



**Capital
Development
Board**
Building a Better Illinois

**September 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

September 10, 2024

The meeting of the Capital Development Board is being held in

Chicago, 555 W. Monroe Street
Springfield, Wm. G. Stratton Building, 401 S. Spring, 3rd Floor
Collinsville, Il Dept of Transportation, 1102 East Port Plaza
Peoria, 5415 North University Street
Or via WebEx

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

Call: 312-535-8110 ACCESS CODE: 2634 968 7197 PASSWORD: CDB92024

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 August 13, 2024 Minutes..... 1-5

Board Action Construction

Construction Region 2

- 5. Proceed Order – IDOC – Lincoln Correctional Center 6-8
- 6. Proceed Order – IDHS – Illinois School for the Deaf 9-12

Construction Region 3

- 7. Modification – IDHS – Alton Mental Health 13-19
- 8. Change Order – SOS – State of Illinois Capitol Complex 20-25
- 9. Proceed Order – IBHE – Southern Illinois University Edwardsville 26-28

QBS

- 10. Architecture/Engineering Selection Recommendations from PSB 314..... 29-41

Rulemaking

- 11. Illinois Energy Conservation Code Rules (71 IAC 600)..... 42-43

Informational Items

- 12. Best Interest of the State/Informational Item..... 44-45
- 13. DCU Report
- 14. Public Comment

Executive Session

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

SUBJECT: Meeting Minutes for August 13, 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:

Karla Springer, CDB
Brent Lance, CDB
Blanca Rivera, CDB
Dipak Shah, RME

Julia Barnhardt, CDB
Timothy Farra, CDB
Jesse Martinez, CDB

The following were present in Springfield:

Tamakia Edwards, CDB
Robert Coslow, CDB
Joel Meints, CDB
Tim Patrick, CDB
Shea Votava, CDB
Mark Hendricks, CDB
Amy Romano, CDB
David Ealey, CDB
Nicholas Klein, CDB

Drew Stephenson, CDB
Marcy Joerger, CDB
James Cockrell, CDB
Jerry Bishoff, CDB
Danita Lee, CDB
Lisa Hennigh, CDB
Heather Parks, CDB
Kathryn Martin, CDB

The following were present via WebEx:

Lauren Noll, CDB
Jason Wiseman, CDB
Latonya Watson, CDB
Maribel Acevedo, CDB
Paula Sorensen, CDB
Josh Hansel, CDB
Jina Son, Rada-Arch
Adam Bohnhoff, Civil Design Inc.
Chad Harper, Shive-Hattery
Amya Ayers, RTM Engineering
Shuja Kazi, Delta Engineering

David Tichy, CDB
Jennifer Boen, CDB
Linda Norbut-Suits, CDB
Sherri Sullivan, CDB
Amber Evans, CDB
Christine Simmons, CDB
Humma Farid, Rada-Arch
Matt Trewartha, CDB
Luke Montgomery, CDB
Richard Weitzel, Delta Engineering

The meeting was called to order at 11:37 a.m.

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

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

Glyn Ramage moved, and Saul Morse seconded a motion to approve the minutes of the July 9, 2024, meeting. Chair Rhodes called for a vote, and the motion was approved unanimously.

Beverly Potts moved, and Glyn Ramage seconded a motion to approve the executive minutes of the July 9, 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 – Dixon Correctional Center

CDB Project No. 120-075-074

Replace Roofing Systems

Sterling Commercial Roofing

Proceed Order..... \$600,000.00

Glyn Ramage moved, and Saul Morse 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 Proceed Order:

Proceed Order – IDNR – Rend Lake Fish and Wildlife Area

CDB Project No. 102-720-027

Renovate Pump Station

Lake Contracting, Inc.

Proceed Order \$450,000.00

Saul Morse moved, and Glyn Ramage seconded a motion to approve the Proceed Order. Chair Rhodes called for a vote, and the motion was approved. Ama Addai opposed.

Mr. David Ealey presented the following Modification:

Modification – IDOC – Menard Correctional Center

CDB Project No. 120-175-143

Replace the General Store and Kitchen/Dinning Complex

Shive-Hattery

Modification.....\$1,212,365.00

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

Mr. Lance presented the following A/E selection recommendations for PSB 313:

1.	546-160-015	Department of Military Affairs Joliet Readiness center – Will County Replace Roofing System and Repair Exterior <ol style="list-style-type: none"> Doyle & Associates Architects and Interior Designers Bauer Latoza Studio Ltd. Specialty Consulting, Inc. 	Appropriation: \$2,180,000 Project Cost: \$2,180,000
2.	546-235-024	Department of Military Affairs North Riverside Armory – Cook County Relocate Electrical and Fiber Optic Lines to Underground <ol style="list-style-type: none"> Valdes Engineering Company Delta Engineering Group, LLC. GSG Material Testing, Inc. 	Appropriation: \$1,635,000 Project Cost: \$1,635,000
3.	630-000-300	Department of Transportation District 6: Petersburg Team Section Sub Headquarters District 6: Springfield West Team Section Headquarters District 6: Bureau of Research, Operations - Springfield District 6: Divernon Maintenance Facility Menard and Sangamon Counties Construct Additions and Buildings; Interior and HVAC Improvements <ol style="list-style-type: none"> GreenAssociates Inc. John Shafer & Associates, Inc. Blank, Wesselink, Cook & Associates, Inc. 	Appropriation: \$1,870,000 Project Cost: \$8,750,000
4.	630-000-301	Department of Transportation District 6: Carthage Team Section Headquarters District 6: Carlinville Team Section Headquarters District 6: Jacksonville Team Section Headquarters District 6: Riggston Team Section Headquarters District 6: Lincoln Team Section Headquarters District 6: Litchfield Team Section Headquarters District 6: Mason City Team Section Headquarters District 6: Pittsfield Team Section Headquarters District 6: Quincy Team Section Headquarters District 6: Riverton Team Section Headquarters District 6: Springfield West Team Section Headquarters District 6: Virginia Team Section Sub Headquarters Hancock, Morgan, Scott, Logan, Montgomery, Mason, Pike, Adams, Sangamon and Cass Counties Construct Whole Yard Generator Systems <ol style="list-style-type: none"> Prairie Engineers, P.C. 	Appropriation: \$250,000 Project Cost: \$1,500,000

5.	630-000-302	<p>Department of Transportation District 5: LeRoy Team Section Sub Headquarters District 5: Bloomington Team Section Headquarters District 5: Towanda Team Section Headquarters District 5: Champaign Team Section Headquarters District 5: Clinton Team Section Headquarters District 5: Danville Team Section Headquarters District 5: Fithian Team Section Headquarters District 5: Leverett Team Section Headquarters District 5: Monticello Team Section Headquarters District 5: Paris Team Section Headquarters District 5: Tuscola Team Section Headquarters McClean, Champaign, DeWitt, Vermillion, Piatt, Edgar and Douglas Counties Install Emergency Shower and Eye Wash Stations</p> <ol style="list-style-type: none"> 1. Nottingham Studios, P.C. 2. Senga Architects Inc. 3. Michael K. Swim, Consulting Engineers, Inc. 	<p>Appropriation: \$146,000 Project Cost: \$730,000</p>
6.	630-000-303	<p>Department of Transportation District 5: Towanda Team Section Sub Headquarters District 5: Champaign Team Section Headquarters District 5: Leverett Team Section Headquarters McLean and Champaign Counties Replace Roofing System; Demolish/Construct Building and Salt Structures</p> <ol style="list-style-type: none"> 1. G.H.R. Engineers & Associates, Inc. 2. Hurst-Rosche, Inc. 3. Evan Lloyd Associates, Inc. 	<p>Appropriation: \$930,000 Project Cost: \$4,650,000</p>
7.	630-000-304	<p>Department of Transportation District 1: Traffic Systems Center District 1: Movable Bridge Headquarters District 1: Bridge Headquarters District 1: Naperville Team Section Sub Headquarters District 1: Stevenson Team Section Headquarters Oak, Will, Cook and DuPage Counties Replace Roofing System/HVAC; Construct/Renovate Building; Relocate Gas Service</p> <ol style="list-style-type: none"> 1. Fox & Fox Architects, LLC 2. Mode Architects, P.C. 3. GSG Material Testing, Inc., dba The HOH Group, Inc. 	<p>Appropriation: \$825,000 Project Cost: \$2,945,000</p>

8.	630-056-005	Department of Transportation District 1: Woodstock Team Section Headquarters McHenry County Demolish Buildings/Construct Vehicle Drive-Through Facility; Renovate Building 1. Valdes Engineering Company 2. Bloom Companies, LLC	Appropriation: \$1,400,000 Project Cost: \$12,500,000
9.	630-568-003	Department of Transportation District 9: Cairo Team Section Sub Headquarters Union County Construct Buildings; Renovation; Upgrade HVAC; Replace Roofing System 1. White & Borgognoni Architects, P.C. 2. Eggemeyer Associates Architects Inc. 3. Hurst-Rosche, Inc.	Appropriation: \$427,000 Project Cost: \$2,135,000

Ama Addai moved, and Saul Morse seconded a motion to approve the previous A/E selections from PSB 313. Chair Rhodes called for a vote, and the motion was approved unanimously.

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

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

Mr. Patrick gave a construction project update.

Drew Stephenson gave a construction presentation on Illinois Central College in East Peoria.

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

The meeting adjourned at 12:49 p.m.

Project Number: 120-140-017 Phase 2

Description: Construct Bus Pad
Lincoln Correctional Center
Lincoln, Logan County, Illinois

Using Agency: Illinois Department of Corrections

Architect/Engineer: Fehr-Graham & Associates LLC
2160 South Sixth Street, Suite D
Springfield, Illinois 62703

Total Project Budget: \$6,040,500.00
Unobligated Funds: \$ 293,717.30
Total Spent to Date: \$4,966,314.09
Percent Complete: 87%

Project Manager: Jake Teegarden



Project History: The Lincoln Correctional Center is a 168,964 square foot, 29-building facility established in 1984. Lincoln Correctional Center serves as a centralized transportation hub for the Illinois Department of Corrections (IDOC) and facilitates the physical transfer of individuals in custody.

The scope of work includes installation of erosion control systems, removal of existing deteriorated roadway pavement and existing sally port fencing, excavation to new subgrade elevation, installation of new storm sewers and manholes over existing storm sewers, installation of concrete curb and gutter, installation of new pavement subbase, installation of new concrete and hot mix asphalt pavement, installation of new trash compactor/dumpster pad with grease/debris separator and sewer/manhole, installation of security fencing with interconnected motor controlled gates, installation of exterior lighting, relocation of fiber optics cable, final grading and seeding. Work is to be staged construction to allow movement of traffic through the existing sally ports and new sally ports during reconstruction.

Cameras were not originally included in the project scope. As the project neared completion, IDOC made the user request for cameras to be installed at the bus pad to provide additional security and safety measures. CDB's Project Manager informed IDOC that the project had significant contingency funds remaining.

Description of RFP Change: This proceed order is to provide and install security cameras around the perimeter fencing to allow for monitoring of the transfer of individuals in custody as they enter and exit IDOC buses. In addition to the cameras, electrical power and networking lines will need to be run from each camera to a network switch. Due to the distance around the perimeter of the new bus pad, conditioned IT exterior enclosures will need to be constructed to house networking equipment.

Requested Action: We are requesting board approval of proceed order G-21 in the amount of \$290,000.00 to provide camera monitorization of individuals in custody while on the bus pad.

Contractor	Trade	Change Order Amount	Original Contract	% Change
PJ Hoerr, Inc.	General	\$290,000.00	\$4,754,000.00	6%
Total All Change Orders:	General	\$290,000.00	\$4,754,000.00	6%



MEMORANDUM

TO: Mr. Timothy Patrick, Construction Administrator
Mr. James Cockrell, Regional Manager – Region 2

FROM: Mr. Jacob Teegarden, Project Manager

DATE: July 18, 2024

RE: CDB Project 120-140-017 Phase 2 – Proceed Order G-21

The scope of Change Order G-21 is to provide and install security cameras and supporting equipment at the newly constructed bus pad at the Lincoln Correctional Center in Lincoln (Logan County), Illinois. The change order will facilitate the installation of 39 security cameras, electrical power, network cabling, and the construction of two conditioned IT exterior enclosures to house networking equipment.

On October 16th, 2023, Illinois Department of Corrections' (IDOC) Construction Administrator, Rodney Thacker, reached out to Capital Development Board's (CDB) Project Manager, Jake Teegarden, to inquire whether cameras were part of the scope for project 120-140-017 Phase 2. It was determined there was no camera scope in the project's specifications, after which Mr. Thacker requested an RFPCO be issued to the General Contractor, PJ Hoerr, Inc. CDB provided a contract modification to the Architect/Engineer of Record, Fehr-Graham, for additional design services to accurately provide the necessary camera coverage of the bus pad.

During the design of the camera system, a couple of limiting factors resulted in the design presented in Change Order G-21. The first issue was the length in which network cabling can be run before needing to terminate in a network switch. The second issue was how to properly install and maintain a network switch in an exterior setting. The resulting decision was to construct two small IT exterior enclosures outside of the fenced in bus pad to contain the switches. These exterior enclosures would be insulated and have air conditioning to prevent heat-induced malfunctions. The exterior enclosures were designed to be large enough to contain an equipment rack and allow for an IT technician to easily move around the equipment rack.

The equipment and devices contained in this change order have been approved through DoIT's governance process.

The cameras will be positioned around the bus pad to provide visual coverage of individuals in custody while they are transferred between buses. The plan sheet calls for a camera to be positioned on every parking line, ensuring there are no blind spots between buses. This coverage is critical to the safety and security of facility personnel and individuals in custody at correctional facilities throughout the state.

PROCEED ORDER

PO No.: G-21

Date: 05/07/2024

Associated RFP No. G-21

1. Contractor: (Name and Address)

PJ Hoerr

107 N. Commerce Place

Peoria, Illinois 61604

Attn: Brian Rumpf

Email: Brianr@pjhoerr.com

Project No.: 120-140-017 Phase 2

Project Name and Location:

Construct Bus Pad - Lincoln Correction Center

Lincoln, Logan County, Illinois

Contract No.: 23040981

Contract Work: General

2. Request for Change by: Contractor**3. Reason for Change and Justification for the Proceed Order:**

The Using Authority has requested security cameras and associated data and electrical improvements to be installed at the bus loading/unloading area.

4. Description Of Change In Work:

Additional cameras with mounting hardware, conduits, junction boxes, telecommunications shacks, and other equipment/hardware as depicted on attached sheet E-6.

5. Total Value Of This Order Not To Exceed:\$ 290,000⁰⁰**6. Other Associated Proceed Orders (Number and Amount): N/A**

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

7. Authorization to Proceed by:

My review of this change order has determined that: the circumstances which have necessitated this change order were not reasonably foreseeable at the time the contract was signed, or the change is germane to the original contract as signed, or the change order is in the best interest of the State and authorized by law, as described.

(Applicable only to a change order or a series of change orders increasing or decreasing the contract amount more than \$10,000.00 or the contract time by more than 30 days.)

Initial

IT 8/21/24 (Up to 14,999)

Contractor Representative

Date

8/16/24

Project Manager

8/21/2024

203

Probable Classification

(Up to \$49,999)

Regional Manager

08-21-2024

Date

(Up to \$74,999)

Construction Administrator

8-21-2024

Date

(Up to \$99,999)

Deputy Director - Construction

08/21/2024

Date

(Up to \$200,000)

Executive Director

Date

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

Project Number: 321-160-025

Description: Install Security System
Illinois School for the Deaf
Jacksonville, Morgan County, IL

Using Agency: Illinois Department of Human Services

Architect/Engineer: Hurst-Roche, Inc.
1400 E Tremont Street
Hillsboro, Illinois, 62049

Total Project Budget: \$6,576,600.00
Unobligated Funds: \$ 996,338.98
Total Spent to Date: \$3,531,901.12
Percent Complete: 56%

Project Manager: Medeny Guy



Project History: The Illinois School for the Deaf is a 498,609 square foot facility with 17 buildings established in 1845.

The scope of work provides for adding and replacing cameras throughout the campus, including recorders in some buildings, card readers and electric strikes at exterior doors, a mass notification system in all buildings and outdoor emergency call stations. The work also includes replacing door key cores.

The project was advertised in Professional Services Bulletin Volume 248, January 2019. A/E PSA was executed on October 4, 2019. The project design was delayed prior to 100% submittal while waiting for DoIT approval which was received in May 2022. The construction contract was executed in July 2023. In February 2024 and at 50% in construction, DoIT informed CDB PM that DoIT Governance did not approve the project. Project Manual & drawings did not meet DoIT Governance requiring cables to be connected to existing Main Distribution Frames (MDFs); requiring reconfiguration, rework, adding cable runs to existing MDFs and created work stoppage.

Description of RFP Change: This proceed order will provide for compliance with DoIT Governance and will minimize future DoIT maintenance, eliminate copper & fiber cable runs, new Intermediate Distribution Frames (IDFs), add new cabling to existing DoIT MDFs, install new racks, create additional penetrations for new cabling. The contractor is to provide red-line job site drawing set with changes in As-Built drawings and project manual.

Requested Action: We are requesting board approval of proceed order 1 in the amount of \$300,000.00 to provide compliance with DoIT Governance and minimize future DoIT maintenance, eliminating copper and fiber runs, new intermediate distribution frames, adding cabling, rack installation, and additional penetrations.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Senergy Electric, Inc.	Electrical	\$300,000.00	\$4,944,494.00	6%
Total All Proceed Orders	Electrical	\$300,000.00	\$4,944,494.00	6%



MEMORANDUM

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

FROM: Ms. Medeny Guy, Project Manager

DATE: August 18, 2024

RE: 321-160-025, Phase 1
DHS-Illinois School for Deaf
Jacksonville, Morgan County, IL
Proceed Order #E-001/RFPCO #E-009

The Install Security System project has been ongoing since January 2019. The former CDB Project Manager had multiple coordination meetings with DoIT personnel starting June 22, 2020. On May 19, 2022, DoIT approval was received from DHS/DoIT representative, Ralph Young, to move forward from Design Development (DD) to 100% submittal. The 102% Design documents were sent to DoIT for review on December 13, 2022, with a deadline to provide comments on January 4, 2023. DoIT provided no correspondence. CDB approval to release bid documents was April 21, 2023, with a bid opening of May 16, 2023. On August 17, 2023, Authorization To Proceed was sent to Senergy Electric, Inc.

On February 28, 2024, DoIT informed CDB Project Manager, the project had not been approved by DoIT Governance and recommended to stop work until approval. DoIT's Governance requires that all equipment to be routed to their Main Distribution Frame (MDF) and use DoIT supplied switches. The Contract documents proposed 25 New Intermediate Distribution Frames (IDFs), based upon the previous camera connections within 15 buildings.

On March 7, 2024, CDB PM instructed Senergy to not terminate and test fiber infrastructure until further notice. On March 21, 2024, CDB PM instructed Senergy to stop all work associated with the 25 IDFs. Upon notice, Senergy had previously installed in December 2023 100% of the infrastructure fiber (\$89,265.00), completed 60% of the fiber labor (\$76,718.40), and other associated labor and material costs (\$616,418.23) were invoiced.

On April 23, 2024, an emergency meeting was held with DoIT and CDB which DoIT approved the 26 IDFs with securable cabinets upon receipt of CDB letter/memo. April 24, 2024, DoIT withdrew their approval.

On May 7, 2024, A/E (Hurst-Rosche), Contractor (Senergy), and DoIT representative (Toby Spoor) met and recommended: eliminating 25 IDFs, demolish recently installed fiber infrastructure and horizontal cabling from MDF to proposed IDFs, abandon in-place fiber loop to Administration building, provide extender devices for cameras and doors exceeding ethernet 100-meter limitation, install equipment racks to house additional equipment, abatement and additional penetrations for new cabling, and red-line as-built drawings. This eliminated a 6–9-month delay and A/E modification that would have incurred if the A/E were to redesign the project to meet DoIT's Governance requirements.

On May 9, 2024, a Formal letter of partial suspension was e-mailed to Senergy, Prime Contractor.

Multiple meetings with DoIT were prompted starting on June 3, 2024 through August 9, 2024 awaiting final approval of combined May 7, 2024 proposal. No formal DoIT approval was received.

On July 12, 2024, DHS Chief Operating Officer, Stacy Howlett, approved the combined May 7, 2024 proposal.

On August 20, 2024, DoIT Governance approved the combined May 7, 2024 proposal..

This work is necessary to meet DoIT Governance, ensure the health, safety, and security of the students, faculty, and administration is maintained, account for mobilization/demobilization costs, minimize delay, and minimize future maintenance for IT staff.

We appreciate your consideration in presenting this Proceed Order to the CDB Board.

cc: CDB Central Files



**Capital
Development
Board**

Building a Better Illinois

PROCEED ORDER

PO No.: E -001
Date: 6/17/2024
Associated RFP No.: E-009

1. Contractor: (Name and Address)
Senegy Electric, Inc.
509 N Elm St.
Williamsville, IL 62693
Attn: Brad Walsh
bwalsh@senegy-electric.com
Mobile: 217-779-2367; Office: 217-566-2826X1020

Project No.: 321-160-025 Phase #:
1 Project Name and Location:
Install Security System
DHS-Illinois School for the Deaf
Jacksonville, Morgan County, IL
Contract No.: 24042685
Contract Work: Electrical

2. REQUEST for change by: CDB PM

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

Project Manual & drawings did not meet DoIT Governance; requiring reconfiguration, rework, and created work stoppage/project delays.

This Proceed Order is necessary to maintain compliance with DoIT's most recent Governance standards for this project, which is now in construction.

- Ealey 08-22-2024

4. Description Of Change In Work:

In order to meet DoIT Governance and minimize future DoIT maintenance, this will eliminate copper & fiber cable runs, new Intermediate Distribution Frames (IDFs), add new cabling to existing DoIT Main Distribution Frames (MDFs), install new racks, create additional penetrations for new cabling. Senegy to provide red-line job site drawing set with changes in As-Built drawings and project manual.

5. Total Value Of This Order Not To Exceed:

\$300,000

6. Other Associated Proceed orders (Number(s) and Amount(s)): Click or tap here to enter text.

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.)

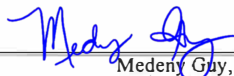
Initial


Brad Walsh, Senegy Electric, Inc. Representative

6-24-24

Date

(Up to \$14,999)



Mederly Guy, Project Manager

08/20/2024

Date

203

Probable Classification

(Up to \$49,999)



James Cockrell, Regional Manager

08-22-2024

Date

(Up to \$75,999)



Timothy Patrick, Construction Administrator

8-22-2024

Date

(Up to \$99,999)



Lisa Hennigh, Deputy Director - Construction

08/27/2024

Date

(Up to \$200,000)

TJ Edwards, Executive Director

Date

If Board Level, insert Agenda Item No.

and Board Meeting Date

Project Number: 321-010-110

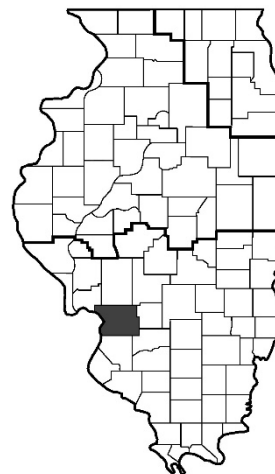
Description: Renovate Willow Building
Alton Mental Health
Alton, Madison County, Illinois

Using Agency: Illinois Department of Human Services

Architect/Engineer: AAIC
15 E. Washington Street
Belleville, IL, 62220

Total Project Budget: \$16,642,000.00
Unobligated Funds: \$ 8,331,280.00
Total Spent to Date: \$ 971,340.85
Percent Complete: 100% Design

Project Manager: Ashlie Shaffer



PROJECT HISTORY: The Willow Building at Alton Mental Health is a 68,511 square foot, 3-story building built in 1965 as a medical and surgical facility. The building is currently not in use.

This project originated as an urgent request from the Illinois Department of Human Services and the Governor's office to find additional housing solutions. AAIC first was contracted through their Indefinite Delivery/Indefinite Quantity (IDIQ) contract to provide a quick assessment of four scope items. Upon completion of the initial assessment, it was determined that much more renovation work was required to maintain code compliance and allow occupancy. The project was expanded to provide full renovation and a Best Interest of the State contract was issued to AAIC due to their initial IDIQ involvement and the urgency of completion. Due to the complexity and cost of the project it is required to bid to the public.

The scope of work provides for asbestos abatement, replacement of electrical, HVAC, plumbing, and elevator systems as well as a sally port entrance, security fencing, anti-ligature ceilings and fixtures, security systems with a control center, structural wall repairs, patient intake area, patient visitor rooms, and accessibility updates to the building's entrance and patient restrooms.

PURPOSE OF THIS AGREEMENT MODIFICATION: This modification will compensate the A/E for basic services related to the expanded scope and related code compliant designs, thus providing a full-service agreement. Reimbursables are also added for the project for asbestos removal.

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	\$1,355,395.00	\$0.00	\$1,355,395.00	\$433,800.00	\$1,789,195.00
Additional Services	\$0.00	\$25,000.00	\$25,000.00	\$0.00	\$25,000.00
Contract Administration Fee	\$40,600.00	\$800.00	\$41,400.00	\$13,000.00	\$54,400.00
On-Site Representative Reim.	\$237,600.00	\$0.00	\$237,600.00	\$0.00	\$237,600.00
Construction Testing	\$45,000.00	\$0.00	\$45,000.00	\$0.00	\$45,000.00
Geotechnical Investigation	\$2,500.00	\$0.00	\$2,500.00	\$0.00	\$2,500.00
Print Bid Documents in excess	\$5,500.00	\$0.00	\$5,500.00	\$0.00	\$5,500.00
APM/ASP	\$22,000.00	\$0.00	\$22,000.00	\$235,400.00	\$257,400.00
PCM Air Sampling	\$5,000.00	\$0.00	\$5,000.00	\$35,000.00	\$40,000.00
Topographical Survey	\$12,125.00	\$0.00	\$12,125.00	\$0.00	\$12,125.00
TOTALS	\$1,725,720.00	\$25,800.00	\$1,751,520.00	\$717,200.00	\$2,468,720.00

Main Office:

15 E. Washington
Belleville, Illinois
62220

Locations:

600 Troy Rd.
Edwardsville, IL
62025

707 N. Second St.
Suite 415
St. Louis, MO
63102

DESIGN

CONSTRUCTION

April 29, 2024

Ashlie Shaffer
Capital Development Board
Rendleman Hall – Room 0232, SIUE Box 1018
Edwardsville, IL 62026

Re: Modification #3 Request – Additional Scope / Size
CDB #: 321-010-110

Dear Ashlie,

I hope this letter finds you well. I am writing to formally request additional services for our ongoing project, CDB 321-010-110. Since the inception of the project, we have encountered several challenges that have necessitated adjustments to our initial agreement, impacting both the scope and overall cost of the project.

Throughout the development of the design, we have encountered unforeseen complexities in building systems design and coordination that were not initially accounted for in our original project scope. The evolving nature of the project has led to additional coordination requirements, as well as the identification of code-related items that were not initially anticipated. Moreover, ongoing investigations into existing conditions have revealed the need for updates that were not foreseen at the project's outset. In addition, the construction budget has increased 70% between the initiation of original scope to the 100% submittal level.

Additional Services include the following:

1. **Increased Site Design Scope for Vehicle Access:** The final civil / site scope has increased from the initial assessment phase to accommodate various coordination requirements leading to an increase in the site improvements to better facilities a functional site. Fencing, sidewalk, and pavement areas on the east side of the building were expanded to enclose the east door within fence, provide an exit route, and to provide for appropriate drainage and parking. There was an added drive and expanded fence area on the north end of the project to enclose the new HVAC and generator equipment (for maintenance and fueling). Coordination of relocating the existing light poles near the new fence was required.
2. **Relocation of Fire Department Connection (FDC):** Additional coordination and modifications to the plumbing, civil, and architectural drawings to facilitate the relocation of the existing FDC in order to be accessible from the unsecured site of the perimeter fence due to the items noted above.
3. **Abatement Project Management and Increased Sample Quantities:** Due to the unforeseen discovery of additional pin mastic found throughout



the building on the underside of each floor structure, the onsite abatement work will take longer than originally anticipated when the original proposal was prepared. Farmer Environmental Services will need additional fee to cover on-site services for the project.

4. **Mechanical Openings:** Due to the evolution of the mechanical design, additional coordination was required for new openings in existing floor and wall structure, necessitating the need for additional architectural and structural details.
5. **New Structural Floor and Wall Openings:** Due to additional discoveries of asbestos containing materials throughout the design process, additional architectural, structural, and environmental details were required for new floor and wall openings to cater to abatement activities.
6. **Renovations for Visitors Center:** CDB approved the addition of a new Visitor's Center to be added to the existing building, necessitating additional modifications to demolition plans, new work building plans, interior finishes, mechanical design, electrical design, and door hardware coordination.
7. **Door Hardware Coordination for IDPH Occupancy:** Additional coordination and replacement of door hardware to meet specific functional and building code requirements mandated by the Illinois Department of Public Health (IDPH). Many existing doors planned for reuse were found not to be suitable for reuse.
8. **Utility Coordination for Electrical and Mechanical Designs:** Addressing unforeseen utility requirements stemming from electrical and mechanical designs, additional utility rooms and rated wall chases were required to be added.
9. **Ceiling Details and Demo for Plumbing System Access:** Given the plumbing scope is to be a full replacement and through the development of the design, additional exterior building demo and replacement of existing soffits is required. This configuration was unknown at the assessment phase.
10. **Coordination with Mechanical and Structural for Rooftop Equipment:** Through the development of the mechanical design additional rooftop equipment was determined to be more necessary than originally planned in the original assessment leading to increased structural evaluation and coordination.
11. **Adjustments to Structural System:** The existing building structure has limited flexibility to accommodate the new mechanical design and the original design strategy needed to be modified to accommodate these structural restrictions. Based on these findings, the Structural Engineer

was required to create a BIM coordination model, develop details for floor slab to be reinforced or infilled throughout the facility, and provide additional structural calculations.

12. **Finish Coordination for Patching and Repair:** Additional coordination for finishes to address patching and repair needs resulting from demolition and environmental inspection and unforeseen modifications for MEP systems. Additional samples and exploration were required throughout the design process.
13. **Replace Basement and First Floor AHUs:** Additional mechanical and electrical work for replacement of the existing air handling units in the basement that served the basement and first floor.
14. **Replacement of Multi-Zone Ductwork:** Additional mechanical work for replacement of multizone ductwork due to air handling unit changes not anticipated as part of initial renovation scope.
15. **Replacement of Plumbing Fixtures:** Additional plumbing work for additional plumbing replacements on the first-floor kitchen area.

To address these concerns and ensure a successful project outcome, we kindly request approval the following contract modification request:

For the scope of additional services outlined above, we propose a basic service fee of **FOUR HUNDRED AND THIRTY-THREE THOUSAND EIGHT HUNDRED DOLLARS (\$433,800.00)**. Fee to be allocated 67% to completion of bidding documents, and 4% to Bidding, and 29% to Construction Administration.

For the scope of additional Reimbursable expenses, the consultants are proposing an additional fee of **TWO HUNDRED AND EIGHTY-TWO THOUSAND FOUR HUNDRED DOLLARS (\$282,400.00)**.

Fee Request broken down as follows:

Architectural/Engineering Basic Service Fees:	
Gonzalez Companies (Civil)	\$ 16,500.00
Kuhn & Trello (Structural)	\$ 7,300.00
RTM Engineering (MEP/P)	\$ 200,000.00
AAIC Inc. (Prime)	<u>\$ 210,000.00</u>
Total of Modification Reimbursable Request:	\$ 433,800.00

Architectural/Engineering Reimbursable Fees:	
Asbestos PM / Air Sampling	\$ 235,400.00
*Request rate to be DWE in lieu of \$27/hr rate	
PCM Air Sample Analysis	\$ 35,000.00
CAF Fees (3%) To Be Verified	<u>\$ 13,000.00</u>
Total of Modification Reimbursable Request:	\$ 282,400.00

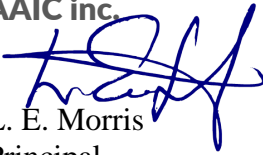
Completion Date

Given the emergency nature of this project and attempts to maintain schedule, all items have been incorporated into the project's design.

We trust you will find this proposal to be acceptable and in accordance with your needs. Please call with any questions or concerns for further explanation.

Respectfully Submitted,

AAIC inc.

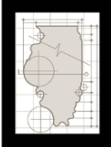
A handwritten signature in blue ink, appearing to read 'L. E. Morris', is written over the printed name.

L. E. Morris
Principal

MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD



Professional Services Agreement

Modification Number: **2**

Project Number: **321-010-110**

Date: **August 6, 2024**

Firm Name, Address

AAIC, inc.

15 E. Washington Street

Belleville, IL 62220

Project Information

Renovate Willow Building for Occupancy

Alton Mental Health Center - Madison County

Alton, Madison County, Illinois

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

Agreement Date: **2023-04-12** Contract: **23011710**

Scope/Purpose of this agreement modification: **This modification will compensate the A/E for basic services related to the expanded scope and related code compliance designs, thus providing a full service agreement. Reimbursables are also added for the project for asbestos removal.**

Subject agreement amended as follows: **Replace Appendix A - M1 with Appendix A - M2; Replace Attachment A1 - Modification 1 - Appendix A Clarifications with Attachment A1 - Modification 2 - Appendix A Clarifications; The signature authority levels for modifications referenced in the SDC's are hereby amended to the following:**

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

AGREEMENT SUMMARY

Fee Description	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	\$1,355,395.00	\$.00	\$1,355,395.00	\$433,800.00	\$1,789,195.00
Additional Services	\$.00	\$25,000.00	\$25,000.00	\$.00	\$25,000.00
Contract Administration Fee,	\$40,600.00	\$800.00	\$41,400.00	\$13,000.00	\$54,400.00
On-Site Representative Reim	\$237,600.00	\$.00	\$237,600.00	\$.00	\$237,600.00
Construction Testing	\$45,000.00	\$.00	\$45,000.00	\$.00	\$45,000.00
Print Bid Documents in excess	\$5,500.00	\$.00	\$5,500.00	\$.00	\$5,500.00
APM/ASP	\$22,000.00	\$.00	\$22,000.00	\$235,400.00	\$257,400.00
Geotechnical Investigation	\$2,500.00	\$.00	\$2,500.00	\$.00	\$2,500.00
PCM Air Sampling	\$5,000.00	\$.00	\$5,000.00	\$35,000.00	\$40,000.00
Topographical Survey	\$12,125.00	\$.00	\$12,125.00	\$.00	\$12,125.00
TOTALS	\$1,725,720.00	\$25,800.00	\$1,751,520.00	\$717,200.00	\$2,468,720.00

Prepared by: _____
Todd DeJaynes Date

By: NA
Using Agency approval Date

AE Firm name: **AAIC, inc.**

By:  **8/7/2024**
AE's Authorizing Representative Date

Reviewed: _____
Contract Executive Date

Print AE name, Title: **L.E. Morris - AAIC Inc. - Principal**

Approved by:  **08-09-2024**
Regional Manager Date

By: _____
Fiscal Date

Approved by: _____
Legal Date

Final CDB
authorization _____
Print name/title _____
Date

Project Number: 750-000-009

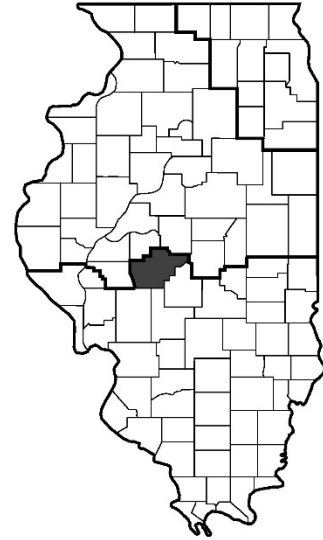
Description: Replace Plumbing
State of Illinois Capitol Complex
Springfield, Sangamon County, IL

Using Agency: Office of the Illinois Secretary of State

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

Total Project Budget: \$27,900,000.00
Unobligated Funds: \$ 1,878,556.11
Total Spent to Date: \$14,909,346.64
Percent Complete: 62%

Project Manager: Craig Butler



Project History: The scope includes replacement and upgrade of plumbing systems for 15 buildings at the Illinois State Capitol Complex, including domestic water systems and sanitary waste & vent systems. The project includes demolition of the existing plumbing systems and building components to access the plumbing systems and removal of existing asbestos containing materials encountered. Existing restroom facilities within the buildings are being upgraded to meet applicable codes with replacement of plumbing fixtures as needed. Additionally, a water monitoring system, water service entry 2-stage cartridge filtration, and domestic hot water softeners will be installed across most of the buildings, to assist with maintaining good water quality. General building restoration is required in areas of new plumbing systems. Construction commenced September 2022 with substantial completion scheduled for March 2024.

Due to material availability and delivery issues (primarily structural glazed block), substantial redesign work was required which significantly affected the schedule for work at the Howlett Building, Illinois State Museum, Power Plant and Driver's Facility. Additional work has been delayed at the Inspector General building and the State Capitol due to phasing coordination with the work occurring for the new underground parking garage and the Capitol North Wing project. As a result of these delays, the new substantial completion date is March 31, 2026. This extends the construction schedule by approximately 109 weeks.

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

Requested Action: We are requesting board approval of change order G-59 in the amount of \$682,342.43 to compensate for the additional general conditions and overhead costs associated with the extended schedule.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Henson Robinson Company	General	\$682,342.43	\$21,382,860.00	3.2%
Total All Change Orders	General	\$682,342.43	\$21,382,860.00	3.2%



MEMORANDUM

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

FROM: Craig Butler, Senior Project Manager

DATE: June 18, 2024

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

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

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

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

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

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

HENSON ROBINSON COMPANY

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



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

May 15, 2025

Capitol Development Board
401 S. Spring Street
Springfield, IL

Attn: Craig Butler

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

Craig,

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully Submitted,

Adam Boelman

A handwritten signature in dark ink, appearing to read 'Adam Boelman', with a stylized, cursive script.

Henson-Robinson Company

State of Illinois
CAPITAL DEVELOPMENT BOARD

**REQUEST FOR PROPOSAL
& CHANGE ORDER**

Date: February 23, 2024

RFP Number: 59

FOR CDB USE ONLY

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

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

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

CDB Project #: 750-000-009

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

CDB Contract #: 23042781
Contract Work: General

2. REQUEST for change by: Contractor

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

3. REASON for change:

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

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

Extend the Substantial Completion date from March 1, 2024 to March 31, 2026; Extend the Final Acceptance Date from May 30, 2024 to October 31, 2026; Extend the Contract End Date from May 30, 2025 29, to October 31, 2027.
The attached certifications dated January 2023 (V23.1) are hereby incorporated into the contract.

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

IMPORTANT NOTICE

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

6. CONSIDERATION:

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

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

The Contract Sum is INCREASED by the total sum of \$ ~~762,191.80~~

ALB 8/1/2024 \$682,342.43 **8/1/2024**

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

RECOMMEND issuance of a change order

A/E Firm Name RTM ENGINEERING CONSULTANTS

BY [Signature] signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER

BY _____ signature

CONTRACTOR DATE 4/30/2024

BY Adam Boelman print name

[Signature] signature

Project Manager title

APPROVE as to form and content:

USING AGENCY name

BY [Signature] signature

CDB/PM APPROVE [Signature] signature

CDB APPROVE change order DATE _____

BY _____ print name

_____ signature

_____ title

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

Project Number: 825-030-075

Description: Construct New Health Science Building
Southern Illinois University Edwardsville
Edwardsville, Madison County, IL

Using Agency: Southern Illinois University Edwardsville

Architect/Engineer: Lamar Johnson Collaborative
2199 Innerbelt Business Center Drive
St. Louis, MO, 63114

Total Project Budget: \$111,370,000.00
Unobligated Funds: \$ 5,935,170.80
Total Spent to Date: \$ 29,169,369.35
Percent Complete: 30%

Project Manager: Mark Hendricks



Project History: Southern Illinois University in Edwardsville (SIUE) is a 29-building facility established in 1960. Upon commencement of construction, the Health Science Building (HSB) will be approximately 173,000 square feet.

The scope of work includes preparing program statement/scope development package followed by the bridging documents for the Design-Build project. Minimum of LEED Silver Certification will be required, and additional energy efficiencies will be considered. Elements of the project will include construction of a health sciences building, connections to two existing buildings and renovation to the existing buildings.

SIUE has experienced several power outages at the location of the new HSB prior to the construction of the new building and has requested a manual transfer switch be installed to allow a backup power source to be used in the event of poor power supply from the local utility company. The HSB will house nursing laboratories which will require constant temperature regulation.

Description of RFP Change: This proceed order will provide for installation of a manual transfer switch, redirecting of service conduit, and the design services required to perform this work.

Requested Action: We are requesting board approval of proceed order G-6 in the amount of \$400,000.00 to provide for the design, installation, and all required elements of a manual transfer switch.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Clayco, Inc.	General	\$400,000.00	\$95,324,473.20	0.42%
Total All Proceed Orders	General	\$400,000.00	\$95,324,473.20	0.42%



MEMORANDUM

TO: David Ealey, Regional Manager

FROM: Mark Hendricks, Senior Project Manager

DATE: August 25, 2024

RE: 825-030-075
Contractor Proceed Order G-6

Dear Mr. Ealey,

The Southern Illinois University - Edwardsville, is a 129-building facility established in 1960.

The scope of work consists of constructing a new Health Science Building. The building will house the school of Nursing and Pharmacy classes, students, and staff. The project will be constructed via the Design Build Process. Hellmuth, Obata & Kassabaum, Inc (HOK) provided the bridging documents for the project. When HOK completed the bridging document we completed the design work to around 25% of the design. We did not want to give too much of a direction as we wanted to ensure the Design Build team was able to have some creativity on their designs. Having the ability to provide backup power to the building was not a requirement in the bridging documents or brought up in conversations when creating the bridging documents. This is a request by the school to ensure they can energize the new building that houses classrooms and laboratories if the power goes out from the transformer. The existing Ameren transformer has gone out over the years and the school is trying to be proactive with the knowledge they have of the existing area of the new building. The new building (approximately 173,000 s.f.) is going to be the biggest building on campus and is not in the core campus area. The building will be using utilities that are in University Park that have power interruptions in the past.

If granted, this modification will allow the Design Build team to install a manual transfer switch for the new building. The RFP will cover redirecting service conduits, redirecting service conduits to new fire pump in building, add a manual transfer switch and add engineering fees (this is due to the Design Build delivery method).

This request is to ensure the school can continue to present classes if they are expecting a long outage. This will not include a backup generator for the building but will include the transfer switch needed for the school to bring in a generator if they decide it is needed.

I am respectfully requesting this proceed order be presented to the CDB Board for review, consideration, and approval.

Respectfully,

Mark Hendricks
Senior Project Manager

cc: Shea Votava



PROCEED ORDER

PO No.:
Date:
Associated RFP No.:

Choose an item. -G-6
8/20/2024
G-6

1. Contractor: (Name and Address)

Clayco Poettcker Joint Venture
35 East Wacker Suite 1300
Chicago, IL 60601
Phone 312-658-0747

Project No.: 825-030-075 Phase #: 1

Project Name and Location:

Construct New Health Science Building at Southern Illinois University
Edwardsville

Contract No.: 23 DB01 41
Contract Work: General

2. REQUEST for change by: Using Agency

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

Maintain Schedule. This is a request by the school to ensure they can energize the new building that houses classrooms and laboratories if the power goes out from the transformer. The existing Ameren transformer has historically interruptions in service gone out over the years and the school is trying to be proactive with the knowledge they have of the existing area of the new building to maintain uninterrupted classroom schedules. This requirement was not included in the Bridging Documents

4. Description Of Change In Work:

The RFP will provide for a manual transfer switch for the new building. The RFP will cover redirecting service conduits, redirecting service conduits to new fire pump in building, add a manual transfer switch, add engineering fees (this is due to the Design Build delivery method) and associates electrical requirements.

5. Total Value Of This Order Not To Exceed:

\$400,000.00

6. Other Associated Proceed orders (Number(s) and Amount(s)): 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

Jim Odman, Contractor Representative

8/20/2024

Date

(Up to \$14,999)

Mark Hendricks, Senior Project Manager

8-20-2024

Date

303

Probable Classification

(Up to \$49,999)

David Ealey, Regional Manager

8/29/24

Date

(Up to \$74,999)

Timothy Patrick, Construction Administrator

9-3-2024

Date

(Up to \$99,999)

Lisa Hennigh, Deputy Director - Construction

Date

(Up to \$200,000)

Tamakia J Edwards, Executive Director

Date

If Board Level, insert Agenda Item No.

and Board Meeting Date

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

Project Number	Firm/Job Description	Estimated Total Project Cost
546-275-013	Upgrade Electrical, Fire Alarm, Lighting Systems, and Interior Finishes Department of Military Affairs Pontiac Readiness Center - Livingston County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Design Mavens Architecture PLLC Prairie Engineers, P.C. Valdes Engineering Company	\$2,800,000
546-325-091	Convert Museum Office Department of Military Affairs Camp Lincoln, Springfield, Sangamon County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Evan Lloyd Associates, Inc. GreenAssociates Inc Senga Architects Inc	\$1,000,000
630-000-305	Demolish/Construct Buildings, Roof Replacement, Upgrade Site Utilities Department of Transportation Lee County, Winnebago County, JoDaviess County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Fox & Fox Architects, LLC Globetrotters Engineering Corporation Studio ARQ, LLC	\$2,650,000
630-000-306	Construct Building, Renovate Interior, Upgrade Site/Utility Work, Replace Roofs Department of Transportation Kendall County, LaSalle County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> CSA Partners Ltd. Farnsworth Group, Inc.. Muller & Muller, Ltd.	\$7,800,000

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

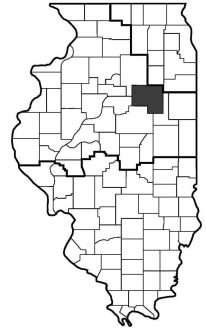
Project Number	Firm/Job Description	Estimated Total Project Cost
630-000-307	Construct Cold/Salt Buildings, Install Backflow Preventer, Interior Renovation Department of Transportation St. Clair County, Madison County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> AAIC, inc. Blank, Wesselink, Cook & Associates, Inc. Evan Lloyd Associates, Inc.	\$2,530,000
630-000-308	Replace Roofing Systems, Remove Boiler and Minor Mechanical Work Department of Transportation Sangamon County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> AAIC, inc. Bailey Edward Design, Inc. John Shafer & Associates, Inc.	\$4,450,000
630-112-004	Demolish Maintenance Building, Construct Drive Through Facility Department of Transportation District 1: Harvey Team Section Headquarters - Cook County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Bloom Companies, LLC Globetrotters Engineering Corporation	\$13,000,000
630-472-004	Demolish/Construct Buildings, Interior Renovations with Insulation and Heating Department of Transportation District 7: Flora Team Section Headquarters - Clay County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Blank, Wesselink, Cook & Associates, Inc. Civil Design, Inc. The Upchurch Group, Inc.	\$3,300,000

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

Project Number	Firm/Job Description	Estimated Total Project Cost
810-080-022	Renovate and Expand Classroom Building II Illinois Community College Board Rock Valley College - Rockford, Winnebago County	\$35,085,000
	<i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>	
	Bailey Edward Design, Inc. Cordogan, Clark & Assoc., Inc. Saavedra Group Architects, Inc.	

A/E SELECTION COMMITTEE RECOMMENDATIONS

9/10/2024



CDB PROJECT NO: 546-275-013

PROJECT DESCRIPTION: Upgrade Electrical, Fire Alarm, Lighting Systems, and Interior Finishes

PROJECT LOCATION: Department of Military Affairs
Pontiac Readiness Center - Livingston County

APPROPRIATION AMOUNT: \$2,800,000

ESTIMATED TOTAL PROJECT COST: \$2,800,000

PROJECT SCOPE OF WORK:

The Pontiac Readiness Center (H2800) is a 29,828 square foot, two-story building established in 1938.

The scope of work provides for, but is not limited to, various replacements, repairs, and upgrades to the electrical, lighting and fire alarm systems throughout the building and the addition of a generator with automatic transfer switches. The upgraded electrical panel needs to be able to support future EV requirements. Conduit and wiring will be installed to specified EV parking area. The work also includes, but is not limited to, the replacement of ceiling tiles and interior finishes as needed.

The State Historical 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 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 December 2024 and the project must be designed and bid to allow for a construction notice of award by February 2026.

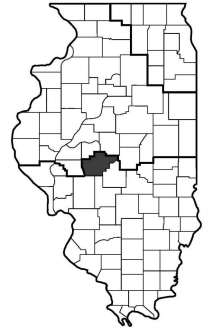
A combined MBE/WBE goal of 15 percent is applicable to the A/E team.

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 314

A/E SELECTION COMMITTEE RECOMMENDATIONS

9/10/2024



CDB PROJECT NO: 546-325-091

PROJECT DESCRIPTION: Convert Museum Office

PROJECT LOCATION: Department of Military Affairs
Camp Lincoln, Springfield, Sangamon County

APPROPRIATION AMOUNT: \$1,000,000

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

PROJECT SCOPE OF WORK:

The Camp Lincoln Museum Office (H3420) is a 1,548 square foot, one-story building established in 1962.

The scope of work provides for the conversion of a residence to provide for office space. The work includes, but is not limited to, various replacements, repairs, and upgrades to the existing building to include new electrical throughout. All plumbing and HVAC will be replaced, and the existing bathroom will be renovated to comply with ADA standards. The work will also include construction of an approximate 300 square foot addition which will be climate controlled for historical artifacts. The exterior will include replacement of windows, doors, siding, and the roof, including gutters and all accessories.

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 application if the project qualifies for the rebate.

The A/E's 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 December 2024 and the project must be designed and bid to allow for a construction notice of award by February 2026.

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 314

A/E SELECTION COMMITTEE RECOMMENDATIONS

9/10/2024



CDB PROJECT NO: 630-000-305

PROJECT DESCRIPTION: Demolish/Construct Buildings, Roof Replacement, Upgrade Site Utilities

PROJECT LOCATION: Department of Transportation
District 2: Dixon Headquarters - Lee County,
District 2: Rockford Team Section Headquarters - Winnebago County,
District 2: Stockton Team Section Headquarters - JoDaviess County

APPROPRIATION AMOUNT: \$530,000

ESTIMATED TOTAL PROJECT COST: \$2,650,000

PROJECT SCOPE OF WORK:

The District 2 Headquarters Building (D0200) is a 75,352 square foot, 3-story building established in 1935. The scope of work provides for replacing approximately 13 rooftop HVAC units and replacing pneumatic controls with direct digital control system.

The District 2 Headquarters Annex Building (D0201) is a 3,800 square foot, one-story building established in 1948. The scope of work provides for demolishing the existing Annex Building (D0201) and constructing a new approximately 60' x 90' heated building with three overhead doors, offices, bathrooms, welding area, shop area with floor drains, and storage space. The work also includes connection to city sewer and installation of solar panels.

The Rockford Material Storage Building (D0211) is an 8,000 square foot, one-story building established in 1965. The scope of work provides for adding heat, insulation, extending the water and gas line to the building, and connecting to municipal sanitary sewer system.

The Stockton Equipment Storage Building (D0212) is a 5,184 square foot, 2-story building established in 1956. The scope of work provides for a small addition for an office and restroom and renovation of the existing building, including but not limited to, roof replacement, adding insulation and metal ceiling panels.

This work may include, but is not limited to, architectural, structural, civil, plumbing, electrical, heating, ventilation, data, and accessories, as needed.

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

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

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

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

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 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: 314

A/E SELECTION COMMITTEE RECOMMENDATIONS

9/10/2024



CDB PROJECT NO: 630-000-306

PROJECT DESCRIPTION: Construct Building, Renovate Interior, Upgrade Site/Utility Work, Replace Roofs

PROJECT LOCATION: Department of Transportation
District 3: Yorkville Team Section Headquarters - Kendall County,
District 3: Bridge Maintenance Team Section Headquarters - Ottawa, LaSalle County

APPROPRIATION AMOUNT: \$1,560,000

ESTIMATED TOTAL PROJECT COST: \$7,800,000

PROJECT SCOPE OF WORK:

The Yorkville Team Section Headquarters is a 4-building facility established in 1975. The scope of work provides for the construction of a new approximately 320' x 55' building. The building shall contain offices, break room, lunch and ready rooms, storage, ADA accessible male and female bathrooms, and approximately 8 vehicle storage bays with 24-foot doors.

The Yorkville Storage Building (D0373) is a 7,400 square foot, one-story building established in 1975. The scope of work provides for the renovation of the building. This work may include, but is not limited to, converting offices to storage, electrical upgrades, and remodeling/enclosing the existing wash bay.

Additionally, the work at Yorkville also includes enclosing the existing drainage ditch with a box culvert, so it can be built upon. Install a standby generator sized to keep the facility at normal operations during an electrical power outage and connect the facility to city water and sewer system.

The Bridge Maintenance Lab Garage (D0316) is an 8,100 square foot, 2-story building established in 1961. The work provides for renovation of the lab garage, including but not limited to, updating lighting and HVAC system, repair or replace roof, leaking windows, siding, and reconfiguring office space to provide ADA accessible male and female restrooms, while maintaining adequate lunch, break and ready rooms.

The Bridge Maintenance Physical Research Lab (D0315) is a 12,000 square foot, one-story building established in 1961. The scope of work provides for renovating the building, including but not limited to, repairing, or replacing the roof and siding, updating electrical and lighting and providing insulation and heat.

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

A minimum of LEED silver may be 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. 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: 314

A/E SELECTION COMMITTEE RECOMMENDATIONS

9/10/2024



CDB PROJECT NO: 630-000-307

PROJECT DESCRIPTION: Construct Cold/Salt Buildings, Install Backflow Preventer, Interior Renovation

PROJECT LOCATION: Department of Transportation
District 8: Scott Dome Storage Facility - St. Clair County,
District 8: East. St. Louis Team Section Headquarters - St. Clair County,
District 8: Highland Team Section Headquarters - Madison County,
District 8: Wood River Team Section Headquarters - Madison County

APPROPRIATION AMOUNT: \$506,000
ESTIMATED TOTAL PROJECT COST: \$2,530,000

PROJECT SCOPE OF WORK:

The Scott Yard is a 4-building facility established in 1998. The scope of work provides for the construction of an approximately 5,040 square foot cold storage building. The building shall have overhead and man doors, concrete floor/aprons, and electrical for truck heaters and welder.

The East St. Louis Storage Building (D0824) is a 5,500 square foot, one-story building established in 1968. The scope of work provides for the installation of a backflow preventer on the combination sewer system.

The Highland Equipment Building (D0812) is a 5,184 square foot, one-story building established in 1965. The scope of work provides for renovating approximately 612 square feet of office space, ready room, and restrooms. The work also includes women's restroom and a field technician office.

The Wood River Salt Storage/Domar (D0880) is a 5,278 square foot, one-story building established in 1985. The Using Agency has removed the entire roof and only the concrete walls remain. The scope of work provides for the demolition of the existing structure and the construction of a new salt storage building that will hold approximately 3,000 tons.

Work may include, but is not limited to, architectural, structural, civil, plumbing, electrical, ventilation, mechanical, and accessories, as needed.

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

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

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

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

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 314

A/E SELECTION COMMITTEE RECOMMENDATIONS

9/10/2024



CDB PROJECT NO: 630-000-308

PROJECT DESCRIPTION: Replace Roofing Systems, Remove Boiler and Minor Mechanical Work

PROJECT LOCATION: Department of Transportation
District 6: Springfield West Team Section Headquarters - Sangamon County,
District 6: Administration/Hanley Building - Springfield, Sangamon County

APPROPRIATION AMOUNT: \$890,000
ESTIMATED TOTAL PROJECT COST: \$4,450,000

PROJECT SCOPE OF WORK:

The Springfield West Team Section Central Sign Shop Building (D0613) is a 24,506 square foot, 2-story building established in 1963. The scope of work provides for removing and replacing the roofing system and applicable accessories.

The Transportation Administration Building (D0600) is a 277,091 square foot building, 4-story building established in 1965. The scope of work provides for replacing approximately 83,600 square feet of roofing system and applicable accessories, including replacing air handler intake and return dampers. The work also provides for removing an inactive boiler, and minor plumbing upgrades in the south mechanical room.

The scope may include but is not limited to architectural, plumbing, heating, ventilation, and accessories, as needed.

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

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.

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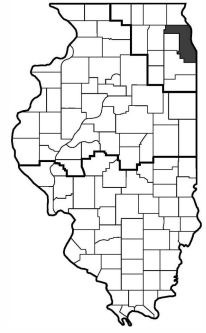
A combined MBE/WBE goal of 18 percent is applicable to the A/E team.

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 314

A/E SELECTION COMMITTEE RECOMMENDATIONS

9/10/2024



CDB PROJECT NO: 630-112-004

PROJECT DESCRIPTION: Demolish Maintenance Building, Construct Drive Through Facility

PROJECT LOCATION: Department of Transportation
District 1: Harvey Team Section Headquarters - Cook County

APPROPRIATION AMOUNT: \$3,000,000

ESTIMATED TOTAL PROJECT COST: \$13,000,000

PROJECT SCOPE OF WORK:

The Harvey Maintenance Storage Building (D0020) is 19,840 square feet, 2-story building established in 1940.

The scope of work provides for demolishing the existing Maintenance Storage Building and constructing a new drive through facility, including but not limited to, offices, truck bays, wash bays, storage rooms, break rooms, restrooms, mechanics bays with lifts, and parts rooms.

This work may include, but is not limited to, architectural, structural, civil, plumbing, electrical, heating, ventilation, data, and accessories, as needed.

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

A minimum of LEED silver is required.

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

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

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

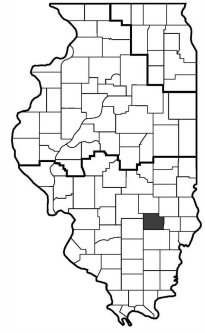
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A VBE/PBE goal of 3 percent is applicable to the A/E team.

PROFESSIONAL SERVICES BULLETIN VOLUME: 314

A/E SELECTION COMMITTEE RECOMMENDATIONS

9/10/2024



CDB PROJECT NO: 630-472-004

PROJECT DESCRIPTION: Demolish/Construct Buildings, Interior Renovations with Insulation and Heating

PROJECT LOCATION: Department of Transportation
District 7: Flora Team Section Headquarters - Clay County

APPROPRIATION AMOUNT: \$660,000

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

PROJECT SCOPE OF WORK:

The District 7 Flora Team Section is a 5-building facility established in 1975.

The Flora Material Storage Bins building (D0736) is a 3,600 square foot, one-story building established in 1975. The scope of work provides for the demolition of the Flora Material Storage Bins Building and construction of an approximately 4,620 square foot material/equipment storage building. This building will include a brine generator with covered containment for two, 5,000-gallon storage tanks, concrete walls, enclosed ceiling, and concrete floors/apron.

The Flora Office Maintenance Building (D0751) is a 3,150 square foot, one-story building established in 1997. The scope of work provides renovations to the building which include office spaces, restrooms, parts room, and truck bays. The work shall include flooring, lighting, electrical, HVAC system, windows, insulation, and replacing overhead and man doors.

The Flora Vehicle Storage Building (D0771) is a 5,280 square foot building, one-story building established in 2012. The scope of work provides for insulating the building, adding heaters, upgrading lighting, and providing a gas line to the building.

The scope of work also provides for the construction of a new building containing an approximate 1,500 square foot wash bay with separate room for pressure washer and supplies. The work includes pressure washer, oil/water separator, tie-in to septic system, and emergency wash station.

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

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

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

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

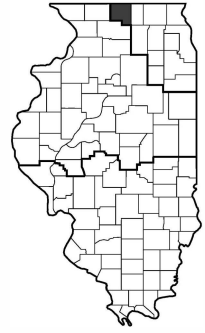
A combined MBE/WBE goal of 15 percent is applicable to the A/E team.

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 314

A/E SELECTION COMMITTEE RECOMMENDATIONS

9/10/2024



CDB PROJECT NO: 810-080-022

PROJECT DESCRIPTION: Renovate and Expand Classroom Building II

PROJECT LOCATION: Illinois Community College Board
Rock Valley College - Rockford, Winnebago County

APPROPRIATION AMOUNT: \$17,085,000

ESTIMATED TOTAL PROJECT COST: \$35,085,000

PROJECT SCOPE OF WORK:

The Rock Valley College - Rockford, Winnebago County, is a 30-building facility established in 1890. The Classroom Building II (JC44C) is a 61,550 square foot, 3-story building established in 1969.

The scope of work provides for a renovation and addition to the Classroom Building II. The updated and expanded facility will house additional instruction space and address the need for appropriately sized classroom and lab spaces and technology and infrastructure upgrades. The renovation and addition will provide space for the following programs:

- Continuing education office and community programs or classes.
- Grant programs like Highway Construction Careers Training Program (HCCTP) classrooms, labs, and the Workforce Equity Initiative Program.
- Musical theater programs like piano, voice, and acoustic programs.
- Jazz ensemble, chorus, community orchestra, or other musical programs.
- Visual and graphic arts.
- Non-credit programs like traffic safety.
- General classrooms.
- Conference spaces and new board conference room.
- Student study space.
- Student life space.
- Dean suite, faculty offices, and support spaces.
- Storage.

The new construction of approximately 9,000 square feet will consist of a one- or two-story structure addition to the southwest end of the existing Classroom II Building. This structure will house a black box theater, ticket sales office, restrooms, and other spaces necessary to create a new theatrical addition to the Classroom Building II. The building construction will be consistent with the existing classroom buildings on campus in terms of general proportions, massing, and materials.

The renovation of approximately 61,550 square feet will include, but is not limited to, ADA compliance, new elevators, stairways, and a complete roof replacement. Existing utilities and systems will need to be upgraded. These utilities will include hot water and chilled water, storm sewer, sanitary sewer, domestic water service, fire protection water service, electrical service, security systems, fire alarm, IT infrastructure, and computer systems. Existing HVAC, electrical, and plumbing systems will be completely replaced in the renovation.

Various site improvements and utility upgrades will be required. Existing parking lots should be used to satisfy parking requirements if adequate. Sidewalks, landscaping, and appropriate site lighting will also be required to integrate the building into the rest of the campus and to accommodate pedestrian circulation into and around the building. Appropriate detention and site drainage will also be provided to accommodate the new structure.

There is \$3,700,000 identified for FF&E associated with this project and will be procured and paid for by the college outside of the project budget.

Hazardous materials may be encountered.

This project qualifies for inclusion in the Art-in-Architecture Program.

A minimum of LEED Silver Certification will be 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 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: 314



TO: Capital Development Board

FROM: Robert Coslow, Professional Services Administrator

DATE: September 3, 2024

RE: Illinois Energy Conservation Code Rules (71 IAC 600)

The Capital Development Board (“CDB”) is proposing amended administrative rules. Pursuant to 2 Ill. Adm. Code 1650.410, CDB is requesting Board approval for the revised rules summarized below:

The current Stretch Energy Code Rules were approved by the Board on April 9, 2024. The Rules are currently in the second notice stage with the Joint Committee on Administrative Rules. Based on public comment received, JCAR and CDB have agreed to 2 changes as summarized below.

Change 1: The Rules are being clarified to specifically allow public comment before any motions are considered by the Illinois Energy Conservation Advisory Council. This was requested by multiple public commenters.

Change 2: The “Energy Factor (EF)” and “solar fraction” metrics in the original 2021 International Energy Conservation Code have been replaced with “Uniform Energy Factor (UEF)” and “Solar Uniform Energy Factor (SUEF)” to be consistent with the 2024 International Energy Conservation Code and new Department of Energy requirements. The need for this change was brought to CDB’s attention by a national water heater manufacturer.

Change 1:

ILLINOIS REGISTER

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED AMENDMENTS

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

Section 600.125 Illinois Energy Conservation Advisory Council Meetings

- a) Public comment will be allowed at the end of each meeting for a period not to exceed 30 minutes or at other times as designated by the Chair. Each person making a public comment will be given up to 3 minutes of uninterrupted time to speak.
- b) Public comment will be allowed prior to voting on any motion. Each person making a public comment will be given up to 3 minutes of uninterrupted time to speak.
- c) The Chair may impose other time restrictions as may be necessary to accommodate all persons wishing to make comment.
- d) Public comment is not permitted except at designated times unless requested by the Chair.
- e) Public comment that is deemed by the Chair to be disruptive to the meeting and prevents the Council from accomplishing its business in an efficient manner, will not be allowed.
- f) The council is not required to answer or respond to any public comment.

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

SUBPART B: STATE FUNDED FACILITIES

Section 600.200 **Illinois Commercial Stretch Energy Code**

- a) The 2024 IECC Final Draft, including published errata but excluding published supplements, available from the Capital Development Board, 401 S. Spring St., 3rd Floor, Springfield, IL 62706 (cdb.energycodes@illinois.gov) through copyright agreement with International Code Council at 200 Massachusetts Ave, NW Suite 250, Washington DC 20001, phone: 1-888-ICC-SAFE (422-7233), www.iccsafe.org, is hereby incorporated into the Illinois Commercial Stretch Energy Code, as described in this Subpart as applicable to State funded facilities, with the modifications outlined in subsection (c).
- b) All incorporations by reference in this Section are of the cited standards as they existed on the date specified. These incorporations include no later editions or amendments.

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

Project Number	Firm/Job Description	Estimated Total Project Cost	SUMMARY OF SELECTIONS LAST 5 YEARS
810-070-018	Renovate Building E Illinois Community College Board Morton Community College - Cicero, Cook County	\$1,503,825	6 Selections Last Selection: 8/5/2024 Total Contracts: \$2,183,688 Remaining Contracts: \$889,659 Non-Minority Male
	<i>SELECTED FIRM:</i> Demonica Kemper Architects, LLC		

CDB PROJECT NO: 810-070-018

PROJECT DESCRIPTION: Renovate Building E

PROJECT LOCATION: Illinois Community College Board
Morton Community College - Cicero, Cook County

PROJECT AMOUNT: \$1,503,825

PROJECT SCOPE OF WORK:

The Morton Community College is a 7-building facility established in 1975. The Physical Education "E" Building (JC29E) is a 28,000 square foot, 2-story building established in 1975.

The scope of work provides for ADA upgrades related to the public restrooms, locker room and the elevator in Building E. The work will also include a reconfiguration of the technology/electric room and the laundry room. Utilities may need to be relocated.

Hazardous materials may be encountered.

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

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

ARCHITECT/ENGINEER: Demonica Kemper Architects, LLC (31416)
Chicago, IL 60661

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