



**Capital  
Development  
Board**  
Building a Better Illinois

**OCTOBER 2024**  
**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  
Saul Morse  
Beverly Potts  
Glyn Ramage



# CAPITAL DEVELOPMENT BOARD

October 8, 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, 3<sup>rd</sup> 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 210 6507    PASSWORD: CDB102024**

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](mailto: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 September 10, 2024 Minutes ..... 1-6

## Board Action Construction

### Construction Region 1

5. Proceed Order – IDOT – New Lenox Maintenance Yard..... 7-9

### Construction Region 2

6. Change Order – IDVA – Illinois Veterans Home - Quincy..... 10-14
7. Proceed Order – IDJJ – Lincoln Youth Center..... 15-17

### Construction Region 3

8. Change Order – IDNR – Washington County Conservation Area..... 18-20
9. Single Bid – IDHS – Alton Mental Health..... 21-25

## QBS

10. Architecture/Engineering Selection Recommendations from PSB 315 ..... 26-33

## Informational Items

11. Change Order for Board Authorized Proceed Order..... 34-35
12. Emergency Project Proceed Order/Change Order Report ..... 36
13. Best Interest of the State/Informational Items ..... 37-40
14. Public Comment

## Executive Session

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

SUBJECT: Meeting Minutes for September 10, 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

**Collinsville**

Glyn Ramage

**Peoria**

Beverly Potts

**Springfield**

Saul Morse

The following were present in Chicago:

Tamakia Edwards  
Brent Lance, CDB  
Blanca Rivera, CDB  
Lisa Hennigh, CDB  
Darnita Lee, CDB

Julia Barnhardt, CDB  
Amy Romano, CDB  
Jesse Martinez, CDB  
Karla Springer, CDB

The following were present in Springfield:

Tim Patrick, CDB  
Jake Teegarden, CDB  
Craig Butler, CDB  
David Ealey, CDB  
Paul Kmett, CDB  
Heather Parks, CDB

Mark Hendricks, CDB  
Linda Norbut Suits, CDB  
Jerry Bishoff, CDB  
James Cockrell, CDB  
Trevor Parnell, CDB

The following were present via WebEx:

Abraham Allen, CDB  
Allison White, CDB  
Amber Evans, CDB  
Ashlie Shaffer, CDB  
Bradley Downen, CDB  
Brianna Farrell, CDB  
Charla Travis, CDB  
Chris May, CDB  
Crystin Park, CDB  
David Tichy, CDB  
Devon Travous, CDB  
Doug Daniels, CDB  
Elpidio Quiballo, CDB  
Estela Oropeza, CDB  
Felicia Burton, CDB  
Folu Awe, CDB  
Jamie Booker, CDB

Jennifer Boen, CDB  
Joel Meints, CDB  
Johanna Cernich, CDB  
Josh Craggs, CDB  
Kathryn Martin, CDB  
Kenneth Watkins, CDB  
Kim Young, CDB  
Latonya Watson, CDB  
Lauren Grenlund, CDB  
Lauren Noll, CDB  
Leslie Nunes, CDB  
Lisa Moriconi, CDB  
Marcy Joerger, CDB  
Maribel Acevedo, CDB  
Mark Hendricks, CDB  
Matthew Trewartha, CDB  
Micaela Vidana, CDB

Natasia McDade, CDB  
Nate Porter, CDB  
Nathan Schroeder, CDB  
Nazih Kafe, CDB  
Nicholas Klein, CDB  
Nicole Scott, CDB  
Pamela Kruger, CDB  
Patricia Sklenka, CDB  
Paula Sorensen, CDB  
Robert Oxley, CDB  
Samuel Bates, CDB  
Sarah Cassens, CDB  
Scott Satterlee, CDB  
Shea Votava, CDB  
Shelly Gresham, CDB  
Sherri Sullivan, CDB  
Thaddeus Wilkins, CDB  
Tyler McKay, CDB  
Ugo Quiroz, CDB  
Ken Morris, CDB CPO  
Natashia Ramirez, CDB CPO  
Adam Boelman, Henson Robinson  
Alicia Kamischke, Prairie Engineers  
Amy Luchun, Lamar Johnson Collaborative  
Amya Ayers, RTM Engineering Consultants  
Anthony LoBello, FGM Architects  
Ashton Hoxworth, Bloom Companies, LLC  
BKK, Cordogan, Clark & Associates  
Brad Walsh, Senergy Electric, Inc.

Brian Whitlow, SOS  
Bruce Capelle, SIUE FM  
Carl Giegold, Threshold Acoustics  
Caroline Smith, Bailey Edward  
Chris Kleine, Farnsworth Group  
Craig Holan, SIUE  
CSA Partners Ltd.  
Dale Dodd, Hurst-Rosche  
Daniel Saavedra, Saavedra Group Architects  
Dave Myers, Lamar Johnson Collaborative  
Dominick Demonica, Demonica Kemper Architects  
Gandhali M, CSA Partners  
Harl Ray, IL SOS  
Jacqueline Neal, Cordogan, Clark & Associates  
Javier Romero, Rubinos & Mesia Engineers, Inc.  
Jenny Fuqua, Design-Mavens  
Jim Odman, Clay Corp  
Jina Son, RADA Architects  
Joe Kulek, Henson Robinson  
Joel Vogt, RTM Engineering Consultants  
Michael Pindelski, Holabird & Root LLC  
Peter Johnston, GRAEF  
Peter Stephenson, Innleadair  
Richard Weitzel, Delta Engineering  
Sara Gaum, Bailey Edward  
Steve Andert, Introba  
Tami Wright, Dewberry  
Wes Kistler, Civil Design, Inc.

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

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

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

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

Ama Addai moved, and Glyn Ramage seconded a motion to approve the minutes of the August 13, 2024, meeting. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. James Cockrell presented the following Proceed Order:

**Proceed Order – IDOC – Lincoln Correctional Center**

CDB Project No. 120-140-017 Phase 2

Construct Bus Pad

PJ Hoerr, Inc.

Proceed Order..... \$290,000.00

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

Mr. James Cockrell presented the following Proceed Order:

**Proceed Order – IDHS – Illinois School for the Deaf**

CDB Project No. 321-160-025

Install Security System

Senergy Electric, Inc.

Proceed Order..... \$300,000.00

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

Mr. David Ealey presented the following Modification:

**Modification – IDHS – Alton Mental Health**

CDB Project No. 321-010-110

Renovate Willow Building

AAIC, Inc.

Modification.....\$717,200.00

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

Mr. David Ealey presented the following Change Order:

**Change Order – SOS – State of Illinois Capitol Complex**

CDB Project No. 750-000-009

Replace Plumbing

Henson Robinson Company

Change Order.....\$682,342.43

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

Mr. David Ealey presented the following Proceed Order:

**Proceed Order – IBHE – Southern Illinois University Edwardsville**

CDB Project No. 825-030-075

Construct New Health Science Building

Clayco

Proceed Order.....\$400,000.00

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

Mr. Lance presented the following A/E selection recommendations for PSB 314:

1.	546-275-013	Department of Military Affairs Pontiac Readiness Center – Livingston County Upgrade Electrical, Fire Alarm, Lighting Systems, and Interior Finishes 1. Design Mavens Architecture PLLC 2. Prairie Engineers, P.C. 3. Valdes Engineering Company	Appropriation: \$2,800,000 Project Cost: \$2,800,000
2.	546-235-091	Department of Military Affairs Camp Lincoln – Sangamon County Convert Museum Office 1. Evan Lloyd Associates, Inc. 2. GreenAssociates Inc. 3. Senga Architects Inc.	Appropriation: \$1,000,000 Project Cost: \$1,000,000
3.	630-000-305	Department of Transportation District 2: Dixon Headquarters District 2: Rockford Team Section Headquarters District 2: Stockton Team Section Headquarters Lee, Winnebago and JoDaviess Counties Demolish/Construct Buildings, Roof Replacement, Upgrade Site Utilities 1. Studio ARQ, LLC 2. Globetrotters Engineering Corporation 3. Fox & Fox Architects, LLC	Appropriation: \$530,000 Project Cost: \$2,650,000
4.	630-000-306	Department of Transportation District 3: Yorkville Team Section Headquarters District 3: Bridge Maintenance Team Section Headquarters Kendall and LaSalle Counties Construct Building, Renovate Interior, Upgrade Site/Utility Work, Replace Roofs 1. Muller & Muller, Ltd. 2. Farnsworth Group, Inc. 3. CSA Partners Ltd.	Appropriation: \$1,560,000 Project Cost: \$7,800,000

5.	630-000-307	Department of Transportation District 8: Scott Dome Storage Facility District 8: East St. Louis Team Section Headquarters District 8: Highland Team Section Headquarters District 8: Wood River Team Section Headquarters St. Clair and Madison Counties Construct Cold/Salt Buildings, Install Backflow Preventer, Interior Renovation 1. AAIC, Inc. 2. Blank, Wesselink, Cook & Associates, Inc. 3. Evan Lloyd Associates, Inc.	Appropriation: \$506,000 Project Cost: \$2,530,000
6.	630-000-308	Department of Transportation District 6: Springfield West Team Section Headquarters District 6: Administration/Hanley Building Sangamon County Replace Roofing Systems Remove Boiler and Minor Mechanical Work 1. Bailey Edward Design, Inc. 2. John Shafer & Associates, Inc. 3. AAIC, Inc.	Appropriation: \$890,000 Project Cost: \$4,450,000
7.	630-112-004	Department of Transportation District 1: Harvey Team Section Headquarters Cook County Demolish Maintenance Building, Construct Drive Through Facility 1. Globetrotters Engineering Corporation 2. Bloom Companies, LLC	Appropriation: \$3,000,000 Project Cost: \$13,000,000
8.	630-472-004	Department of Transportation District 7: Flora Team Section Headquarters Clay County Demolish/Construct Buildings, Interior Renovations with Insulation and Heating 1. Blank, Wesselink, Cook & Associates, Inc. 2. Civil Design, Inc. 3. The Upchurch Group, Inc.	Appropriation: \$660,000 Project Cost: \$3,300,000
9.	810-080-022	Illinois Board of High Education Rock Valley College Rockford, Winnebago County Renovate and Expand Classroom Building II 1. Bailey Edward Design, Inc. 2. Saavedra Group Architects, Inc. 3. Cordogan, Clark & Assoc., Inc.	Appropriation: \$17,085,000 Project Cost: \$35,085,000

Ama Addai moved, and Pam McDonough seconded a motion to approve the previous A/E selections from PSB 314. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Jeremy Bishoff presented the amended Illinois Energy Conservation Code Rules (71 IAC 600).

Saul Morse moved, and Pam McDonough seconded a motion to approve the amended Illinois Energy Conservation Code Rules. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Lance presented the Best Interest of the State Selection/Informational Item.

Mr. Jesse Martinez presented the DCU report.

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

The meeting adjourned at 12:37 p.m.



**Project Number:** 630-036-009

**Description:** Construct Cold Storage Building,  
Secondary Containment and New Materials Lab  
District 1: New Lenox Maintenance Yard  
New Lenox, Will County, IL

**Using Agency:** Illinois Department of Transportation

**Architect/Engineer:** Mode Architects  
343 W Erie Street, Suite 410  
Chicago, IL, 60654

**Total Project Budget:** \$4,450,000.00

**Unobligated Funds:** \$ 196,144.00

**Total Spent to Date:** \$ 213,042.00

**Percent Complete:** 35%



**Project Manager:** Charla Travis

**Project History:** The scope of work for this project provides for the construction of a new cold storage building with approximately 8,000 square feet, including approximately four (4) drive through bays, two (2) trucks deep. The scope also includes constructing a secondary containment for snow/ice chemical storage, including necessary pumping equipment and accessories for loading/unloading trucks, concrete loading area with spill containment. The scope also provides for removing the existing field aggregate trailers and constructing a new approximately 2,000 square foot materials lab with offices, noise proof room, including water supply, adequate venting for ovens and an overhead door to unload materials.

Specification Section 02 61 13 from the contract documents states "The volume of soil to be managed as non-special waste to a licensed landfill facility is estimated at 263 cubic yards (CY). . . ."

Upon mobilization, it was discovered the estimated 263 cubic yards was a significant underestimation. The foundation of the building requires further depth as documented in order to provide necessary clearance for plumbing and utility lines. The extension of the gas line from the Cold Storage building to the Materials Lab building was not accounted for the original estimate of cubic yards to be excavated. In addition, the contractor must also reroute the storm sewer lines to clear the foundation of the building.

It is noted in the specification that excavated soils may not be used as backfill which requires additional non-contaminated soil to be delivered and dispersed on site.

**Description of RFP Change:** The scope of work for this proceed order provides for excavation and proper disposal of approximately 2,200 cubic yards of contaminated soil as well as rerouting the storm sewage lines, a gas line extension to the Cold Storage Building, and the backfill of necessary soil replacement. This work will follow Time & Material Procedures.

**Requested Action:** We are requesting board approval of proceed order G-005 in the amount of \$240,000.00 to adequately compensate the contractor for the underestimation of excavated soil.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Industria, Inc.	General	\$240,000.00	\$2,691,537.00	9%
Total All Proceed Orders	General	\$240,000.00	\$2,691,537.00	9%



## MEMORANDUM

**TO:** Blanca Rivera, Regional Manager- Region 1  
Tim Patrick, Construction Administrator

**FROM:** Charla Travis, Project Manager

**DATE:** September 25, 2024

**RE:** 630-036-009 P-005 – Board Consideration  
IDOT New Lenox

The scope of this project includes new buildings for IDOT New Lenox. Scope includes a new metal, prefabricated Cold Storage Building of 9,600sf with 4 bays, two trucks deep with overhead doors on both sides, a gas service line to the building for future used by IDOT and a trench drain. Scope includes a new Materials Lab with offices, storage, toilet rooms, lab space and equipment room. Materials lab is approximately 2,330sf and includes new water supply, heating and ventilating systems and a prefabricated storage shed 480sf. Project also includes the construction of a concrete secondary containment to hold brine solution tanks.

This proceed order provides for an increase in unit price quantity for an estimated 2,200 cubic yards of contaminated soil material removal for the full project site. We have already encountered additional contaminated soil material that exceeds the quantity that was bid; this proceed order is issued specifically to address an additional estimated 1,937 cubic yards of contaminated soil material. This Proceed Order will allow classified contaminated soils to be removed from the site and disposed of properly. The soil materials will be classified per truckload. The material removed as contaminated soil will be held to accounting visually off site, and by waste manifest tickets. This Proceed Order will provide the contractor with compensation for loading and disposing of materials that have been stockpiled onsite as part of the caisson spoils removal process.

This PO G005 will provide costs for the quantity of soil material which was removed and disposed of off-site as contaminated material. This PO G005 will also provide for the quantity of excavated contaminated material that was bid to have been reused on site as suitable fill material, that was removed and disposed of off-site as contaminated material, which will be replaced with new, imported suitable fill material per the A/E.

PO No.: G-005

Date: 08.29.2024

Associated RFP No. G-005

1. Contractor: (Name and Address)  
 Industria Construction  
 2860 S River Rd.  
 Des Plaines, IL 60018  
 attn: Alex Wright ph: 312.973-6211  
 Email: alex@industriainc.com

Project No.: 630-036-009  
 Project Name and Location:  
 IDOT New Lenox - Construct Cold Storage Building, Secondary  
 Containment and New Materials Lab

Contract No.: 24053641  
 Contract Work: General

## 2. Request for Change by: Contractor

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

Quantities for soil excavated and disposed as shown in the contract documents did not reflect the quantity required to include excavation necessary for utilities, building foundations and site remediation in scope. Specification 02 61 13, 3.4 Section A listed by Mode to provide budget to remove 263 cubic yards of excavated soil to be managed as Non-Special Waste and disposed of in a licensed landfill facility. It is noted in the specification that no soils can be used as backfill which also adds to the quantity that was not accounted for. The original 263 cubic yards only included the building footprint and did not include the additional scope of the gas line and the reroute of the storm sewage line. At start of construction, foundations for Cold Storage were adjusted to be deeper to provide necessary clearances for plumbing and utility lines. Contractor also has to reroute the storm sewage lines to clear the foundation. The full gas line extension to the Cold Storage building was also not included in the initial calculation of excavation due to a last minute add to the scope.

## 4. Description Of Change In Work:

The excavation required to fulfill project scope is calculated to be 2,200 cubic yards, compared to the original 263 cubic yards calculated. Refer to the sketches and calculations attached for reference. Contractor is to provide tickets from landfill and Mode is to receive reports from the Environmental consultant to verify the final quantity.

## 5. Total Value Of This Order Not To Exceed:

\$ 240,000.00

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

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

## 7. Authorization to Proceed by:

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

Initial

Cf

14,999  
 (Up to ~~99,999~~)

49,999  
 (Up to ~~99,999~~)

74,999  
 (Up to ~~99,999~~)

99,999  
 (Up to ~~99,999~~)

199,999  
 (Up to ~~999,999~~)

Contractor Representative

Date

09/19/24

Project Manager

Date

9/20/2024

Date

9-23-2024

Construction Administrator

Date

Deputy Director - Construction

Date

Executive Director

Date

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Probable Classification

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:** \$ 4,671,002.86  
**Total Spent to Date:** \$240,331,540.75  
**Percent Complete:** 93%

**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.

Procurement of the furniture, fixtures, and equipment (FFE) package experienced excessive delays that were out of the control of the Design-Build Entity (DBE). The project was delayed approximately eight months, and the DBE was tasked with procurement of FFE under Proceed Order G-17 (approved at the CDB March 2024 Board Meeting). The FFE package includes integral resident room components, e.g., headwalls and footwall casework/storage units, that must be installed and trimmed out before construction of the resident rooms can be completed. Further, there are two additional projects, the demolition of the Markword Residence and the renovation of Neilson Dining, that cannot be completed by the DBE until residents have been moved and the new central kitchen/laundry facilities are fully operational. These conditions require the DBE to remain on site for the extended period of time.

**Description of RFP Change:** This change order will compensate the DBE for an additional eight months of general conditions and extend the substantial and final completion dates for delays caused from FFE procurement and required re-sequencing of work.

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 change order G-22 in the amount of \$2,410,320.00 to extend the substantial completion date to from September 7, 2024, to May 8, 2025, and the final acceptance date from December 6, 2024, to August 6, 2025.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Veterans United Constructors	Design-Build	\$2,410,320.00	\$225,700,000.00	1.07%
Total All Proceed Orders	Design-Build	\$2,410,320.00	\$225,700,000.00	1.07%



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**MEMORANDUM**

**TO:** James Cockrell, Regional Manager – Region 2

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

**DATE:** September 13, 2024

**RE:** 040-010-115 RFP/CO G-22 Delays for FFE Procurement  
Illinois Veterans' Home at Quincy (IVHQ)  
Quincy, Adams County

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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.

In March 2024, CDB approved a Board Level PO to move the furniture, fixtures, and equipment (FFE) order over to the Design-Build Entity (DBE). At that time, we had already suffered a significant delay due to the Using Agency's procurement process. This delay was noted in the March 12, 2024, Board Meeting. The intent of moving the package under the responsibility of the DBE was to prevent further delays and complete the project. The history of the FFE procurement issue is outlined in my memorandum to you dated March 4, 2024 (attached). The delay in procurement ultimately resulted in an eight-month delay to the project but because of the change we have not experienced additional delays. Moreover, the furniture supplier honored their state-rate pricing, and the subsequent change orders G-17A, B came in approximately \$1M under the approved PO amount (\$12.5M).

I am requesting approval of CO G-22 to the DB, Veterans United Constructors (VUC), to settle the delay costs and extend the substantial and final completion milestone dates. This change order has been under review for several months with CDB Construction and Estimating, and we feel that we have negotiated a fair agreement.

**Attachment:** "PM Memo PO G-17 03.04.2024.pdf"

**cc:** Timothy Patrick  
Shea Votava



## MEMORANDUM

TO: James Cockrell, Regional Manager – Region 2

FROM: Chris MacGibbon, Sr. Project Manager [REDACTED]

DATE: March 4, 2024

RE: 040-010-115 Proceed Order G-17 FFE Procurement  
Illinois Veterans' Home at Quincy (IVHQ)  
Quincy, Adams County

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

On February 22<sup>nd</sup>, CDB was notified by IDVA that our furniture, fixtures, and equipment (FFE) order had been rejected by the General Services CPO/SPO. They were notified that they must purchase from another vendor on master contract (or the Unified Procurement Program (UPP)). The reason for rejection is somewhat confusing as CDB does not typically procure items from master contracts. But essentially, the vendor's standard certifications and financial disclosures had not been vetted for this particular region. CDB met with IDVA and the EEC (General Services) to convey the negative impact this decision would have on the project, but it was made clear that the rejection of the order was final.

For some history on the procurement, the FFE package design was completed in August/September of 2022. CDB met with the General Services SPO and IDVA/IVHQ on October 6, 2022, to discuss the FFE procurement procedure. The Design Builder, VUC, leased a warehouse to store furniture and equipment in the Spring of 2023. VUC's Architect, HDR, and CDB were tasked by DVA to assist with the creation of the FFE purchase order with the vendors from the "contract" because of the size and complexity - the team has been meeting bi-weekly on this since July of 2023. IDVA re-engaged with the GS SPO in October of 2023 (as I understand it, I was not included in conversations). The purchase order was finalized on December 8, 2023. The notification of solicitation was publicly posted on BidBuy on February 7, 2024, where it had to stay for 14 days (again, as it was explained to me). On February 21, 2024, the package was rejected by the EEC. CDB was notified of the rejection on February 22, 2024.

CDB was told that this could be a 4 to 6-week delay of the FFE purchase if all of the items are readily available on this new contract; we know that this is not the case. I would estimate a 2–3-month delay based on the history of this process. After consulting with Art Moore and Jan Morrow, CPO of General Services, it seems that the 2–3-month delay is likely and could be longer. There is a 4% product increase on this \$10.55M order that we will incur as a result of this cancellation, and we will be receiving delay claims from the Design-Builder. More importantly, this probably delays resident move-in into 2025.

I am proposing purchasing the FFE through the Design-Builder via change order/proceed order. This would increase the cost by adding OH&P, but the cost is likely marginal to the alternative of starting a new General Services purchase over. It would save us time and minimize the extent of delay claims.

We've discussed this with the CDB and General Services CPOs, they both indicated that it would probably be most beneficial to the State and the Veterans' Home to procure the FFE package under the CDB project (via DB change order). To try to minimize the loss, I am requesting consideration of a PO/CO to the DB, Veterans United Constructors (VUC), for the FFE package.

cc: Shea Votava



State of Illinois  
CAPITAL DEVELOPMENT BOARD

# REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 09.10.24

RFP Number: G-22

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

Veterans United Constructors  
8800 Page Ave  
St. Louis, MO 63114

(314)733-2216 Fax ( ) -  
Attn: Austin Davis e-mail: [adavis@alberici.com](mailto:adavis@alberici.com)

CDB Project #: 040-010-115

CDB Project Name: Construct LTC, Domiciliary, and Campus Upgrades  
& Location: Illinois Veterans' Home- Quincy

CDB Contract #: 21DB0141  
Contract Work: Design-Build

## 2. REQUEST for change by: CDB

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

## 3. REASON for change:

Procurement of the furniture, fixtures, and equipment package (FF&E) experienced delays through the State of Illinois procurement process. Costs were incurred by Veterans United Constructors (VUC) for eight (8) months of extended general conditions. (Procurement of the FF&E package is now assumed by VUC via RFP/CO G-17B)

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

Additional general conditions costs for VUC & HDR extended schedule due to the delay in FF&E procurement. Includes time extension to adjust the Substantial Completion date for the project to 5/8/2025 from 9/7/2024. Change the Final Acceptance date from 12/6/2024 to 8/6/2025.

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.  
Schedule extension is associated with RFP/CO G-17B for FF&E procurement.**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 N/A Calendar Days from Approval of RFP/CO.

The Contract Sum is increased  
by the total sum of.....\$ 2,410,320.00

**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 DocuSigned by: [redacted] B A/E of Record)

BY [redacted] signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER

BY [redacted] signature

CONTRACTOR DATE 9/10/2024 | 3:15 PM CDT

BY [redacted] Kristin Kalous print name

[redacted] signature

[redacted] Market Leader title

APPROVE as to form and content:

USING AGENCY name IDVA

BY [redacted] signature

CDB/PM APPROVE [redacted] signature

CDB APPROVE change order DATE

BY [redacted] print name

[redacted] signature

[redacted] title

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



**Project Number:** 125-000-005

**Description:** Construct & Renovate Facilities  
Lincoln Youth Center  
Lincoln, Logan County, IL

**Using Agency:** Illinois Department of Juvenile Justice

**Architect/Engineer:** Cordogan Clark & Associates  
960 Ridgeway Avenue  
Aurora, Illinois 60506

**Total Project Budget:** \$57,969,799.42  
**Unobligated Funds:** \$ 1,058,156.21  
**Total Spent to Date:** \$36,133,368.35  
**Percent Complete:** 52%

**Project Manager:** Stetzen Fleming



**Project History:** This project site was previously the Lincoln Developmental Center, managed by the Illinois Department of Human Services. The Illinois Department of Juvenile Justice has now taken over the site, and the project involves renovating the existing four cottages and constructing a new multi-purpose building. The new Lincoln Monarch Center will provide housing and program facilities for youth under the Illinois Department of Juvenile Justice.

The scope of work provides for remodeling two cottages for housing juveniles, plus one cottage for new classrooms and one cottage for new administrative use, plus designing and constructing a new multi-purpose building housing a gymnasium, dietary, classrooms and offices. The work includes upgrading mechanical, electrical, plumbing and fire protection (MEP/FP) systems in response to remodeling, plus providing a new athletic field, an outdoor basketball court, sidewalks and roadway improvements and new site security fencing. The work will also include providing new security electronics systems including closed circuit television (CCTV) cameras.

The design team coordinated with the Illinois Department of Innovation & Technology (DoIT) throughout the design phase and continued that coordination into the construction phase. While at the midway point in construction, it was discovered that an additional five (5) equipment racks are needed to accompany the two (2) equipment racks that were included in the design.

**Description of RFP Change:** The scope of work for this proceed order provides for the necessary infrastructure, network cabling, any other related mechanical, electrical, and plumbing work required to accommodate the additional space required for the equipment racks.

**Requested Action:** We are requesting board approval of proceed order G-49 in the amount of \$275,000.00 to provide the necessary infrastructure, network cabling, and all other associated revisions needed to mechanical, electrical, and plumbing components to accommodate this change.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Williams Brothers Construction	General	\$275,000.00	\$56,529,873.69	0.49%
Total All Proceed Orders:	General	\$275,000.00	\$56,529,873.69	0.49%



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**M E M O R A N D U M**

**TO:** James Cockrell, Regional Manager – Region 2

**FROM:** Stetzen Fleming, Project Manager

**DATE:** September 17, 2024

**RE:** 125-000-005 Proceed Order G-049 – Board Consideration  
Department of Juvenile Justice – Lincoln, IL Youth Center

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The scope of work provides for remodeling two cottages for housing juveniles, plus one cottage for new classrooms and one cottage for new administrative use, plus designing and constructing a new multi-purpose building housing a gymnasium, dietary, classrooms and offices. The work includes upgrading mechanical, electrical, plumbing and fire protection (MEP/FP) systems in response to remodeling, plus providing a new athletic field, an outdoor basketball court, sidewalks and roadway improvements and new site security fencing. The work will also include providing new security electronics systems including closed circuit television (CCTV) cameras.

During design phase, the architect coordinated with DoIT and included (2) equipment racks in the main distribution frame (MDF) room. During a field review meeting while in the construction phase, DoIT informed the project team that an additional (5) equipment racks were needed for their operations. The current design does not offer enough space in the MDF room to accommodate the additional (5) equipment racks. The Capital Development Board issued a modification to the design firm to allow for additional design efforts to identify additional space in Building BE007. This Proceed Order will provide for costs associated with the necessary infrastructure, network cabling, and any other associated revisions needed to mechanical, electrical, and plumbing components to accommodate this change.

Respectfully,

Stetzen Fleming – Project Manager

# PROCEED ORDER

## State of Illinois Capital Development Board

PO No.: G-049

Date: 09/18/2024

Associated RFP No. G-049

1. Contractor: (Name and Address)  
Williams Brothers Construction, Inc  
P.O. Box 1366  
Peoria, IL 61654  
Attn: Nick Verado

Project No.: 125-000-005  
Project Name and Location:  
Construct & Renovate Facilities - Lincoln

Contract No.: 21001210  
Contract Work: General

2. Request for Change by: Contractor

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

During field coordination with the Department of Innovation & Technology, it was found that equipment not originally identified to the Design Team was required to be located within the project footprint. Additional space was requested to be allocated for this equipment within the project boundaries. Floor space to accommodate this request was found in BE007.

4. Description Of Change In Work:

A new data room was added to Building BE007 to accommodate the additional equipment required for the operations of this facility. The network cabling layout was revised to accommodate this revised location of equipment.


5. Total Value Of This Order Not To Exceed: \$ 275,000.00

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.

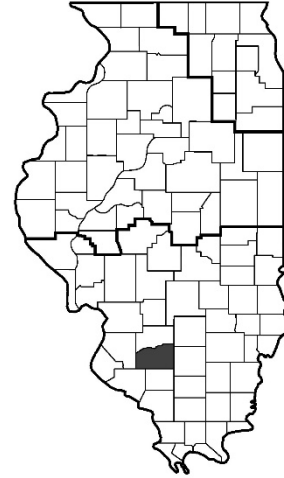
7. Authorization to Proceed by:

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.)

		09/18/2024	
	Contractor Representative	Date	
<u>Initial</u>		9/18/2024	205
	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:** 102-615-016  
**Description:** Replace Sewage Treatment Plant  
Washington County Conservation Area  
Nashville, Washington County, IL  
**Using Agency:** Illinois Department of Natural Resources  
**Architect/Engineer:** Heneghan & Associates, P.C.  
838 E. McCord Street  
Centralia, IL 62801  
**Total Project Budget:** \$2,546,400.00  
**Unobligated Funds:** \$1,217,703.86  
**Total Spent to Date:** \$ 661,479.55  
**Percent Complete:** 90%  
**Project Manager:** Michael L. McGuire



**Project History:** The Washington County Conservation Area is a 1,440-acre site acquired in 1959. The scope of work provided for the construction of a new wastewater treatment plant, installation of low-pressure seepage field and demolition of the existing wastewater treatment plant.

The existing wastewater treatment facility is old and requires significant maintenance to keep it operating. Because of its location near the shower building and campground, the odors from the facility can become overwhelming in the late summer. In addition, the effluent from the facility discharges into Washington County Lake, which also serves as the source of drinking water for the City of Nashville and the local rural water district. Historically, the monthly monitoring results have shown that the existing sewage system is not meeting effluent water quality standards, particularly ammonia. This project was advertised to replace the existing Imhoff tank and sand filter system with a drip irrigation system as recommended by the Illinois Environmental Protection Agency. The new facility will be located and designed so treated water can be absorbed into the soil than discharged into the lake.

The work to install the new leach field system was completed in late summer of 2022. The substantial completion for that work was held May 31, 2022. At that time, the Illinois Department of Natural Resources (IDNR) and the local governing agencies, Washington and Monroe counties, disagreed to sign for substantial completion due to the installed system not operating correctly.

On paper and per the construction document requirements, the entire system should have worked. The design, installation, and construction were all reviewed thoroughly by all project team members to see if a reasoning of the failure could be determined. This included re-evaluation of the existing conditions and soils report and retesting of the soils since disturbed through the construction activities. During these evaluations, no determination of the failure could be reached. IDNR has subsequently decided to install a new buried sand filter and disinfection system to replace the leach field. The sand filtration was an option in the A/E's initial PA/DD submittal, however, not the preferred option that IDNR decided to pursue for the original bid.

**Description of RFP Change:** This change order will be classified as a user request and will allow the contractor to provide a new buried sand filter and disinfection system to replace the failed leach field. The existing leach field system will be abandoned in place.

**Requested Action:** We are requesting board approval of change order G-6R1 in the amount of \$331,884.15 to provide a buried sand filter and disinfection system to the sewage treatment plant at Washington County Conservation Area.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Haier Plumbing & Heating, Inc.	General	\$331,884.15	\$498,000.00	67%
Total All Change Orders	General	\$331,884.15	\$498,000.00	67%



## MEMORANDUM

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

FROM: Michael L. McGuire, Project Manager - Region 3

DATE: Thursday, October 03, 2024

RE: RFP/CO G-6R1  
CDB Project #102-615-016  
Replace Sewage Treatment Plant  
Washington County Conservation Area  
Nashville, Washington County, IL

Tim / David,

The original scope of the 102-615-016 Replace Sewage Treatment Plant at the Washington County Conservation Area was to provide for the construction of a new wastewater treatment plant, installation of a low-pressure seepage field and demolition of the existing wastewater treatment plant.

The work to install the new leach field system, by Haier Plumbing & Heating, Inc. (General), was near completion in late summer of 2022. The Substantial Completion meeting for that work was held 05/31/2022, at that time neither IDNR nor the local governing agencies (Washington County and Monroe County) would agree to sign the substantial completion. It was noted that the installed system was not operating correctly. Since that time, options to correct the failing system have been under review by the entire project team.

On paper and per the construction document requirements, the entire system should have worked and was designed to service the site at capacity and peak use. The existing site conditions, the design of new systems, the installation of the new work, and the construction thereof was reviewed thoroughly by all project team members (A/E, CDB, IDNR, IEPA, and the governing Counties) to see if a reasoning of the failure(s) could be determined. This review included re-evaluation of the original existing conditions and original soils report and retesting of the adjacent undisturbed soils and the construction site soils disturbed through the recently completed construction activities. During these evaluation(s), no determination of the failure(s) could be reached.

The project area (including the existing shower and toilet building that service the adjacent camp sites) have been closed to public use. This has resulted in loss of revenue to IDNR. IDNR has subsequently decided to pursue the installation of a new buried sand filter and disinfection system to replace the failing leach field. The sand filtration was an option in the A/E's initial PA/DD submittal, however, not the preferred option that IDNR decided to pursue for the original bid.

The requested change order will be classified as a user requested change and will allow the contractor to provide a new buried sand filter and disinfection system to replace the failed leach field. The existing leach field system will be abandoned in place.

The A/E of record has provided a new design to allow the front part of the system to remain in place and provides for a new buried sand filter and disinfection system to replace the failed leach field. The existing leach field system will be abandoned in place. This work has been priced by the contractor (Haier Heating & Plumbing, Inc.) and has been thoroughly reviewed by the A/E, IDNR, and Estimating. The proposed cost for **RFP/CO G-6R1** is in the amount of **\$331,884.15** to Haier Plumbing & Heating, Inc.

Your consideration and support of this request will be appreciated by all team members.

Respectfully,

Michael L. McGuire, PLA, ASLA, CLARB  
Project Manager, Region 3

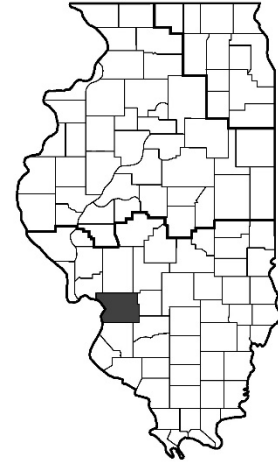
cc: Dale Brokamp

CDB Project No. 321-010-110

Renovate Willow Building  
Alton Mental Health  
Alton, Madison County, IL

Subject: Single Bid Award

CDB Project Manager: Ashlie Shaffer



**Project History:**

The Willow building will be renovated to house medium security mental health patients. The scope of work includes renovating patient rooms and bathrooms for 98 potential residents on levels two (2) and three (3), complete with security ceilings and anti-ligature fixtures. Level one (1) work includes building a sally port entrance, patient intake area, security fencing, and a visitor room. The entire building requires ADA and security upgrades as well as upgrades to the electrical, mechanical, plumbing and elevator.

**Requested Action:**

A bid opening was held on September 17, 2024. A single bid was received for the general trade. Four (4) plan rooms and 44 contractors held drawings for this project. The Architect of Record was in direct contact with 12 general contractors in possession of drawings who expressed interest in this project. This project was granted a bid extension to allow eight (8) weeks for contractors to prepare their bids.

Architect/Engineer: AAIC, Inc.  
15 E. Washington Street  
Belleville, IL 62220  
618-345-1270

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
General	\$27,907,000	\$26,124,264	6.6%

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

Poettker Construction Company  
400 S Germantown Road  
Breese, IL 62230

General Work: \$27,907,000





September 18, 2024

Ashlie Shaffer  
Project Manager  
Capital Development Board

RE: 321-010-110 Alton Mental Health Willow Hall Renovations – Possible Reasons for Single Bid Received

Ashlie,

The Willow Hall project was issued out to bidders on 7/23/2024 with a due date set for 8/20/2024. A 4-week bidding window is typical in the industry and should have allowed enough time for contractors to properly review and bid the project.

A prebid meeting was conducted on site on 8/6/2024. That Pre-bid meeting was heavily attended by sub-contractors, but only (3) Generals attended that meeting. While this is not uncommon to have generals not attend a non-mandatory pre-bid meeting while still intending to bid.

1. Korte Luitjohan
2. SM Wilson
3. Shores Builders

Numerous General Contractors were directly contacted by AAIC and/or the CDB PM in attempt to garner additional bidding coverage and interest.

4. River City Construction
5. Holland Construction Services
6. Plocher Construction
7. Poettker Construction
8. Litteken Construction
9. Limbaugh Construction Co.
10. Morrissey Construction Co.
11. Jun Construction
12. Korte Construction

Numerous reasons were given as to why contractors were not submitting on this project and they were:

1. (2) Similar sized CDB projects were bidding during this time frame which included a Rest Area and a Corrections project in the So. Illinois market.
2. Contractor was disallowed due to an Interim Suspension.
3. Contractor had other federal contract deadlines that interfered with this bid timeline.
4. Contractor was not interested due to current workloads and manpower needed for estimating/bidding.

In response to the issues above and to garner more coverage AAIC and the CDB PM recommended and postponed the bid date via Addendum No.1, extending it by an additional 4-weeks to 9/17/2024. AAIC continued to contact all contractors to inform of extension and to request more participation.

In conclusion, the A/E and CDB did everything in our power to garner coverage and to advertise this bid to as many qualified general contractors as possible.

www.aaicnc.com  
contact@aaicnc.com

618 345 1270  
314 588 1333

*Main Office*

15 Washington  
Belevue  
62220

*Locations*

600 Loy Rd  
Dwarsville  
62025

707 N Second St  
Suite 415  
St Louis MO  
63102

DESIGN  
CONSTRUCTION



022



Numerous contact was made via different media. Numerous public plan rooms were utilized on top of direct contact to garner involvement.

As you know there are many reasons as to why a specific contractor chooses not to bid a certain project. The items that we can control are; Awareness of project (advertisement-notifications), Due Date timeframe, and Longevity of project open to the public. Those items were all given the upmost importance by the Design Team and CDB and were adjusted and updated to the best of our abilities to provide the highest level of coverage.

Sincerely,



L.E. Morris  
AAIC – Principal

*Attachment: Plan Holder Distribution List (2 pages)*

**321-010-110 – Renovate Willow Building – Alton Mental Health Facility**

**Pre-Bid Meeting 8/6/2024**

**Bid Date 8/20/2024, Addendum #1 New Bid Date: 9/17/2024**

**Plan and Addendum Distribution List: (Plan Rooms, PreBid Attendees, Interested Contractors, Contacted Contractors)**

Plan Viewing and Distribution Availability:

Snow Printing/Distribution – snow.don@snowprnt.net, 618-233-0712

SIBA Plan Room – dmr@siba-agc.org, 618-624-9055

Dodge Data & Analytics – Plan Room – keith.navale@construction.com, 413-340-0543

Central Illinois Plan Room – plans@ciplanroom.com, 217-679-1077

E-Builder -

Direct Distribution List:

Aiden Keshner - Camp Electric - akeshner@campelectricinc.com

Andrew Eads - Loellke Plumbing Inc - andrew@loellkeplumbinginc.com

Andy Koller – Cenpro - andy@cenproservices.com

Bernard Gallani - Korte Luitjohan - bernardgallani@korteluitjohan.com

Brad McPherson - Jen Mechanical - brad@jenmechanical.com

Brandon Willard - Weigmann Assoc - bwillard@waidb.com

Brent Taylor (btaylor@gocos.net) - btaylor@gocos.net

Bret Baxter - Kane Mechanical - bbaxter@kanemechanical.com

Brian Wright - Midwest Elevator - bwright@midwestelevator.com

Chuck Tyler - Phoenix Modular Elevator ctyler@phoenixmodularelevator.com

Cory Elliott AAA- celliott@msg-stl.com

cschweiss@aaicinc.com - cschweiss@aaicinc.com

Darrell Baker - Dynamic Controls Inc - darrell.baker@dciusa.com Darrell Davis - Dynamic

Controls Inc. - darrell.davis@dciusa.com

Dave Fry - GRP Wegman - dfry@grpwegman.com

Donnie Breden - General Waste - dbreden@aol.com

Drew Shores - Shores Builders Inc - dshores@shoresbuilders.com Dustin Calcari - AC

Environmental Inc - dustin@acenviro.com

Eric Hellwig - Bazan Painting - ehellwig@bazanpainting.com

Eric Kiel - Kane Mechanical - ekiel@kanemechanical.com

Grant Ramsey (gramsey@aaicinc.com) - gramsey@aaicinc.com

Greg Kutz - SM Wilson - greg.kutz@smwilson.com

Hal Klaus - Korte Luitjohan - estimating@korteluitjohan.com

Jake Fenster - SM Wilson - jake.fenster@smwilson.com

Jake Harper - Boyer Fire Protection - jharper@boyerfire.com

Jake Williams - Collins & Herman - jwilliams@collinsandherman.com Jarrod Kirchner - Kane

Mechanical Group - jkirchner@kanemechanical.com

Jeffrey Bane (jbane@ktengr.com) - jbane@ktengr.com

Jeremy Walker – CDB - jeremy.walker2@illinois.gov

Joel Epley - Weigmann Assoc. - jepley@waidb.com

Joey Kiel - Loellke Plumbing Inc - Joey@loellkeplumbinginc.com Johnny Schneltgucke - Great

Western Abatement - johnny@greatwesternabatement.com

Jon Gould - Gould Flooring - jon@gouldfloor.com

Jonathan Wolff - Camp Electric - jwolff@campelectricinc.com

Josh Baker - Pyramid Electrical - jbaker@pyramidelectrical.com

Josh Koch - Haier Plumbing - josh@haierplumbing.com Joshua  
Ludak - Accurate Fire Protection -josh@accuratefireprotection.com  
Kelly Street - Regional Facility Engineer kelly.street@illinois.gov  
Kerry Lorts - SM Wilson - Kerry.orts@smwilson.com  
kwelch@aaicinc.com - kwelch@aaicinc.com  
Maggie O'Brien - Alton MHC - maggie.obrien@illinois.gov  
Mark Bridge – Abateco - abateco@mail.com  
Melissa Bock - Alton MHC - melissa.bock@illinois.gov  
Mike Stillwell - Alloy Abatement - mstillwell@alloygroup.com;jgiesler@alloygroup.com  
Mike Trello (mtrello@ktengr.com) - mtrello@ktengr.com  
Pat Kane - Kane Fire Protection - pkane@kanefireprotection.com  
Phil Brown - Thornburgh Abatement - philb@thornburgh-stl.com  
Randy Ellis (Randy.Ellis@illinois.gov) - Randy.Ellis@illinois.gov  
Rex Hutchison - Wiegmann Assoc. - rhutchison@waidb.com  
Rob Bickle - Bickle Electric - rob@bickleelectric.com  
Ryan Wear - Kane Mechanical - rwear@kanemechanical.com  
Sam Kluncke – CDB - samantha.kluncke@illinois.gov  
Tracy LaBrier - Kane Mechanical Group - tlabrier@kanemechanical.com  
Tyler Jones - Cardinal Elevator - tyler@cardinalelevator.com  
Will Fenton - Orion Environmental - willf@orionsvcs.com  
Wynter Farmer - Farmer Environmental Services - wynter@farmerenv.com  
Piasa Commercial – Snow purchased list.

Direct Requests/Communication GC's:

SM Wilson – Kerry Lorts - kerry.orts@smwilson.com  
River City Construction – Kent Kampwerth - kkampwerth@rccllc.com  
Shores Builders – Drew Shores - dshores@shoresbuilders.com  
Litteken Construction – Jason Litteken - jason@littekenconstruction.com  
Poettker Construction – Ryan Diekemper - rdiekemper@poettkerconstruction.com  
Plocher Construction – Nick Kampwerth - nakampwerth@plocherco.com  
Holland Construction – Mike Diehl - mdeihl@hollandcs.com  
Korte Construction – Brain Marks – 314-242-0238  
Korte Luitjohan Construction – Hal Klaus - halklaus@korteluitjohan.com  
Limbaugh Construction – Jeff Limbaugh - jlimbaugh@limbaughconstruction.com  
Jun Construction – Brad Jun - bjun@junconstruction.com  
Morrissey Construction - wstrowmatt@morrisseyconstruction.com

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

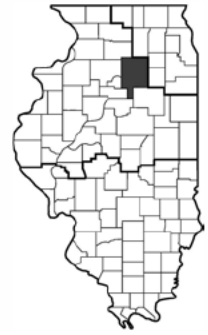
<b>Project Number</b>	<b>Firm/Job Description</b>	<b>Estimated Total Project Cost</b>
102-249-074	Construct a Sanitary Wastewater System Department of Natural Resources Starved Rock State Park - Oglesby, LaSalle County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Clark Dietz, Inc. Horner & Shifrin, Inc. Lochmueller Group, Inc.	\$18,892,000
104-010-011	Renovation and Restoration of the Colony Church and Other Associated Structures Department of Natural Resources/HPA Bishop Hill Historic Site - Henry County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Johnson Lasky Kindelin Architects, Inc. McGuire Igleski & Associates, Inc. White & Borgognoni Architects, P.C.	\$12,000,000
250-150-013	Replace BAS System and Partial HVAC Replacement Department of Central Management Services Suburban North Regional Office Facility - Des Plaines, Cook County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  B + A Engineers, Ltd. dba CCJM Engineers, Ltd. Interface Engineering, Inc. Primera Engineers, Ltd.	\$3,400,000
546-303-009	Construct Parking Lot with Fencing and Lighting Department of Military Affairs Machesney Park Armory - Winnebago County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Gonzalez Companies, L.L.C. Primera Engineers, Ltd. V3 Companies, Ltd.	\$2,000,000

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

<b>Project Number</b>	<b>Firm/Job Description</b>	<b>Estimated Total Project Cost</b>
546-305-017	Replace HVAC and Temperature Control Systems Department of Military Affairs Milan Readiness Center - Rock Island County	\$9,392,100
	<i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>	
	Clark Dietz, Inc.	
	Nest Builders, Inc.	
	Prairie Engineers, P.C.	

## A/E SELECTION COMMITTEE RECOMMENDATIONS

10/8/2024



**CDB PROJECT NO:** 102-249-074

**PROJECT DESCRIPTION:** Construct a Sanitary Wastewater System

**PROJECT LOCATION:** Department of Natural Resources  
Starved Rock State Park - Oglesby, LaSalle County

**APPROPRIATION AMOUNT:** \$1,000,000

**ESTIMATED TOTAL PROJECT COST:** \$18,892,000

### PROJECT SCOPE OF WORK:

The Starved Rock State Park and Lodge is a 90-building facility established in 1923. Starved Rock State Park receives more site visitors than any other State Park in Illinois.

The existing sewage treatment system is a 50-year-old packaged treatment system, and the treatment plant no longer discharges an acceptable effluent into the Illinois River. The scope of work provides for a feasibility study to determine all options to either transport raw sewage wastes to a neighboring treatment facility, or to construct a new sewage treatment facility on much higher Illinois Department of Natural Resources property. If the decision is made to treat the sewage off site, a pre-treatment system, lift stations and backup power may be required. If the decision is made to treat the sewage on-site, the consultant will need to identify a location which is out of the floodplain, has no archaeological impacts, and will not create a nuisance issue with the lodge, campground, or other densely utilized amenity. Bulk treatment rates charged by off-site treatment facilities will also likely impact the decision on which option to select.

Other miscellaneous improvements may include demolition of existing sewage treatment facilities, land application or other distribution of accumulated sludge, replacement of deteriorated sewage collection lines, relocation of potable water lines, miscellaneous earthwork, grading and seeding of disturbed areas. Electric upgrades may be required at various locations if a series of lift stations is chosen as the preferred option.

Due to the location of the proposed improvements, archaeological studies, threatened and endangered species studies, a wetland investigation and potentially other environmental investigations will be required.

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

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.

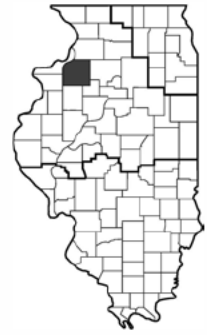
A combined MBE/WBE goal of 20 percent is applicable to the A/E team. Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

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

**PROFESSIONAL SERVICES BULLETIN VOLUME:** 315

## A/E SELECTION COMMITTEE RECOMMENDATIONS

10/8/2024



**CDB PROJECT NO:** 104-010-011

**PROJECT DESCRIPTION:** Renovation and Restoration of the Colony Church and Other Associated Structures

**PROJECT LOCATION:** Department of Natural Resources/HPA  
Bishop Hill Historic Site - Henry County

**APPROPRIATION AMOUNT:** \$1,000,000

**ESTIMATED TOTAL PROJECT COST:** \$12,000,000

### PROJECT SCOPE OF WORK:

The Bishop Hill Historic Site - Henry County, is a 12-building facility established in 1847.

The scope of work provides for an overall renovation and restoration of the Colony Church and other associated structures, including but not limited to the following:

#### Colony Church:

- Replace all wood shingle roof assemblies and related components including gutters, and downspouts. Replace existing wood shakes with composite shakes.
- Repair and/or replace all frieze, trim work, and gable end enclosures.
- Repair/replace mortar and brick in foundation and supporting piers in basement.
- Replace perimeter drain system and grade to achieve positive drainage away from the building.
- Repair and/or replace brick and mortar in stairwells and window wells at basement level.
- Repair and/or replace all windows and window glazing. Install storm windows on exterior to protect window elements.
- Repair and/or replace wood siding and wooden components of building sill. Repaint entire structure exterior.
- Repair and/or replace exterior stairs.
- Repair and/or replace exterior doors and door components.
- Repair and/or replace deteriorated plaster in first floor rooms and sanctuary. Repaint interior finishes on each floor.
- Repair and/or replace burlap ceiling cover in sanctuary rooms.
- Repair and/or replace wood joists/flooring in sanctuary and first floor rooms.
- Upgrade electrical system and lighting to meet current codes.
- Replace fire alarm and security systems.
- Install new sprinkler system if required by code.
- Repair and/or replace wood fence around lot perimeter.
- Site work includes ADA compliant street parking, including coordination with the village of Bishop Hill.
- Replace existing wood boardwalks with new boardwalks which meet both ADA and SHPO requirements. Install new ADA ramp on south side of church. Repair and/or replace west brick walkway.
- Update historical/interpretive exhibits for all buildings and site. Replace all exterior fencing and provide historically appropriate landscaping throughout site.

#### Colony Church Restroom Building:

- Repair and/or replace wood siding, windows, and wall divider between male and female restrooms. Repaint exterior.
- Replace exterior doors.
- Replace plumbing/plumbing fixtures.
- Replace wall heaters.
- Replace partitions and refinish interior.
- Replace boardwalk and stairs leading from restroom to Johnson Street.

#### Colony Church Shed:

- Replace roof and related components including gutters, and downspouts if needed. Use composite shakes to match the church.
- Repair and /or replace siding and doors.
- Repaint entire structure.
- Repair or replace concrete floor.

#### Boy's Dormitory:

- Replace roof and related components. Use composite shakes to match the Colony Church.

- Replace three porches.
- Repair and/or replace mortar and brick in foundation and in porch piers.
- Repair and/or replace wood siding. Repaint entire exterior.
- Repair and/or replace windows. Install exterior storm windows to protect wood and glass components.
- Repair and/or replace plaster. Repaint entire interior.

#### Bjorklund Hotel:

- Repair/replace roof.
- Repair cupola to eliminate water seepage from balcony.
- Install exterior storm windows on tower.
- Repair/replace weathervane.
- Repair/replace eaves, fascia, windows, doors, door thresholds, tower siding, washroom, windowsills and 4 cellar doors as needed.
- Evaluate and replace HVAC as needed.
- Repaint exterior components/repair stucco as needed.
- Replace all 4 entry porches to building.
- Repair/replace damaged plaster on restored portions of first and second floors. Repaint finishes in these areas.
- Repair/replace flooring as needed.
- Restore unrestored portions of second and third floors and washroom to make building fully functional.
- Upgrade wiring to current code. Install fire alarm and security system.
- Assess and provide recommendations for sprinkler system.
- Relay brick walks on east side of building to shed water away from building.
- Replace boardwalk along west side of property.
- Replace fencing and gates around property perimeter.
- Abandon well and replace wood well cover with similar design.
- Replace all exterior fencing, provide historically appropriate landscaping around building, provide/replace exterior interpretation exhibits.

Hazardous materials may be encountered.

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

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate. The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget and they can be held responsible for redesign of the project should bids received exceed project funding.

A combined MBE/WBE goal of 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: 315**



## A/E SELECTION COMMITTEE RECOMMENDATIONS

10/8/2024



**CDB PROJECT NO:** 250-150-013

**PROJECT DESCRIPTION:** Replace BAS System and Partial HVAC Replacement

**PROJECT LOCATION:** Department of Central Management Services  
Suburban North Regional Office Facility - Des Plaines, Cook County

**APPROPRIATION AMOUNT:** \$3,400,000

**ESTIMATED TOTAL PROJECT COST:** \$3,400,000

### PROJECT SCOPE OF WORK:

The Suburban North Regional Office Facility - Des Plaines (J0951), is a one-building facility established in 1969.

The scope of work provides for replacing the Building Automation System front-end equipment and software, chillers, cooling tower, and associated equipment, including electrical modifications as necessary. The A/E will be responsible for performing load calculations to properly size the HVAC equipment based on the current occupancy of the building.

Hazardous materials may be encountered, abatement of asbestos-containing materials.

Provide coordination with the Illinois Department of Innovation and Technology (DoIT) for IT networking, as required.

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

The 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: 315**

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**10/8/2024**



**CDB PROJECT NO:** 546-303-009

**PROJECT DESCRIPTION:** Construct Parking Lot with Fencing and Lighting

**PROJECT LOCATION:** Department of Military Affairs  
Machesney Park Armory - Winnebago County

**APPROPRIATION AMOUNT:** \$2,000,000

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

**PROJECT SCOPE OF WORK:**

The Machesney Park is a 4-building facility established in 1992. The newly acquired Machesney Park land is 10.8 acres of undeveloped agricultural land previously used for corn and soybeans.

The scope of work includes, but is not limited to, the construction of an approximately 16,000 square yards of gravel parking, including drainage improvements and all associated work. The work also includes the installation of approximately 4,500 linear feet of fencing and exterior lighting. Fencing will have approximately three motor vehicle gates and three personnel gates. Fencing and lighting will meet the anti-terrorism force protection standards for military vehicles. Existing soils may require stabilization as a part of this work. Utilities have been run to the end of the road adjacent to the site.

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 by January 2025 and the project must be designed and bid to allow for a construction notice of award by March 2026.

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: 315**

## A/E SELECTION COMMITTEE RECOMMENDATIONS

10/8/2024



**CDB PROJECT NO:** 546-305-017

**PROJECT DESCRIPTION:** Replace HVAC and Temperature Control Systems

**PROJECT LOCATION:** Department of Military Affairs  
Milan Readiness Center - Rock Island County

**APPROPRIATION AMOUNT:** \$9,392,100

**ESTIMATED TOTAL PROJECT COST:** \$9,392,100

### PROJECT SCOPE OF WORK:

The Milan Readiness Center (H3203) is a 56,987 square foot, two-story building constructed in 1994.

The scope of work includes, but is not limited to, replacing the HVAC and temperature control systems, 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 circulation. The exhaust fans will be upgraded for the restrooms and locker rooms. The work also includes replacement of ceiling tiles, relocating lights, and updating interior finishes as required. The work will also require an evaluation and recommendation of a more efficient boiler system or variable refrigerant flow (VRF) system.

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

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 by January 2025 and project must be designed and bid to allow for a construction notice of award by March 2026.

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:** 315

**CHANGE ORDER FOR BOARD AUTHORIZED PROCEED ORDER**

Project Number	Project Description	Proceed Order Number	Total Amount of Proceed Order	Board Date Approved	Total Amount of Associated Change Order(s) & Date Executed	Value of Change Order Work Completed
814-010-083	Chicago State University - Jacoby Dickens Center – Repair HVAC and Pool – Chicago, Cook County, IL	G-10	\$11,000,000.00	4/11/2023	G-10.1 \$577,797.86 7/20/2023	5.25%
					G-10.2 \$75,710.81 3/19/2024	0.69%
					G-10.3 \$2,225,073.54 8/3/2023	20.23%
					G-10.4 \$697,545.80 10/12/2023	6.34%
					G-10.5 \$31,114.16 1/22/2024	0.28%
					G-10.6 \$872,130.80 10/2/2023	7.93%
					G-10.7 \$1,781,077.65 11/3/2023	16.19%
					G-10.8 \$511,736.73 11/28/2023	4.65%
					G-10.9 \$137,345.40 9/19/2023	1.25%
					G-10.10 \$240,825.66 11/9/2023	2.19%
					G-10.11 \$119,543.06 11/21/2023	1.09%
					G-10.12 \$76,048.89 8/9/2023	0.69%
					G-10.13 \$112,067.06 8/15/2023	1.02%
					G-10.14 \$1,422,957.81 8/17/2023	12.94%

					G-10.15 \$699,062.17 11/28/2023	6.36%
					G-10.17 \$272,172.49 2/17/2024	2.47%
					<b>G-10.18</b> <b>\$149,722.40</b> <b>9/17/2024</b>	<b>1.36%</b>
					<b>Total to Date:</b> <b>\$9,348,423.62</b>	<b>Total to Date:</b> <b>84.99%</b>

\*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	<p>G-2A \$4,298.60 3/22/2024</p> <p>G-2B \$280,542.48 5/22/2024</p> <p>G-2C \$30,918.51 6/26/2024</p> <p>G-2D \$8,101.75 7/18/2024</p> <p><b>G-2E</b> <b>\$313,224.57</b> <b>9/9/2024</b></p> <p><b>Total to Date:</b> <b>\$637,085.91</b></p>	100%

\*New information is in **bold**.

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

Project Number	Firm/Job Description	Estimated Total Project Cost	SUMMARY OF SELECTIONS LAST 5 YEARS
102-419-079	Rehabilitate Group Camp Areas Department of Natural Resources Pere Marquette State Park - Jersey County  <i>SELECTED FIRM:</i>  Domokur Architects Incorporated	\$10,295,798	1 Selections  Last Selection: 9/4/2024  Total Contracts: \$1,671,622 Remaining Contracts: \$308,025  Non-Minority Male
250-160-002	Replace Perimeter Wall Department of Central Management Services Springfield Executive Mansion - Sangamon County  <i>SELECTED FIRM:</i>  Steckel-Parker Architects, Inc.	\$570,700	6 Selections  Last Selection: 9/18/2024  Total Contracts: \$460,038 Remaining Contracts: \$0  Non-Minority Male
250-510-022	Replace and Upgrade HVAC Systems Department of Central Management Services Chicago Medical Center Office and Laboratory Building - Cook County  <i>SELECTED FIRM:</i>  B + A Engineers, Ltd. dba CCJM Engineers, Ltd.	\$9,152,300	3 Selections  Last Selection: 10/8/2024  Total Contracts: \$2,898,520 Remaining Contracts: \$1,812,783  Asian Male

**CDB PROJECT NO:** 102-419-079

**PROJECT DESCRIPTION:** Rehabilitate Group Camp Areas

**PROJECT LOCATION:** Department of Natural Resources  
Pere Marquette State Park - Jersey County

**PROJECT AMOUNT:** \$10,295,798

**PROJECT SCOPE OF WORK:**

Pere Marquette State Park is a 192-building facility established in 1931. Composition of the three group camps includes more than 100 structures consisting of approximately 70 - 228 square foot sleeping cabins; 8 - 1,000 square foot unit lodges; 3 - 600 square foot staff houses; 3 - 400 square foot first aid buildings; 2 - 350 square foot cooks cabins; 3 - 1,500 square foot dining halls; 2 - 675 square foot pool bath houses; 7 - 480 square foot restroom buildings; and, 2 - 1,300 square foot shower buildings.

The scope of work provides for addressing the rehabilitation or replacement of facilities and infrastructure associated with the Piasa, Ouatoga and Potawatomi group camp areas. Constructed by the Civilian Conservation Corps (CCC), these group camps are eligible for listing on the National Register of Historic Places (NRHP). The focus shall be repair of existing structures and facilities, following the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties and close consultation with the Illinois Department of Natural Resources (IDNR) and the Illinois Historic Preservation Agency (IHPA).

Through an assessment of these facilities, a recommendation and prioritization of rehabilitation or replacement items will be determined, with design and implementation of the recommendations as funding allows. Specific elements in these buildings to be evaluated include, but are not limited to: doors, windows, roofs, foundations, walls, siding, fireplace/stone work, flooring, stairs/steps, structural supports, shutters, fascia and trim, railings, joists, rafters, hardware, etc. In addition to the structures, infrastructure within the group camps also needs to be evaluated for repair, upgrade or replacement. These infrastructure elements include, but are not limited to: utilities (water, sewer, electric, telephone service, etc.) swimming pools, pool equipment, shower buildings, road and parking facilities, cooking/kitchen equipment, etc. Restoration of site grounds is also needed, including but not limited to elements such as grading, drainage, trenching, sidewalks and landscaping.

The interviews for this project are tentatively scheduled for May 15, 2014.

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

**ARCHITECT/ENGINEER:** Domokur Architects Incorporated (32193)  
Chicago, IL 60601



**CDB PROJECT NO:** 250-160-002

**PROJECT DESCRIPTION:** Replace Perimeter Wall

**PROJECT LOCATION:** Department of Central Management Services  
Springfield Executive Mansion - Sangamon County

**PROJECT AMOUNT:** \$570,700

**PROJECT SCOPE OF WORK:**

The Springfield Executive Mansion (J0140) is a one-building facility established in 1855.

The scope of work provides for selectively removing, repairing, tuckpointing, cleaning and sealing brick and stone masonry and providing new sub-grade drainage along the perimeter wall.

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

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

**ARCHITECT/ENGINEER:** Steckel-Parker Architects, Inc. (3592)  
Springfield, IL 62711

**CDB PROJECT NO:** 250-510-022

**PROJECT DESCRIPTION:** Replace and Upgrade HVAC Systems

**PROJECT LOCATION:** Department of Central Management Services  
Chicago Medical Center Office and Laboratory Building - Cook County

**PROJECT AMOUNT:** \$9,152,300

**PROJECT SCOPE OF WORK:**

The Chicago Medical Center Office and Lab (J0210) is a 179,118 square foot, 6-story building constructed in 1971.

The scope of work provides for removing and replacing the air handling units, various other heating and cooling equipment and cooling towers.

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.

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 2 percent is applicable to the A/E team.

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

**ARCHITECT/ENGINEER:** B + A Engineers, Ltd. dba CCJM Engineers, Ltd. (11856)  
Chicago, IL 60601

## 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