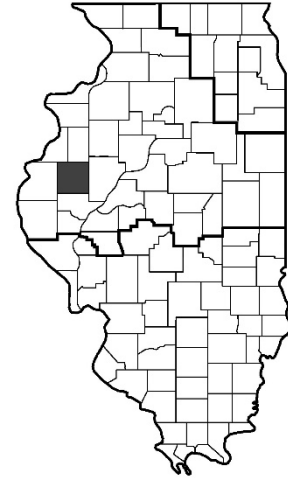
Description: Construct Performing Arts Center
Western Illinois University
Macomb, McDonough County, IL

Client Agency: Illinois Board of Higher Education

Architect/Engineer: Cannon Design
225 N. Michigan Ave, Suite 1100
Chicago, IL, 60601

Total Project Budget: \$119,056,025.61
Unobligated Funds: \$ 4,970,461.06
Total Spent to Date: \$ 58,857,871.31
Percent Complete: 50% - Construction

Project Manager: Heather Oxley



Project History: Western Illinois University is a 110-building campus established in 1899.

The scope of work provides for constructing an approximately 100,000 square foot Performing Arts Center, including an approximately 75,000 square foot convocation center for recitals, lectures, graduation ceremonies and local art and civic functions. The scope of work also provides for constructing a 1,900 square foot performance auditorium, including a stage and full rigging, 300 seat theater, 150 seat black box/studio theater, a loading dock with adjacent stage and ticket, projection, recording and sound booths. The scope of work provides for LEED and building commissioning services for the construction of an approximately 100,000 square foot Performing Arts Center at Macomb.

This project has experienced several schedule delays related to undiscovered conditions, incomplete contract documents, a high volume of design changes, and a significant number of delays related to review of shop drawings. In addition, the original project schedule of 710 calendar days has been determined to be an insufficient amount of time to complete this complex building.

Excessive RFPs related to supplemental information (SI) documents issued by the A/E and RFI management have ensued from incomplete contract documents. Since authorization to proceed was received by the contractor, there have been an additional 1,552 superseded or new drawing sheets issued by the A/E.

The originally specified construction schedule indicated 710 days to obtain substantial completion and 800 days to obtain final acceptance. River City Construction (RCC) indicated in early 2023 their baseline schedule to reach substantial completion would require 950 days, and to reach final acceptance would require 1040 days. Since RCC did not recognize the insufficient 710-day schedule prior to bidding the project, RCC will provide a no cost schedule extension for 233 days and requests compensation for the additional 325 days required to complete the project. The overall construction schedule is being extended by 558 days. Incorporated into this proceed order is the 2026 labor union fee for RCC's subcontractors due to the impacts of these delays.

Description of RFP Change: This proceed order will provide general conditions for 325 of the 558 additional days of construction services. RCC will provide a no cost schedule extension for 233 of the 558 additional days of construction services. This proceed order incorporates the 2026 labor union fees.

Requested Action: We are requesting approval of proceed order G-90 in the amount of \$3,028,130.00 to extend the contractor's general conditions by 558 days and to incorporate the 2026 labor union fees.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
River City Construction	General	\$3,028,130.00	\$103,603,000.00	2.9%
Total All Proceed Orders	General	\$3,028,130.00	\$103,603,000.00	2.9%

Mrs. Heather Oxley
 401 S. Spring Street – 3rd Floor
 Springfield, IL 62706

December 11, 2024

Re: 818-010-096 – WIU Center for Performing Arts

Dear Heather,

Responding to your 12/8/24 email requesting a breakdown by task for the General Conditions component of our overall request, which is represented by item #3 in the table below from our 10/30/24 meeting.

	Remedy	Time (calendar days)	ROM Cost (est \$)	Notes
1	Baseline Schedule	233	\$0	Ref CDB email 9/29/23
3	Current Schedule	325	\$1,428,130*	See enclosures
4	Labor Escalation	0	\$1,600,000	See enclosures
5	RFP process	0	\$0	See enclosures

First, please note that the General Conditions proposal amount has been reduced from \$1,720,000 to \$1,428,130 as a result of more detailed analysis of actual costs on the project to date. A more detailed summary of the costs than previously provided is included in encl (1), and back-up documents to support all our calculations are included in encl (2).

Second, we have attempted to breakdown the General Conditions total (\$1,428,130) by the 6 tasks listed in your 12/8/24 email below, but offer the following explanations to provide some clarity (if possible) and context to our discussions and CDB’s internal deliberations.

1. The no cost schedule extension to reflect the difference between the specified schedule duration (710/800 days) and our baseline schedule (950/1040 days) is intended to remedy what we consider to be erroneous information (710 days) in the contract documents. We did not recognize the error prior to bid. We did recognize the error early in the project as we began to assemble our baseline schedule. We communicated our concerns to CDB upon discovery and in several emails and letters leading up to submission of the Baseline Schedule on 2/16/23. Because we did not alert the CDB to our concerns about the specified 710 duration prior to bid, we have not included any costs in this component of our proposal. Please note that when the Baseline Schedule was prepared (early 2023) we were not yet aware of the incomplete condition of the contract documents, or of the volume and frequency of design changes (RFP/SI) to follow.
2. As the project progressed in 2023 and 2024, the incomplete nature of the contract documents and the excessive submittal and delegated design requirements began to have

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an impact on the progress of the work in the field. These impacts are felt in several ways which are not easy to quantify or document, but can be summarized as follows:

- a. RFP/SI management: When RFP/SI are issued, they take time review, understand, slip-sheet, distribute, price, assemble, submit, negotiate and finally process. There is often a great deal of back and forth communication with subs and vendors before an RFP proposal is ready to be submitted, and then again once the proposal is reviewed by the A/E and CDB. Subcontractors aren't staffed to devote so much time to RFP/SI management, so the process quickly overwhelms their ability to keep up, and interferes with their ability to keep submittals on schedule.
 - b. Submittal management: When contract documents are incomplete and/or ambiguous, combined with unusual/excessive submittal requirements, subcontractors and material vendors have difficulty completing their submittals. Multiple iterations of a submittal further overwhelm contractor staff and lead to delays in releasing material which lead to delays in starting installation of that material.
 - c. When contract documents are incomplete and/or ambiguous, contractors are forced to rely on the RFI process to obtain the necessary clarity. This process takes time and consumes labor resources.
 - d. These specific RFP/SI/Submittal management issues are an example of an A/E attempting to shift design completion responsibility to the contractor.
 - e. Please note that we acknowledge that not all delays are attributable to incomplete and/or ambiguous contract documents. This request does not include any costs associated with the baseline schedule extension (item #1 above). 233 days.
3. The requested proceed or change order for General Conditions costs associated with schedule delays beyond the baseline schedule include the real costs associated with managing/ maintaining the project and the site for the 325 calendar day duration. This number is out of total 558 days. 233days of 558 are included as a no cost extension to Project as above. **Original Schedule:** Substantial Completion, August 11, 2024. Final Acceptance Novembre 9, 2024. **Extended Schedule:** Substantial Completion, February 20, 2026. Final Acceptance May 20, 2026.

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Please see further breakdown of River City Construction’s anticipated costs, and Contract Document revisions.

Task	Value	Notes
Estimated Fee of Admin Costs	\$882,050.00	Field Staff, Facilities & Utilities, Other General Conditions plus 25% of PM Staff
Estimated OH&P	\$80,838.00	
Estimated Fee for work on upcoming RFPs	\$127,889.00	25% of PM Staff
Estimated fee for Submittals	\$127,889.00	25% of PM Staff
Estimated Fee for re-submittals and delegated design elements	\$127,889.00	25% of PM Staff
Estimated Fee for other items	\$81,575.00	Builders Risk Insurance
Total	\$1,428,130.00	

Contract Documents & Revisions

Authorization to Proceed for the construction contract was issued on Sept 1, 2022. In the 23 months since that date, the design team has issued 70 Requests for Proposal and 36 Supplemental Instructions. This amounts to about 4.6 design revisions per month (about 1 per week). These design revisions have included 1,552 superseded or new drawing sheets, increasing the plan set from 818 sheets to 2,370 sheets (see table below).

	# of sheets (IFC set, 8/30/22)	# of sheets (thru RFP G-070, 8/2/24)
Plans – Volume 1	241	875
Plans – Volume 2	158	514
Plans – Volume 3	158	392
Plans – Volume 4	185	513
Plans – Volume 5	76	76
Total	818	2,370

Please call with any questions.

Sincerely,

Andrew M. Cook, P.E.
Executive Vice President of Operations

Builders...Concept to Completion.

Cc:

Schedule Revisions, RCC and Subcontractor Labor Breakdowns:

Initial Contract Schedule

Substantial Completion 8/11/2024
 Final Completion 11/9/2024

Ref: CDB Authorization to Proceed, 9/1/22

RCC 1st Baseline Schedule Delivered 2.16.23

Substantial Completion 4/1/2025
 Final Completion 6/25/2025

Ref: RCC Baseline Schedule, 2/16/23
 CDB email, 9/29/23

Delta (calendar days) 233

RCC Current Schedule 2.16.23:

RCC Baseline Schedule

Substantial Completion 4/1/2025
 Final Completion 6/25/2025

Ref: RCC Baseline Schedule, 2/16/23

Extended Schedule 10.11.24

Substantial Completion 2/20/2026
 Final Completion 5/20/2026

Ref: RCC Baselin Schedule, 10/11/24

Delta (calendar days): 325

GC Estimate for time extension 325 days:

	<u>Est Cost (Monthly)</u>
Executive Staff	\$ 10,000.00
Project Management Staff	\$ 45,000.00
Field Supervisory Staff	\$ 34,000.00
Safety Staff	\$ 13,500.00
Admin Staff	\$ 2,500.00
Travel/Per Diem	\$ 8,500.00
Site Facilities & Utilities	
Trailers	\$ 3,000.00
Storage	\$ 1,500.00
Utilities (power)	\$ 2,250.00
Utilities (water)	\$ 300.00
Utilities (Internet)	\$ 225.00
Dumpsters	\$ 3,000.00
Portable Toilets	\$ 1,800.00
Site Maint / Snow Removal	\$ 3,200.00

Other General Conditions			
General Clean	\$	8,500.00	
Safety Equip	\$	2,500.00	
Drinking Water	\$	300.00	
Documents	\$	250.00	
Furniture & Supplies	\$	250.00	
Bonds, Insurance, Permits & Fees			
Builders Risk Ins	\$	7,000.00	
Subtotal	\$	147,575.00	
OH & P	\$	8,854.50	
Total	\$	156,429.50	\$ 1,720,724.50 (11 months)
			\$1,720,000 (rounded)
			\$1,428,130 (revised request)

Please note that the General Conditions proposal amount has been reduced from \$1,720,000 to \$1,428,130 as a result of more detailed analysis of actual costs on the project to date.

Subcontractor Labor Escalation

<u>Company</u>	<u>Trade</u>	<u>Estimated</u>				<u>Estimated</u>
		<u>Remaining Hours</u>	<u>2025 Rate</u>	<u>2026 Rate</u>	<u>Delta</u>	<u>Labor Escalation</u>
River City Construction	Carpenter	9699	\$ 80.49	\$ 83.81	\$ 3.32	\$ 32,199.22
Montefusco	Sheet Metal	80265	\$ 85.74	\$ 89.74	\$ 4.00	\$ 321,058.83
CMI	Pipe Fitter	26821	\$ 87.78	\$ 91.78	\$ 4.00	\$ 107,284.21
Kadilex	Ironworker	1751	\$ 82.04	\$ 86.04	\$ 4.00	\$ 7,004.44
Tabitha	Tile Setter	4995	\$ 82.75	\$ 86.75	\$ 4.00	\$ 19,979.99
ALL Masonry	Mason	87393	\$ 75.66	\$ 79.66	\$ 4.00	\$ 349,572.12
97 Grain & Trucking	Operator	578	\$ 97.67	\$ 101.67	\$ 4.00	\$ 2,312.87
LynchCo	Carpenter	13306	\$ 80.56	\$ 83.88	\$ 3.32	\$ 44,176.42
Thornton Rave	Operator	5447	\$ 97.67	\$ 101.67	\$ 4.00	\$ 21,787.65
Connie Commercial Cleaning	Laborer	1238	\$ 73.48	\$ 76.48	\$ 3.00	\$ 3,715.30
GIVSCO	Painter	8804	\$ 82.75	\$ 86.75	\$ 4.00	\$ 35,215.64
Oberlander Electric	Electrician	37498	\$ 75.75	\$ 79.75	\$ 4.00	\$ 149,990.55
JP Burns Excavating	Laborer	3320	\$ 72.04	\$ 75.02	\$ 2.98	\$ 9,892.57
Tobin Brothers	Plumber	7769	\$ 76.76	\$ 80.76	\$ 4.00	\$ 31,077.96
The PIPCO Companies	Sprinklerfitter	8148	\$ 87.78	\$ 91.78	\$ 4.00	\$ 32,593.30
Allied Construction	Carpenter	42650	\$ 87.88	\$ 91.88	\$ 4.00	\$ 170,601.95
Sterling Commercial Roofing	Roofer	15630	\$ 82.75	\$ 86.75	\$ 4.00	\$ 62,519.28
TK Elevator Corp	Elevator Const	1567	\$ 100.00	\$ 104.00	\$ 4.00	\$ 6,266.40
East Moline Glass	Glazier	14034	\$ 96.48	\$ 100.48	\$ 4.00	\$ 56,137.50
Wenger Corp	Carpenter	10948	\$ 106.60	\$ 110.60	\$ 4.00	\$ 43,791.37
Gala Systems	Carpenter	1447	\$ 82.75	\$ 86.75	\$ 4.00	\$ 5,786.10
Series Seating	Carpenter	1184	\$ 82.75	\$ 86.75	\$ 4.00	\$ 4,737.16
Missouri Floor Co	Carpenter	2861	\$ 82.75	\$ 86.75	\$ 4.00	\$ 11,443.63
Rice Equipment Co	Carpenter	48	\$ 82.75	\$ 86.75	\$ 4.00	\$ 192.19
Nationserve of Peoria	Carpenter	190	\$ 82.75	\$ 86.75	\$ 4.00	\$ 758.83
Safway Atlantic	Carpenter	1715	\$ 82.75	\$ 86.75	\$ 4.00	\$ 6,859.61
F&W Lawncare	Laborer	609	\$ 82.75	\$ 86.75	\$ 4.00	\$ 2,437.27
Gunther Construction	Operator	970	\$ 82.75	\$ 86.75	\$ 4.00	\$ 3,878.04
Sign Solutions	Carpenter	503	\$ 82.75	\$ 86.75	\$ 4.00	\$ 2,010.45
Davis Blinds	Carpenter	131	\$ 76.61	\$ 80.61	\$ 4.00	\$ 522.50
Hein Construction	Operator	2716	\$ 97.67	\$ 101.67	\$ 4.00	\$ 10,865.79
A&H Steel	Ironworker	11326	\$ 82.04	\$ 86.04	\$ 4.00	\$ 45,302.05
						\$ 1,601,971.19
					(rounded)	\$ \$1,600,000.00

PO No.:G090

Date: 01.07.25

Associated RFP No. G090

Contractor: (River City Construction
101 Hoffer Lane
East Peoria, IL 61611
(309) 694-3120 Andy Cook

CDB Project No.: 818-010-096
Project Name and Location:
Western Illinois University Center for Performing
Arts, Macomb, IL

Contract No.: 23041741 Contract Work: General

2. Request for Change by: River City Construction

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

River City Construction Requests Fees for Additional Services due to Construction Schedule day: Contracted Construction 800 Construction days to Final Acceptance will be extended to 1040 days to Final Acceptance.

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

River City Construction (RCC) is asking for 233 days extension at no cost to the project. They are asking for 325 days of compensation in real cost Total \$1,428,130.00. RCC is also asking for labor wage increase compensation for subcontractors Total \$1,600,000.00.


CDB agrees with this request. See attachments documenting request and response.

Total Value Of This Order Not To Exceed:

\$3,028,130.00

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

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

<u>Initial</u>		<u>01/07/25</u>	
	Contractor Representative	Date	
<u>Max</u> (Up to \$14,999)		<u>01.07.26</u>	<u>207</u>
	Project Manager	Date	Probable Classification
<u> </u> (Up to \$49,999)		<u>1/8/25</u>	
	Regional Manager	Date	
<u> </u> (Up to \$74,999)		<u>1-8-2025</u>	
	Construction Administrator	Date	
<u> </u> (Up to \$99,999)		<u>01/10/2025</u>	
	Deputy Director - Construction	Date	
<u> </u> (Up to \$199,999)		<u> </u>	
	Executive Director	Date	

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

Project Number: 250-000-020

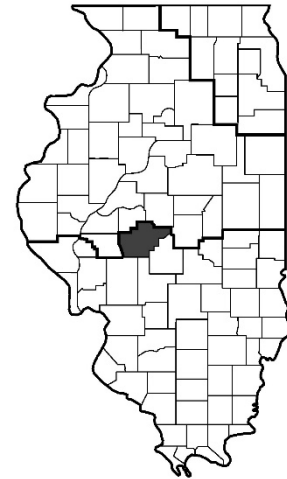
Description: Central Computing Facility
2900 Dotmar Drive
Springfield, Sangamon County, IL

Client Agency: Illinois Department of Central Management
Services

Architect/Engineer: EXP US Services, Inc.
205 N. Michigan Ave, Suite 3600
Chicago, IL, 60601

Total Project Budget: \$145,000,000.00
Unobligated Funds: \$137,052,040.00
Total Spent to Date: \$ 2,860,061.72
Percent Complete: 30% - Design

Project Manager: Crystal Kitchen



PROJECT HISTORY: EXP US Services was selected as the bridging firm for this project. They reviewed and identified the requirements for a Tier III New Central Computer Facility to be located in Springfield, IL. EXP evaluated site selections to aid in the purchase of the property, evaluated the existing building, prepared a program statement and scope development package followed by bridging documents to be delivered through the Design Build delivery method.

While the Illinois Department of Central Management Services is the client agency for this project, the Illinois Department of Innovation and Technology (DoIT) will occupy this facility upon completion. DoIT personnel involved in the programming and schematic design required very specific facility requirements throughout the bridging design phase of the project. CDB's experience has shown that the more specific the bridging documents are, there is a potential for higher construction costs and less design flexibility from the design-build team. In March of 2023, CDB determined that it was in the best interest of the client and the project to change the delivery method to Design Bid Build.

At this time, the project was determined to be over budget and was placed on hold until such time additional funding could be allocated for fixed functioning and equipment (FF&E). In late 2024, an additional \$65 million dollars was allocated to supplement the project. The project team is currently moving forward with the design of the 95,000 square foot, two story building.

PURPOSE OF THIS AGREEMENT MODIFICATION: This modification provides for converting the current bridging documents to design, bid, build construction documents to establish a full-service Professional Services Agreement. Design services will include a 50% design, 100% design, bid documents release, bidding, LEED requirements, substantial completion, and final closeout. This modification is also changing the contract end date from September 15, 2026, to July 3, 2029.

We are requesting board approval of modification 3 in the amount of \$3,768,320.00.

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	\$0.00	\$885,000.00	\$885,000.00	\$3,710,000.00	\$4,595,000.00
Additional Services	\$146,500.00	\$145,580.00	\$295,080.00	- \$66,080.00	\$229,000.00
Contract Administrative Fee	\$ 4,300.00	\$30,900.00	\$35,200.00	\$109,400.00	\$144,600.00
On-Site Representative Reim.	\$0.00	\$283,920.00	\$283,920.00	\$0.00	\$283,920.00
Print Bid Documents in excess	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00
Geotechnical Investigation	\$0.00	\$92,800	\$92,800.00	\$0.00	\$92,800.00
LEED Registration Fee	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00
Rendering	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00
Site Survey	\$0.00	\$24,100.00	\$24,100.00	\$0.00	\$24,100.00
TOTALS	\$150,800.00	\$1,475,300.00	\$1,626,100.00	\$3,768,320.00	\$5,394,420.00



MEMORANDUM

TO: Tim Patrick, Construction Administrator

FROM: Crystal Kitchen, Region 3 Project Manager

DATE: January 16, 2025

RE: CDB Project Number 250-000-020 New Central Computing Facility A/E Modification # 3 for Exp U.S. Services, Inc.

The scope of work provides for construction of a new, Tier III Central Computing Facility that will be located in Springfield. The scope also provides for evaluating the existing building and consideration to the application of renewable energy resources and LEED silver.

The original scope included preparing program statements, scope development package followed by bridging documents for the new facility utilizing Design Build. The project completed the bridging documents in late 2022 and in March of 2023 the CDB along with the Chief Procurement office approved converting the project delivery method from Design Build to Design Bid Build utilizing the current bridging documents. This conversion would allow us to further progress with design as completed to date and aid in a competitive bidding field. The project was overbudget and has been on hold waiting for additional funding. CDB has confirmed the funding available and appropriated in the total amount of \$145,000,000. This allows us to further design and begin construction of the New Central Computing Facility for the Department of Central Management services, which will be occupied and utilized by the Department of Innovation and Technology.

At this time, we request your consideration to present to the board a modification # 3 to EXP's contract. The modification will remove unused bridging firm services and compensate EXP for all further design services and construction services including all LEED requirements.

MODIFICATION

State of Illinois



Professional Services Agreement

Modification Number: **3**
 Project Number: **250-000-020**
 Date: **January 9, 2025**

Firm Name, Address
 Exp U.S. Services Inc.
 205 N Mich. Ave., #3600
 Chicago, IL 60601

Project Information
 Construct Central Computing Facility
 Statewide Program
 Statewide, Statewide County, Illinois

This Modification Increases the Full Service Agreement by 232%

Agreement Date: 2021-01-22 Contract: 21010910

Scope/Purpose of this agreement modification: The scope of this modification provides for converting the current Bridging Documents to design and construction documents and for bidding and construction administration services for the Construction of a Central Computing Facility in Springfield. This modification increases the Professional Liability insurance from \$100,000 to \$5,000,000 and establishes contractual milestone dates for the 50% design, 100% design, bid document release, bidding, substantial completion, and final closeout.

This modification changes the contract end date from 9/15/2026 to 7/3/2029. The State of Illinois Chief Procurement Office Capital Development Board Standard Illinois Certifications V.23.2 are hereby incorporated into the contract.

The signature authority levels for modifications referenced in the SDCs 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.

Subject agreement amended as follows: Replaces Scope of Services with Scope of Services M-3; Replaces Appendix A - M2 with Appendix A - M3; Replaces A-1 M-2 Appendix A Clarifications with A-1 M-3 Appendix A Clarifications; Replaces Appendix B M-2 with Appendix B M-3 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	\$0.00	\$885,000.00	\$885,000.00	\$3,710,000.00	\$4,595,000.00
Additional Services	\$146,500.00	\$148,580.00	\$295,080.00	-\$66,080.00	\$229,000.00
Contract Administration Fee,	\$4,300.00	\$30,900.00	\$35,200.00	\$109,400.00	\$144,600.00
On-Site Representative Reim	\$0.00	\$283,920.00	\$283,920.00	\$0.00	\$283,920.00
Print Bid Documents in excess	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00
Geotechnical Investigation	\$0.00	\$92,800.00	\$92,800.00	\$0.00	\$92,800.00
LEED Registration Fee	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00
Rendering	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00
Site Survey	\$0.00	\$24,100.00	\$24,100.00	\$0.00	\$24,100.00
TOTALS	\$150,800.00	\$1,475,300.00	\$1,626,100.00	\$3,768,320.00	\$5,394,420.00

Prepared by: [REDACTED] 1/9/2025
Date

By: N/A
Using Agency approval Date

AE Firm name: Exp U.S. Services Inc.

By: [REDACTED] 01/13/2025
Date
AE's Authorizing Representative

Reviewed: [REDACTED] 1/13/2025
Date
Contract Executive

Print AE name, Title: Timothy D. Neumann, Executive Vice President

Approved by: [REDACTED] 01-16-2025
Date

By: [REDACTED] 1/24/2025
Date
Fiscal

Approved by: [REDACTED] 1/28/25
Date
Legal
Amy Romano

Final CDB authorization Date
 Print name/title _____

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

Project Number	Firm/Job Description	Estimated Total Project Cost
040-010-134	Replace Fire Alarm System Department of Veterans' Affairs Illinois Veterans' Home at Quincy - Adams County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Introba Inc. Michael K. Swim, Consulting Engineer, Inc. Webb Engineering Services Inc.	\$7,321,400
040-010-135	Upgrade Elevators Department of Veterans' Affairs Illinois Veterans' Home at Quincy - Adams County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> JP Architects, Ltd. Poepping, Stone, Bach & Associates, Inc. Senga Architects Inc	\$1,932,000
040-020-079	Upgrade Paving, Site Lighting and Storm Drainage Department of Veterans' Affairs Illinois Veterans' Home at Manteno - Kankakee County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Primera Engineers, Ltd. Rubinos & Mesia Engineers, Inc. V3 Companies, Ltd.	\$13,284,900
040-060-024	Construct Storage Bldg, Resurface Parking Lot/ Sidewalks, Replace Kitchen Floor Department of Veterans' Affairs Illinois Veterans' Home at Anna, Union County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Hafer PSC (P.C.) Hurst-Rosche, Inc. White & Borgognoni Architects, P.C.	\$3,537,600

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

Project Number	Firm/Job Description	Estimated Total Project Cost
040-080-002	Enclose Residential Balconies and Kitchenettes Department of Veterans' Affairs Illinois Veterans' Home at Chicago, Cook County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Mode Architects, P.C. Nottingham Studios, P.C. Senga Architects Inc	\$1,528,600
120-290-008	Upgrade Shower Rooms Department of Corrections Decatur Correctional Center - Macon County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Carile Architects LLC EDM Incorporated Yu & Associates Collaborative, PLLC	\$2,303,000
120-290-009	Replace Cooling Towers and Controls Department of Corrections Decatur Correctional Center - Macon County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> G.H.R. Engineers & Associates, Inc. Michael K. Swim, Consulting Engineer, Inc. Webb Engineering Services Inc.	\$699,500
125-110-021	Decentralize Buildings - New Academic, Wilson/Teen Center & Administration Department of Juvenile Justice Illinois Youth Center - St. Charles <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> A. Epstein and Sons International, Inc. B + A Engineers, Ltd. dba CCJM Engineers, Ltd. Clark Dietz, Inc.	\$6,528,100

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

Project Number	Firm/Job Description	Estimated Total Project Cost
125-195-005	Install Fire Protection System Department of Juvenile Justice Illinois Youth Center - Pere Marquette, Jersey County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> WRF Engineers LLC	\$1,500,000
321-135-082	Replace Roofing Systems and Tuckpoint Facilitywide Department of Human Services Murray Developmental Center - Centralia, Clinton County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Farnsworth Group, Inc. Hurst-Rosche, Inc. White & Borgognoni Architects, P.C.	\$21,010,400
546-115-040	Renovate Interior Department of Military Affairs East St. Louis Readiness Center, St. Clair County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> BHDG Architects, Inc. Evan Lloyd Associates, Inc. Hurst-Rosche, Inc.	\$2,500,000
546-205-022	Replace HVAC System Department of Military Affairs Mattoon Readiness Center - Coles County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Blank, Wesselink, Cook & Associates, Inc. Clark Dietz, Inc. Prairie Engineers, P.C.	\$3,100,000

A/E SELECTION COMMITTEE RECOMMENDATIONS
2/11/2025



CDB PROJECT NO: 040-010-134
PROJECT DESCRIPTION: Replace Fire Alarm System
PROJECT LOCATION: Department of Veterans' Affairs
Illinois Veterans' Home at Quincy - Adams County
APPROPRIATION AMOUNT: \$7,321,400
ESTIMATED TOTAL PROJECT COST: \$7,321,400

PROJECT SCOPE OF WORK:

The Illinois Veterans' Home at Quincy is a 59-building facility established in 1855.

The scope of work provides for replacing the entire fire alarm system and adding new fiber optic interconnect cabling throughout the facility. The A/E will need to perform a code analysis for each building on site and incorporate the results from that analysis into the new system design with consideration given to the using agency's operational needs. The recently constructed Long Term Care and Domiciliary buildings have new addressable EVACS fire alarm systems so the work of this project will need to incorporate those buildings and use equipment compatible with the existing systems. A computer-based graphical command center should be included at the security building to aid with maintenance and operation of the campus fire alarm system.

Hazardous materials may be encountered.

The A/E is required to coordinate all telecommunications and networking requirements with the Department of Innovation and Technology (DoIT) during design and construction.

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

This project may be eligible for federal grant reimbursement. The A/E will need to assist with any requirements related to the USDVA State Home Construction Grant Program.

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 317

A/E SELECTION COMMITTEE RECOMMENDATIONS
2/11/2025



CDB PROJECT NO: 040-010-135
PROJECT DESCRIPTION: Upgrade Elevators
PROJECT LOCATION: Department of Veterans' Affairs
Illinois Veterans' Home at Quincy - Adams County
APPROPRIATION AMOUNT: \$1,932,000
ESTIMATED TOTAL PROJECT COST: \$1,932,000

PROJECT SCOPE OF WORK:

The Illinois Veterans' Home at Quincy is a 59-building facility established in 1855.

The scope of work provides for the modernization of elevators and their associated hoistways, machine rooms, and equipment at the Illinois Veterans' Home at Quincy campus.

Hazardous materials may be encountered.

The A/E is required to coordinate all telecommunications and networking requirements with the Department of Innovation & Technology (DoIT) during design and construction.

This project may be eligible for federal grant reimbursement. The A/E will need to assist with any requirements related to the USDVA State Home Construction Grant Program.

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 2 percent is applicable to the A/E team.

PROFESSIONAL SERVICES BULLETIN VOLUME: 317

A/E SELECTION COMMITTEE RECOMMENDATIONS
2/11/2025



CDB PROJECT NO: 040-020-079

PROJECT DESCRIPTION: Upgrade Paving, Site Lighting and Storm Drainage

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

APPROPRIATION AMOUNT: \$13,284,900

ESTIMATED TOTAL PROJECT COST: \$13,284,900

PROJECT SCOPE OF WORK:

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

The scope of work provides for resurfacing asphalt drives and parking lots, with some full depth patching and complete pavement replacement in some areas, parking lot restriping for regular and accessible parking spaces, replacing concrete curb and gutter and sidewalks, installing new storm sewer, and replacing site lighting. Also included, is replacement of failing clay pipe and concrete pipe storm sewers, and appurtenances throughout the campus and installing new sump pumps in the basements of six buildings.

This project may be eligible for federal grant reimbursement. The A/E will need to assist with any requirements related to the USDVA State Home Construction Grant Program.

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

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

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 317

A/E SELECTION COMMITTEE RECOMMENDATIONS

2/11/2025



CDB PROJECT NO: 040-060-024

PROJECT DESCRIPTION: Construct Storage Bldg, Resurface Parking Lot/Sidewalks, Replace Kitchen Floor

PROJECT LOCATION: Department of Veterans' Affairs
Illinois Veterans' Home at Anna, Union County

APPROPRIATION AMOUNT: \$3,537,600

ESTIMATED TOTAL PROJECT COST: \$3,537,600

PROJECT SCOPE OF WORK:

The Illinois Veterans' Home at Anna (W0800) is a one-building facility, established in 1991.

The scope of work provides for constructing a new storage building, replacing the floor tile and broken wall tile in the kitchen; repairing and replacing asphalt pavement and concrete sidewalks; replacing failing asphalt curb with effective storm drainage and erosion control; replacing the visitor parking lot at new grades to provide the accessible spaces, smooth surface and flat slopes required by Illinois Accessibility Code and replacing non-compliant ramps to accessible parking. Work is also included to construct new PCC sidewalks and ramps to provide an accessible route to the pond area, replace chain link fence, replace treated wood benches and fences with more durable materials, and evaluate street drainage and coordinate with the City to correct problems.

This project may be eligible for federal grant reimbursement. The A/E will need to assist with any requirements related to the USDVA State Home Construction Grant Program.

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

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 317

A/E SELECTION COMMITTEE RECOMMENDATIONS

2/11/2025



CDB PROJECT NO: 040-080-002

PROJECT DESCRIPTION: Enclose Residential Balconies and Kitchenettes

PROJECT LOCATION: Department of Veterans' Affairs
Illinois Veterans' Home at Chicago, Cook County

APPROPRIATION AMOUNT: \$1,528,600

ESTIMATED TOTAL PROJECT COST: \$1,528,600

PROJECT SCOPE OF WORK:

The Illinois Veteran's Home - Chicago (W0900) is a 185,525 square-foot, 5-story building established in 2015.

The scope of work provides for enclosing the residential balconies and enclosing the residential kitchenettes, while still allowing for views of the neighborhood from the balconies for the residents and visual observation/control of residents by staff while preparing meals, etc. There are 16 residential common area balconies, 12 residential balconies, and 2 elevated patio spaces.

This project may be eligible for federal grant reimbursement. The A/E will need to assist with any requirements related to the USDVA State Home Construction Grant Program.

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

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

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 317

A/E SELECTION COMMITTEE RECOMMENDATIONS
2/11/2025



CDB PROJECT NO: 120-290-008
PROJECT DESCRIPTION: Upgrade Shower Rooms
PROJECT LOCATION: Department of Corrections
Decatur Correctional Center - Macon County
APPROPRIATION AMOUNT: \$2,303,000
ESTIMATED TOTAL PROJECT COST: \$2,303,000

PROJECT SCOPE OF WORK:

The Housing Units A through H (BY001 - BY008) are all 13,100 square foot, 1-story buildings established in 1967.

The scope of work provides for removing existing walls, shower valves, shower heads, necessary piping, floor finishes, exhaust fans and light fixtures in 16 shower rooms (8 housing units). Provide new walls, shower valves, shower heads, associated piping, floor and wall finishes, exhaust fans and light fixtures. Existing suspended gypsum board ceilings will require patching and painting.

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

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

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 317

A/E SELECTION COMMITTEE RECOMMENDATIONS
2/11/2025



CDB PROJECT NO: 120-290-009

PROJECT DESCRIPTION: Replace Cooling Towers and Controls

PROJECT LOCATION: Department of Corrections
Decatur Correctional Center - Macon County

APPROPRIATION AMOUNT: \$699,500

ESTIMATED TOTAL PROJECT COST: \$699,500

PROJECT SCOPE OF WORK:

The North West Building (BY013) is an 11,200 square foot, 1-story building established in 1967.

The scope of work provides for removing and replacing the cooling tower serving the Decatur Correctional Center. The work shall also include any electrical and control modifications/upgrades as necessary. That A/E shall properly size the new cooling tower based on the existing conditions as this facility as it was not a correctional center when the cooling tower was originally designed and installed.

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.

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

2/11/2025



CDB PROJECT NO: 125-110-021

PROJECT DESCRIPTION: Decentralize Buildings - New Academic, Wilson/Teen Center & Administration

PROJECT LOCATION: Department of Juvenile Justice
Illinois Youth Center - St. Charles

APPROPRIATION AMOUNT: \$6,528,100

ESTIMATED TOTAL PROJECT COST: \$6,528,100

PROJECT SCOPE OF WORK:

The Illinois Youth Center - St. Charles is a 74-building facility established in 1904. The New Academic Building (C2106) is a 63,436 square foot, 2-story building established in 1967. The Wilson/Teen Center (C2165) is a 12,900 square foot, 4-story building established in 1907. The Administration Building (C2185) is a 7,000 square foot, 1-story building established in 1996. The Power House (C2170) is a 12,473 square foot, 1-story building established in 1915.

The scope of work provides for removing the Academic, Teen Center, and Administration buildings from the campus centralized steam and domestic hot water supply by installing new boilers, water heaters, pumps, controls, gas service, associated electrical, and any other related, supporting or incidental work in each of the three buildings. The work will also provide for the removal and replacement of the Power House boiler with new efficient boilers. The work will provide for removal and replacement of the air handling unit and temperature controls in the Administration Building.

Asbestos, or other hazardous materials, may be encountered.

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

The A/E is required to coordinate all telecommunications and networking requirements with the Department of Innovation and Technology (DoIT) during design and construction.

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

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

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

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

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A/E SELECTION COMMITTEE RECOMMENDATIONS
2/11/2025



CDB PROJECT NO: 125-195-005
PROJECT DESCRIPTION: Install Fire Protection System
PROJECT LOCATION: Department of Juvenile Justice
Illinois Youth Center - Pere Marquette, Jersey County
APPROPRIATION AMOUNT: \$1,500,000
ESTIMATED TOTAL PROJECT COST: «Field61»

PROJECT SCOPE OF WORK:

The Dormitory & Recreation Building (C2001) is a 10,804 square foot, 2-story building constructed in 1931.

The scope of work provides for installing a new automatic fire sprinkler system in the Dormitory & Recreation Building (C2001) to meet code requirements for a restricted free movement detention and correctional occupancy. The new sprinkler system may require a fire pump and removal and replacement of architectural finishes.

Hazardous materials may be encountered.

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

The A/E is required to coordinate all telecommunications and networking requirements with The Illinois Department of Innovation and Technology (DoIT) for fire alarm integration and monitoring requirements if required by Code.

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

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

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A/E SELECTION COMMITTEE RECOMMENDATIONS

2/11/2025



CDB PROJECT NO: 321-135-082
PROJECT DESCRIPTION: Replace Roofing Systems and Tuckpoint Facilitywide
PROJECT LOCATION: Department of Human Services
Murray Developmental Center - Centralia, Clinton County
APPROPRIATION AMOUNT: \$21,010,400
ESTIMATED TOTAL PROJECT COST: \$21,010,400

PROJECT SCOPE OF WORK:

The Murray Developmental Center is a 21-building facility established in 1940.

The scope of work provides for removing and replacing approximately 325,000 square feet of roofing and attendant accessories. It also provides for tuckpointing, approximately 21,000 square feet of brickwork.

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

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

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A/E SELECTION COMMITTEE RECOMMENDATIONS
2/11/2025



CDB PROJECT NO: 546-115-040
PROJECT DESCRIPTION: Renovate Interior
PROJECT LOCATION: Department of Military Affairs
East St. Louis Readiness Center, St. Clair County
APPROPRIATION AMOUNT: \$2,500,000
ESTIMATED TOTAL PROJECT COST: \$2,500,000

PROJECT SCOPE OF WORK:

The East St. Louis Readiness Center (H1000) is a 45,539 square foot, 1-story building constructed in 1952.

The scope of work includes, but is not limited to, flooring replacement throughout the building, including associated asbestos abatement as needed. The work also provides for select window and door replacement, painting, and relocation of locker room doors.

Hazardous materials may be encountered.

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

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

The Professional Services Agreement shall be executed no later than May 2025 and the project must be designed and bid to allow for a construction notice of award no later than May 2026.

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 317

A/E SELECTION COMMITTEE RECOMMENDATIONS
2/11/2025



CDB PROJECT NO: 546-205-022

PROJECT DESCRIPTION: Replace HVAC System

PROJECT LOCATION: Department of Military Affairs
Mattoon Readiness Center - Coles County

APPROPRIATION AMOUNT: \$3,100,000

ESTIMATED TOTAL PROJECT COST: \$3,100,000

PROJECT SCOPE OF WORK:

The Mattoon Readiness Center (H2200) is a 34,483 square foot, 1-story building constructed in 1956.

The scope of work includes, but is not limited to, various upgrades to the heating, cooling, ventilation, exhaust, and temperature control systems, including consideration of a VRF system, as well as any related or supporting general, electrical, or other work. High-volume low-speed paddle fans will also be installed in the Assembly Hall to assist with air circulation. A new stand-alone building automation system will be provided. The work will also include, but not limited to, replacement of ceiling tiles, relocation of lights and updating interior finishes as needed.

Hazardous materials may be encountered.

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

The A/E is required to coordinate all telecommunications and networking requirements with the Department of Innovation & Technology (DoIT) during design and construction.

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.

NOTE: This announcement is for the completion of a partial program analysis with the option reserved to execute a contract modification(s) for full design services pending project approval and funding.

The Professional Services Agreement shall be executed by May 2025 and the project must be designed and bid to allow for a construction notice of award by May 2026.

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

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

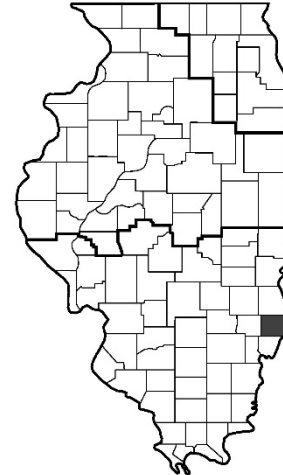
PROFESSIONAL SERVICES BULLETIN VOLUME: 317

CDB Project No. 120-295-017

Upgrade Bar Screen System
Lawrence Correctional Center
Sumner, Lawrence County, IL

Subject: Single Bid Award

CDB Project Manager: Michael McGuire



Project History:

The scope of work provides for removing and replacing the headworks of the sanitary sewer system. The new system shall have the ability to remove solids from the sewer, wash and compress those solids and dispose of them in a dumpster. The work also includes providing a building over the headworks to protect the equipment from the elements and for providing for code required electrical and ventilating requirements.

Requested Action:

Electrical bids were received on January 21, 2025, and one (1) electrical bid, from Lytle Electric Company, was received and found to be responsive. Bidding documents were sent to one (1) plan room as well as advertised through CDB's website. One (1) additional electrical contractor, Tracy Electric, requested plans and attended the non-mandatory pre-bid meeting held January 9, 2025. Tracy Electric, however, did not submit a bid.

Architect/Engineer: Horner & Shifrin, Inc.
604 Pierce Blvd., #300
O'Fallen, IL 62269
(618) 622-3040

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Electrical	\$146,900.00	\$142,039.00	3.42%

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

Lytle Electric Company
202 North Jefferson
Robinson, IL 62454
(812) 882-4344

Electrical Work: \$142,039.00

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
120-135-070	Illinois Department of Corrections – Upgrade Ash Handling System – Logan Correctional Center – Lincoln, Logan County, IL	G-006	\$545,425.00	11/12/2024	G-006.2 \$233,986.35 1/13/2025	42.9%
630-428-003	Illinois Department of Transportation – Demolish and Construct Rest Areas and Vending Buildings – Railsplitter Rest Area – Sherman, Sangamon County, IL	G-01	\$1,200,000.00	11/12/2024	G-01A \$258,282.25 1/7/2025 G-01B \$94,441.85 1/14/2025 Total to Date: \$352,724.10	21.5% 7.9% Total to Date: 29.4%
810-094-028	Illinois Community College Board – Upgrade Parking Lots, Drainage, Lighting, and Landscaping – South Suburban College – South Holland, Cook County, IL	G-01	\$561,300.56	10/10/2023	G-01A \$331,186.78 4/23/2024 G-01B \$225,010.68 1/28/2025 Total to Date: \$556,179.46	59% 40% Total to Date: 99%
810-096-034	Illinois Community College Board – Replace Parking Lots and Roadways – Triton College – River Grove, Cook County, IL	G-11	\$1,100,000.00	7/9/2024	G-11 \$1,042,492.99 1/31/2025	94.8%

*New information is in **bold**.

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-2	\$1,100,000.00 12/12/2023	G-2A \$4,298.60 3/22/2024 G-2B \$280,542.48 5/22/2024 G-2C \$30,918.51 6/26/2024 G-2D \$8,101.75 7/18/2024 G-2E \$313,224.57 9/9/2024 G-2F \$194,970.88 11/1/2024 G-2G \$180,994.92 1/23/2025 Total to Date: \$1,051,733.71	100%
120-050-062	Illinois Department of Corrections – East Moline Correctional Center – Repair/Replace Tunnels – East Moline, Rock Island County, IL	PO G-3R	\$3,000,000.00 12/5/2024	G-3A \$119,092.54 2/4/2025	100%
120-175-148	Illinois Department of Corrections – Menard Correctional Center – Boiler House Repairs and Upgrades - Menard, Randolph County, IL	CO H-7	\$850,000.00 1/30/2025	N/A	0%

*New information is in **bold**.

SUBJECT: *Emergency Selection / Informational Item*

Project Number	Firm/Job Description	Estimated Total Project Cost
120-135-083	Emergency Repair & Replacement of HVAC Control System - HU-15 & Vocational Bldg. Department of Corrections Logan Correctional Center - Lincoln, Logan County <i>SELECTED FIRM:</i> Henneman Engineering Inc.	\$3,328,200

CDB PROJECT NO: 120-135-083

PROJECT DESCRIPTION: Emergency Repair & Replacement of HVAC Control System - HU-15 & Vocational Bldg.

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

PROJECT AMOUNT: \$3,328,200

PROJECT SCOPE OF WORK:

The Resident Unit X-Style (C2877), also known as Housing Unit #15, is a 44,000 square foot, 2-story building established in 1997. The Vocational Building (C2856) is a 14,400 square foot, 1-story building established in 1980.

The scope of work provides for the design and implementation of temporary repairs to the HVAC control system in Housing Unit #15 and the Vocational Building to regulate temperatures to the maximum extent practical. The scope also includes an engineering assessment with recommendations, cost estimates, and lead times on equipment, for the installation of a new DDC system for Housing Unit #15 and the Vocational Building.

ARCHITECT/ENGINEER: Henneman Engineering Inc. (29611)
Champaign, IL 61820

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