

**CAPITAL
Development
BOARD**

Building a Better Illinois

Bruce Rauner, Governor James Reilly, Chairman

BOARD BOOK

March 14, 2017

11:00 a.m.

Video-Conference between:

**James R. Thompson Center
100 West Randolph Street, Suite 14-600
Chicago, Illinois**

**Illinois Dept. of Transportation
1102 East Port Plaza
Collinsville, Illinois**

**Robert Oxtoby Board Room
Wm. G. Stratton Office Building
401 S. Spring St., 3rd Floor
Springfield, Illinois**

BOARD MEMBERS:

James Reilly, Chairman
William A. Lowry, Sr., Vice Chairman
Glyn Ramage
Miles Beatty, III
Steve Orlando
Pam McDonough
Jack V. Carney

Jodi Golden, Executive Director



CAPITAL DEVELOPMENT BOARD

**March 14, 2017, 11:00 a.m.
Video-Conference
between
the following three locations:**

James R. Thompson Center
100 West Randolph Street
Suite 14-600
Chicago, Illinois

Robert Oxtoby Board Room
3rd Floor Stratton Building
401 S. Spring Street
Springfield, Illinois

IDOT Office
1102 East Port Plaza
Collinsville, Illinois

- 1. **CALL TO ORDER**
- 2. Roll Call of Members
- 3. Confirmation of a Quorum

PRELIMINARY ITEMS

- 4. Adoption of Agenda
- 5. Approval of the February 14, 2017 Minutes 1-3
- 6. Approval of the February 14, 2017 Executive Minutes4
- 7. Introduction of Guests

BOARD ACTION

- 8. Proceed Order – Richland Community College5-14
- 9. Change Order – Elgin Mental Health Center15-18

INFORMATIONAL ITEM

- 10. Change Order for Board Authorized Proceed Order..... 19

EXECUTIVE SESSION

SUBJECT: Meeting Minutes for February 14, 2017 Board Meeting

The February 14, 2017 meeting of the Capital Development Board was held by video-conference at the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois, the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois and the Illinois Department of Transportation Office, 1102 East Port Plaza, Collinsville, Illinois.

The following Board Members were present:

Chicago

Jim Reilly, Chairman
William Lowry, Sr.
Steve Orlando
Miles Beatty, III
Pam McDonough
Jack Carney

Others present:

Chicago

Jodi Golden, CDB
Amy Romano, CDB
Karla Springer, CDB
Brent Lance, CDB
Jacob Carlile, Carlile Architects
Mike Wilson, CDB
Andrea Bauer, CDB
Jesse Martinez, CDB
Ron Wright, CDB
Andres Padua, CDB
Debbie Cortez, Governor's Office

Springfield

Candy Murphy, CDB
Don Broughton, CDB
Kathryn Martin, CDB
Paul Kmett, CDB
Heidi Hildebrand, CDB
Margaret van Dijk, CPO
Jaclyn O'Day, CDB
Lisa Mattingly, CDB
Sherri Sullivan, CDB

The meeting was called to order at 11:02 a.m.

Candy Murphy took roll call. For the record, Chairman Reilly and members William Lowry, Miles Beatty, Steve Orlando, Pam McDonough, and Jack Carney were present at the Chicago meeting site.

Ms. McDonough moved and Mr. Beatty seconded a motion for the adoption of the agenda. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Beatty moved and Mr. Lowry seconded a motion to approve the minutes of the January 10, 2017 meeting. Chairman Reilly called for a vote, and the motion was

approved unanimously.

All attendees and guests in Springfield and Chicago introduced themselves to the Board. There were no guests in Collinsville.

Executive Director Golden made a staff announcement to the Board that Mike Wilson has accepted the Deputy Director of Construction position and Katherine Martin accepted the Deputy Director of Operations position.

Mr. Lance presented the following A/E selection recommendations for two IDOT projects:

1.	630-341-005	Illinois Department of Transportation Pride of the Prairie Rest Areas Renovate Rest Area I-72 Macon County, Illinois 1. Ferry and Associates Architects, Inc 2. Allied Design Consultants, Inc. 3. FWAI Architects, Inc.	Appropriation: \$1,500,000 Project Cost: \$1,500,000
2.	630-466-010	Department of Transportation Green Creek Rest Areas Renovate Rest Area 1-57 Effingham County, Illinois 1. The Upchurch Group, Inc., 2. Gorski Reifsteck Architects, Inc., 3. Ferry and Associates Architects LLC	Appropriation: \$1,500,000 Project Cost: \$1,500,000

Mr. Beatty moved and Mr. Orlando seconded a motion to approve the two previous recommendations for the selection of architects/engineers. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Wright noted the following informational items to the Board:

- 1) Change Order for Board Authorized Proceed Order Report
- 2) Remobilization Quarterly Report

Ms. Debbie Cortez, Director of Latino Affairs with the Governor's Office introduced herself to the Board.

Executive Director Golden announced that CDB will not be hosting the March 14th Board meeting in Springfield but will be hosting the May Board Meeting in Springfield. The May Board meeting date will also be changed from May 10th to May 16th to accommodate this change. Therefore, the May Board meeting will be hosted on May 16th in Springfield.

Mr. Lowry moved and Mr. Orlando seconded a motion to move to Executive Session for the purpose of discussing pending litigation. Chairman Reilly called for a vote, and the motion was approved unanimously.

Executive Session convened at 11:15 AM. One item of business was discussed.

Mr. Lowry moved and Mr. Beatty seconded a motion to return to open session. Chairman Reilly called for a vote, and the motion was approved unanimously.

Regular session reconvened at 11:36 AM.

Chairman Reilly called for a vote regarding a settlement agreement concerning pending litigation as discussed in executive session. Ms. McDonough recused herself from this particular request for approval.

Miles Beatty III- aye
William Lowry - aye
Jack Carney - nay
Steve Orlando - nay
James Reilly - aye

Three ayes and two nays were heard. The motion carried.

Mr. Orlando moved and Mr. Lowry seconded a motion to adjourn. Chairman Reilly called for a vote, and the motion was approved unanimously. The meeting adjourned at 11:38 AM.

EXECUTIVE SESSION MINUTES

Project Number:	810-026-012	Using Agency:	Illinois Department of Higher Education
Description:	Renovate/Expand Student Success Center Richland Community College Decatur, Macon County, IL	Architect/Engineer:	BLDD Architects 100 Merchant Street Decatur, IL 62523
Total Project Budget:	\$5,864,356.00	Project Manager:	Rich Meyer
Unobligated Funds:	\$ 434,811.00		
Percent Complete:	40%		

Project History: The building was constructed in 1987. This project consists of 11,000 square feet of renovation and an addition of a LEED Certified Silver, 11,000 square feet to the north wing of Richland Community College. This project will serve as a new student service and administrative space for the college. It will include the interior demolition of the existing north wing and the addition of the administrative wing that includes concrete footings, foundations, slabs on grade, and a slab on metal deck; brick and block cavity walls; metal studs with gypsum board for interior wall construction; carpet, tile, VCT floor finishes; acoustical ceiling tile systems; metal roof and wall panel; site grading and site improvements; and a geothermal heat pump heating and cooling system. The finishes installed at the time contained no asbestos, lead, or other hazardous materials. The ceiling tile grid is a 24" x 48" grid.

Project was placed on hold July 1, 2015 due to the State of Illinois Budget Impasse. During construction, the Student Services was relocated to a Temporary Facility. From the experience gained in the Temporary Facility it became apparent that certain design features would function better with some changes to original design. In the summer of 2016, a new College President was hired. A review of the space by the new administration brought on a different operational perspective as well as certain personnel changes. The personnel changes with a redesigned space will create greater flexibility for the area and staff will be located in a location that promotes interaction and engagement with the students. The enhanced workflow will lead to higher performance for staff and better service toward the students. 90% of the interior walls have not yet been installed at this time. Once approved, all contractors can restart this section of the work and complete the project. Richland Community College has provided 25% funding of the total project cost.

Description of RFP Change: Currently the only contractor working at the project site is the general contractor as he is completing the roof deck on the addition portion of the project. The other contractor trades have all been approved and are mobilized to restart their work, but part of this User Requested Change Order will change some of the wall layouts' locations in the original design and also eliminate several walls.

Note: See attached drawings C201B; A101d; A101e; A101f and A801b for details.

Requested Action: Associated Change Orders: G-015 / \$84,000.00; H-006 / \$2,000.00; V-006 / \$25,000.00; E-008 / \$22,000.00; S-004 / \$9,000.00. Processing of these five proceed orders will allow the contract work to progress as needed. We are requesting approval of the proceed orders listed above in the total not-to-exceed total amount of \$142,000.00.

CONTRACTOR	Trade & RFP#	Proceed Order Amount	Original Contract	% CHANGE
Korte & Luitjohan Contr.	General – G-015	\$ 84,000.00	\$ 3,157,295.00	2.7%
King –Lar Company	Heating – H-006	\$ 2,000.00	\$ 401,500.00	.50%
King-Lar Company	Ventilating – V-006	\$ 25,000.00	\$ 625,000.00	4%
Rathje Enterprises, Inc.	Electrical – E-008	\$ 22,000.00	\$ 526,296.00	4.2%
Automatic Fire Sprinkler	Sprinkler – S-004	\$ 9,000.00	\$ 49,200.00	18.3%
Total All Proceed Orders		\$ 142,000.00	\$ 4,759,291.00	3%



MEMORANDUM

TO: James Cockrell, Regional Manager

FROM: Rich Meyer, CDB Senior Project Manager

DATE: February 28, 2017

RE: Proceed Orders H-006 / Heating; V-006 / Ventilation; E-008 / Electrical;
S-004 / Sprinkler and G – 015 / General
CDB Project No. 810-026-012
Renovate/Expand Student Success Center
Richland Community College
Decatur, Macon County, IL

The project went on hold July 1, 2015 due to the State of Illinois Budget Impasse. During construction, the Student Services was relocated to a Temporary Facility. From the experience gained in the Temporary Facility it became apparent that certain design features would function better with some changes to original design of the project.

In the summer of 2016, a new College President was hired. A review of the Student Success Center space by the new administration brought on a different operational perspective as well as certain personnel changes. The personnel changes with a redesigned space will create greater flexibility for the area and staff will be located in a location that promotes interaction and engagement with the students. The enhanced workflow will lead to higher performance for staff and better service toward the college students.

Currently the only contractor working at the project site is the general contractor as he is completing the roof deck on the addition portion of the project. The other contractor trades have all been approved to restart their work and are mobilized to restart their work, but part of this User Requested Change Order will change some of the wall layouts locations in the original design and also eliminate several walls.

Once these five (5) Proceed Orders are approved, all contractors can restart their work and complete the project.

NOTE: When the project was stopped on July 1, 2015; approximately 10% (+/-) of the interior metal stud walls had been installed; no drywall has been hung at this time.

Richland Community College has provided 25% funding of the total project cost.

December 14, 2016

Rich Meyer
Capital Development Board
401 South Spring Street, 3rd Floor
William G. Stratton Building
Springfield, IL 62706

RE: Student Success Center
CDB project #810-026-012

Dear Rich:

Richland Community College is seeking to modify portions of the current interior layout for the above referenced project. The original design concept was initiated in the early part of 2012 as part of an initiative to provide improved student service which, in turn would promote greater student retention and completion. These two major focus areas remain as key elements to successful student engagement and individual success. Prior to the design, College staff undertook a project to design a model process for achieving enhanced student retention and completion from directed student services. The concepts were incorporated into the initial design. As part of the project, Student Service was relocated to a temporary facility where portions of the service concepts were piloted. From the experience gained in the temporary area, it became apparent that certain design features would function better with some changes. With the requested modifications, staff will be located in a location that promotes interaction and engagement with students. This enhanced workflow will lead to higher performance for staff and better service toward students.

Additionally, during the summer of 2016 a new College President was hired. A review of the space by the new administration brought on a slightly different operational perspective as well as certain personnel changes. The personnel changes combined with a redesigned space (Board Room) create greater flexibility for use of that specific area. It is our belief that these changes are necessary for providing greater efficiency as well as a more diverse use of the space.

Please consider our request for these modifications as they will provide for a better final project. I would be happy to discuss this request and provide additional rationale if you feel it will be beneficial.

If you have questions or need additional information, please contact me at (217) 875-7211, Ext. 6214.

Sincerely,



Greg Florian, Vice President
Finance and Administration

October 26, 2016

Erin Eoff
Capital Development Board
401 South Spring Street, 3rd Floor
William G. Stratton Building
Springfield, IL 62706

RE: Student Success Center
CDB project #810-026-012

Dear Erin:

In consideration of the re-start of the Student Success Center project, the College has reviewed the previous design and layout, and is requesting changes to spaces in the remodeling section as well as in the new construction area. The changes are limited to placement and location of interior partitions. These changes have resulted from certain lessons learned in the interim since the staff has been temporarily relocated due to the construction.

The first modification:

Requested is to remove corridor N129 and extend the adjacent offices to the exterior wall. This space was designed originally to provide access from the administrative area to the main campus core area. After additional consideration, it appears the corridor would have very limited use. This is an inefficient use of space and the re-design will support programming needs.

Relocate Open Office area from N151A into Student Success space N117. The original concept was to have staff serve students in the Student Success area with limited use of the office area. Students will be served in the "open" area by the appropriate staff. The College has piloted this concept in the temporary location and learned that staff needs to be in closer proximity to the students and in a location where walk-up students can readily be served. The current design has staff waiting in a completely separate area from the students making this an inefficient arrangement. Staff needs to be in a location where they can address student's needs promptly. A Triage space (furniture design) will be moved to the center of the area where students will easily identify their action such as counseling, financial aid, or testing then move to the area where the activity can be transacted. A second benefit of this arrangement will provide access into the Student Success Center from the parking lot on the west side of the facility. The original design did not provide for a public entry into the space from the west.

During this time of transition, the College has been using a classroom for larger meetings and Board of Trustee meetings. The space has proved to be very limiting and not suited to efficient or productive meetings. Initially, it was our belief that the Board Room N181 would be able to accommodate not only the Board of Trustee meetings but other large meetings as well. This has proven to not be the case. In fact, the Board Room as designed is smaller than the classroom used as a temporary meeting space. We have a need to redesign and or reassign areas in the new construction portion that will more readily accommodate large group meetings and Board of Trustee meetings. Additionally, the space will need to allow for multi-media presentations. The current assignment and design are not well suited for these activities.

Office alterations in the President's Office will eliminate the Vestibule N160 and the Storage N162. Modifications in the Business Office will enhance privacy by providing individual offices for the payroll and accounts payable functions. During this transitional period these functions are located in an open office arrangement. Privacy is difficult to assure. In order to assure that the College is maintaining confidential and sensitive information in accordance with Red Flag rules, maintaining privacy is paramount.

While the College understands this user requested change is slightly different from the design agreed to initially, we believe these changes will lead to a more productive and efficient work flow for all of the areas noted.

The overall scope of the project will not change as a result of this request. No additional square footage is being added or functions increased. It is our understanding that these programmed spaces will have the same use only with a more efficient workflow.

Please consider our request for these modifications as they will provide for a better final project. I would be happy to discuss this request and provide additional rationale if you feel it will be beneficial.

If you have questions or need additional information, please contact me at (217) 875-7211, Ext. 6214.

Sincerely,



Greg Florian, Vice President
Finance and Administration

Cc: Marcy Joerger
Rich Meyer
Joe Feinstein
Clay Gerhard

PROCEED ORDER

State of Illinois Capital Development Board

PO No.: G-015

Date: February 28, 2017

Associated RFP No. H-006, V-006, E-008 & S-004

G-15

1. Contractor: (Name and Address)
Korte & Luitjohan Contractors, Inc
12052 Highland Road
Highland, IL 62249

Project No.: 810-026-012
Project Name and Location:
Renovate/Expand Student Success Center
Richland Community College
Decatur, Macon County

Contract No.: 15055081
Contract Work: General

2. Request for Change by: User & Rich Meyer

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

Project went on hold July 1, 2015 due to the State of Illinois Budget Impasse. During construction, the Student Services was relocated to a Temporary Facility. From the experience gained in the Temporary Facility it became apparent that certain design features would function better with some changes to original design. In the summer of 2016, a new College President was hired. A review of the space by the new administration brought on a different operational perspective as well as certain personnel changes. The personnel changes with a redesigned space will create greater flexibility for the area and staff will be located in a location that promotes interaction and engagement with the students. The enhanced workflow will lead to higher performance for staff and better service toward the students. 90% of the interior walls have not yet been installed at this time. Once approved, all contractors can restart their work and complete the project. RCC has provided 25% funding of the total project cost.

4. Description Of Change In Work:

See attached drawings C201B; A101d; A101e; A101f and A801b

5. Total Value Of This Order Not To Exceed:

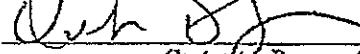


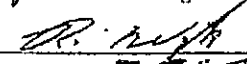

\$ 84,000.00

6. Other Associated Proceed Orders (Number and Amount): H-006 / \$2,000.00; V-006 / \$25,000.00; E-008 / \$22,000.00; S-004 / \$9,000.00

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

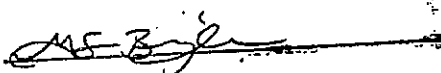
7. Authorization to Proceed by:

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

		<u>3-1-2017</u>	
	Contractor Representative	Date	
<u>Initial</u>		<u>MARCH 1, 17</u>	203 User Request
	Project Manager	Date	Probable Classification
<u>Je</u> (Up to \$24,999)		<u>3-1-17</u>	
	Regional Manager	Date	
(Up to \$49,999)		<u>3/1/17</u>	
	Construction Administrator	Date	
<u>MW</u> (Up to \$74,999)		<u>3/1/17</u>	
	Deputy Director - Construction	Date	
(Up to \$100,000)	_____	_____	
	Executive Director	Date	

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

CPO/SPO APPROVAL



DATE: 06 MAR 17

State of Illinois Capital Development Board

PROCEED ORDER

PO No.: H-006
 Date: February 28, 2017
 Associated RFP No. V-006, E-008, S-004 & G-015

H-6

1. Contractor: (Name and Address)
 King-Lar Company
 2020 Eat Olive Street
 Decatur, IL 62525

Project No.: 810-026-012
 Project Name and Location:
 Renovate/Expand Student Success Center
 Richland Community College
 Decatur, Macon County

Contract No.: 15054683
 Contract Work: Heating

2. Request for Change by: User & Rich Meyer

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

Project went on hold July 1, 2015 due to the State of Illinois Budget Impasse. During construction, the Student Services was relocated to a Temporary Facility. From the experience gained in the Temporary Facility it became apparent that certain design features would function better with some changes to original design. In the summer of 2016, a new College President was hired. A review of the space by the new administration brought on a different operational perspective as well as certain personnel changes. The personnel changes with a redesigned space will create greater flexibility for the area and staff will be located in a location that promotes interaction and engagement with the students. The enhanced workflow will lead to higher performance for staff and better service toward the students. 90% of the interior walls have not yet been installed at this time. Once approved, all contractors can restart their work and complete the project. RCC has provided 25% funding of the total project cost.

4. Description Of Change in Work:

See attached drawings HD 101.1 and H101.3

5. Total Value Of This Order Not To Exceed:

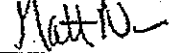



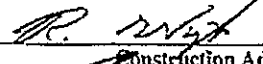
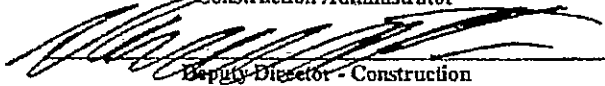
\$ 2,000.00

6. Other Associated Proceed Orders (Number and Amount): V-006 / \$25,000.00; E-008 / \$22,000.00; S-004 / \$9,000.00; G-015 / \$84,000

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.)

		3-1-17	
	Contractor Representative	Date	
		MARCH 1, 17	203 User Request
	Project Manager	Date	Probable Classification
<u>Initial</u>			
 (Up to \$24,999)		3-1-17	
	Regional Manager	Date	
_____ (Up to \$49,999)		3/1/17	
	Construction Administrator	Date	
_____ (Up to \$74,999)		3/1/17	
	Deputy Director - Construction	Date	
_____ (Up to \$100,000)	_____	_____	
	Executive Director	Date	

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

CPO/SPO APPROVAL



DATE: 06 MARCH 17

State of Illinois Capital Development Board

PROCEED ORDER

PO No.: V-006
 Date: February 28, 2017
 Associated RFP No. H-006, E-008, S-004 & G-015

V-6

1. Contractor: (Name and Address)
 King-Lar Company
 2020 East Olive Street
 Decatur, IL 62525

Project No.: 810-026-012
 Project Name and Location:
 Renovate/Expand Student Success Center
 Richland Community College
 Decatur, Macon County

Contract No.: 15054784
 Contract Work: Ventilation

2. Request for Change by: User & Rich Meyer

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

Project went on hold July 1, 2015 due to the State of Illinois Budget Impasse. During construction, the Student Services was relocated to a Temporary Facility. From the experience gained in the Temporary Facility it became apparent that certain design features would function better with some changes to original design. In the summer of 2016, a new College President was hired. A review of the space by the new administration brought on a different operational perspective as well as certain personnel changes. The personnel changes with a redesigned space will create greater flexibility for the area and staff will be located in a location that promotes interaction and engagement with the students. The enhanced workflow will lead to higher performance for staff and better service toward the students. 90% of the interior walls have not yet been installed at this time. Once approved, all contractors can restart their work and complete the project. RCC has provided 25% funding of the total project cost.

4. Description Of Change In Work:

See attached drawings VD101.1 and V101.2

5. Total Value Of This Order Not To Exceed:

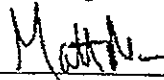
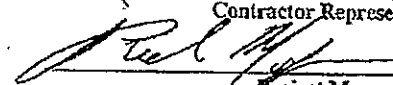

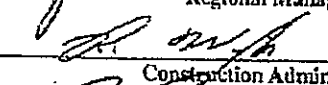

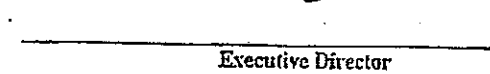
\$ 25,000.00

6. Other Associated Proceed Orders (Number and Amount): H-006 / \$2,000.00; E-008 / \$22,000.00; S-004 / \$9,000.00; G-015 / \$84,000

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.

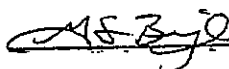
7. Authorization to Proceed by:

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.)

		3-1-17	
	Contractor Representative	Date	
<u>Initial</u>		MAR 01, 17	203 User Request
	Project Manager	Date	Probable Classification
(Up to \$24,999)		3-1-17	
	Regional Manager	Date	
(Up to \$49,999)		3/1/17	
	Construction Administrator	Date	
<u>MW</u> (Up to \$74,999)		3/1/17	
	Deputy Director, Construction	Date	
(Up to \$100,000)			
	Executive Director	Date	

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

CPO/SPO APPROVAL



DATE: 06 MAR 17

02-15-2016

State of Illinois Capital Development Board

PROCEED ORDER

PO No.: E-008
 Date: February 28, 2017
 Associated RFP No. V-006, H-006, S-004 & G-015

E-8

1. Contractor: (Name and Address)
 Rathje Enterprises, Inc. - Bodine Electric
 1845 North 22nd Street
 Decatur, IL 62526

Project No.: E10-026-012
 Project Name and Location:
 Renovate/Expand Student Success Center
 Richland Community College
 Decatur, Macon County

Contract No.: 15054885
 Contract Work: Electrical

2. Request for Change by: User & Rich Meyer

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

Project went on hold July 1, 2015 due to the State of Illinois Budget Impasse. During construction, the Student Services was relocated to a Temporary Facility. From the experience gained in the Temporary Facility it became apparent that certain design features would function better with some changes to original design. In the summer of 2016, a new College President was hired. A review of the space by the new administration brought on a different operational perspective as well as certain personnel changes. The personnel changes with a redesigned space will create greater flexibility for the area and staff will be located in a location that promotes interaction and engagement with the students. The enhanced workflow will lead to higher performance for staff and better service toward the students. 90% of the interior walls have not yet been installed at this time. Once approved, all contractors can restart their work and complete the project. RCC has provided 25% funding of the total project cost.

4. Description Of Change In Work:

See attached drawings ED101.1; ED201.1; ED301.1; ED301.2; E101.2; E201.2; E301.2; E301.3; E502.12

5. Total Value Of This Order Not To Exceed:


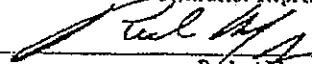



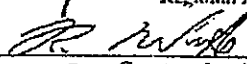

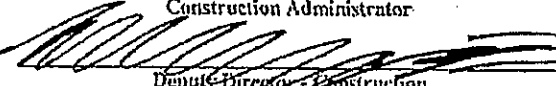

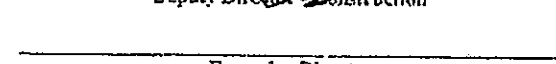
\$ 23,000.00

6. Other Associated Proceed Orders: (Number and Amount): H-006 / \$2,000.00; V-006 / \$25,000.00; S-004 / \$9,000.00; G-015 / \$84,000

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.

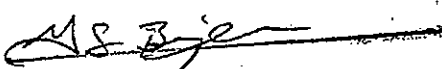
7. Authorization to Proceed by:

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.)

		3/2/17	
	Contractor Representative	Date	
Initial		MARCH 1, 17	203 User Request
	Project Manager	Date	Probable Classification
 (Up to \$24,999)		3-1-17	
	Regional Manager	Date	
 (Up to \$49,999)		3/1/17	
	Construction Administrator	Date	
 (Up to \$74,999)		3/1/17	
	Deputy Director - Construction	Date	
 (Up to \$100,000)			
	Executive Director	Date	

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

CPO/SPO APPROVAL



DATE: 06 March 17

State of Illinois Capital Development Board

PROCEED ORDER

PO No.: S-004
 Date: February 28, 2017
 Associated RFP No. H-006, V-006, E-008 & G-015

S-4

1. Contractor: (Name and Address)
 Automatic Fire Sprinkler
 1809 Industrial Park Drive
 Normal, IL 61761

Project No.: 810-026-012
 Project Name and Location:
 Renovate/Expand Student Success Center
 Richland Community College
 Decatur, Macon County

Contract No.: 150549482
 Contract Work: Sprinkler

2. Request for Change by: User & Rich Meyer

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

Project went on hold July 1, 2015 due to the State of Illinois Budget Impasse. During construction, the Student Services was relocated to a Temporary Facility. From the experience gained in the Temporary Facility it became apparent that certain design features would function better with some changes to original design. In the summer of 2016, a new College President was hired. A review of the space by the new administration brought on a different operational perspective as well as certain personnel changes. The personnel changes with a redesigned space will create greater flexibility for the area and staff will be located in a location that promotes interaction and engagement with the students. The enhanced workflow will lead to higher performance for staff and better service toward the students. 90% of the interior walls have not yet been installed at this time. Once approved, all contractors can restart their work and complete the project. RCC has provided 25% funding of the total project cost.

4. Description Of Change In Work:

See attached drawings FPD101.1 and FP101.2

5. Total Value Of This Order Not To Exceed:

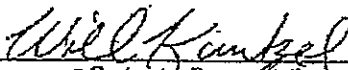

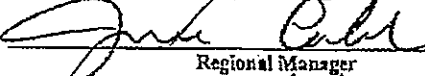
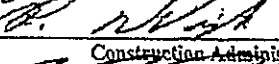

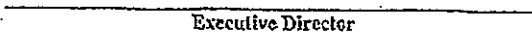
\$ 2,000.00

6. Other Associated Proceed Orders (Number and Amount): H-006 / \$2,000.00; V-006 / \$25,000.00; E-008 / \$22,000.00; G-015 / \$84,000.

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


7. Authorization to Proceed by:

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

		<u>2-28-17</u>	
	Contractor Representative	Date	
		<u>MARCH 1, 17</u>	203 User Request
	Project Manager	Date	Probable Classification
<u>JG</u>		<u>3/1/17</u>	
(Up to \$24,999)	Regional Manager	Date	
		<u>3/1/17</u>	
(Up to \$49,999)	Construction Administrator	Date	
<u>MMW</u>		<u>3/1/17</u>	
(Up to \$74,999)	Deputy Director - Construction	Date	
			
(Up to \$100,000)	Executive Director	Date	

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

CPO/SPO APPROVAL



DATE: 06 MAR 17

Project Number:	321-055-129	Using Agency:	Department of Corrections
Description:	Renovate Residential Treatment Units Elgin Mental Health Center Elgin, Kane County, IL	Architect/Engineer:	Primera Engineers, Ltd 100 S Wacker Drive, Suite 700 Chicago, IL 60606
Total Project Budget:	\$6,279,100	Project Manager:	Steve Halm
Unobligated Funds:	\$3,343,800		
Percent Complete:	30%		

Project History: The Illinois Department of Corrections (DOC) has been directed to provide facilities for treating severely mentally ill offenders. DOC determined that the Goldman residential treatment unit at the Elgin Mental Health facility would be suitable for housing and treating a limited number of male and female patients. The Goldman building will be a shared-use facility with half of the building being occupied by patients under the care of the Department of Human Services and the other half occupied by patients/offenders under the care of IDOC. It was determined that modifications would be necessary to make the space occupied by DOC suitable for housing a male and female SMI population.

The scope of work provides for renovating the Dix and Jenks units by providing new perimeter security fencing, site lighting, two vehicular sally ports, a pedestrian sally port, two exterior guard stations, Armory/central control, interior security control stations, security grade doors/locks and glazing, security grade toilets/lavatories, security screens, security cameras, electronic door controls, security grade electrical devices and anti-ligature furnishings.

At the time of initial survey, a general scope and cost estimate was developed with input from DOC staff. During the expedited design phase, more detailed program analysis meetings were held with key Legal, Security and Medical professional staff from DOC. As a result of those meetings, the full/required scope was defined by DOC and the A/E. The original survey estimate was based on the general scope information provided at the time. Now that the project has reached 100% design, the full/required scope has been identified/designed and the General Construction contract amount will need to be modified accordingly.

Description of RFP Change: Modify contract amount as necessary to complete the full/required scope of renovations per the Issued for Construction contract documents.

Requested Action: Due to the expedited nature by which DOC is required to make treatment space available, a sole source selection was made for a qualified General contractor, Blinderman Construction. The Contractor was able to begin work immediately and in conjunction with select design packages being developed by the A/E. The Contractor's original NTE contract was written in the estimated construction cost amount developed at the time of survey. Now that the full/required scope of work is known and design is 100% complete, we have obtained a not-to-exceed proposal amount from the Contractor.

Work is progressing quickly and per the accepted construction schedule with a Substantial Completion date of June 30, 2017. Processing of this RFP C/O will allow the contract work to progress as needed. We are requesting approval of RFP C/O G-1 in the amount of \$2,942,500.00.

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
Blinderman Construction	General	\$ 2,942,500.00	\$ 2,452,500.00	120%
Total All Change Orders		\$ 2,942,500.00	\$ 2,452,500.00	120%

**REQUEST FOR PROPOSAL
& CHANGE ORDER**

Date: 2-16-17

RFP Number: G-1

DATE: 06 MAR 17

1. (Contractor's Name, Address, Telephones, Fax & Attention)
 Blinderman Construction
 224 North Desplaines Street, Suite 650
 Chicago, IL 60651-1057
 (312)982-2581 Fax (773)444-0501
 Attn: David Culcasi e-mail: dculcasi@blinderman.com

CDB Project #: 321-055-129
 CDB Project Name: Renovate Residential Treatment Units
 & Location: Elgin Mental Health Center
 Elgin, Kane County, IL

CDB Contract #: 17-0415-81
 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:
 The original contract amount was based on the initial scope and estimated costs known at the time of survey. The full/required scope of work is now known and the design is 100% complete. This RFP C/O will allow for increasing the NTE cost proposal as necessary to complete the full scope of work per the issued for Construction documents.

4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued.
 Increase the Not to Exceed contract amount as identified within to allow for full scope of renovations as noted in the issued for Construction documents. Full scope of work includes interior/exterior renovations to the Goldman building, Dix and Jenks units as well as exterior site improvements.

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 108 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.....\$ 2,942,500.00

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 Primera Engineers, Ltd

BY [Signature] signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER
 BY _____ signature

CONTRACTOR
 BY DAVID A. CULCASI DATE 2/17/17
[Signature] print name
SENIOR PROJECT MANAGER signature
 title

APPROVE as to form and content:
 USING AGENCY name Department of Corrections

BY [Signature] signature

CDB/PM APPROVE
[Signature] 2-17-17 signature

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

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

Revised August 2008

STATE OF ILLINOIS
BRUCE RAUNER, GOVERNOR



Building a Better Illinois

Jodi Golden, Executive Director

BOARD MEMBERS

February 17, 2017

James Reilly
Chairman

To: James Cockrell-RM

Glyn M. Ramage

From: Steve Halm-PM

Miles W. Beatty, III

William A. Lowry, Sr.

RE: CDB#321-055-129

Steve Orlando

Renovate Residential Treatment Units, Elgin Mental Health Center
RFP C/O G-1-Amend GC NTE Contract Amount for Full Scope of Work

Pam McDonough

Jack V. Carney

Wm. G. Stratton Building
401 South Spring Street
Third Floor
Springfield, Illinois
62706-4050

James R. Thompson Center
100 West Randolph Street
Suite 14-600
Chicago, Illinois
60601-3263

Dunn-Richmond Economic
Development Center
1740 Innovation Drive
Suite 258
Carbondale, IL
62903-6102

IDOT District 3
Headquarters
700 East Norris Drive
Second Floor
Ottawa, Illinois
61350-0697

East St. Louis
Community College Center
601 James R. Thompson Blvd.
Building B., Suite 1025
E. St. Louis, Illinois
62201-1129

217.782.2864
217.524.0565 FAX
217.524.4449 TDD
www.illinois.gov/cdb

As you know, by Court order DOC has been directed to provide facilities for treating severely mentally ill offenders. The order directs that a limited number of beds be made available for both a male and female population as soon as practical. This project was initiated to facilitate DOC's immediate needs and CDB has been advancing with the design and construction utilizing all reasonable methods to complete the work expeditiously and within the timeline dictated.

The General contract was awarded under an approved Sole Source selection based on their recent successful completion of a similar scope of work. The contract was written with an initial Not to Exceed amount of \$2,452,500 based on the general scope and estimate developed at the time of survey. As design progressed, the A/E, DOC Engineering, Security and Health professions staff fully vetted and addressed all operational and safety needs and a full design was completed based on final determinations/directives made by DOC.

The full/final/required scope of work has been designed and the General contractor has provided a NTE proposal based on the issued for construction documents. NTE costs as provided by the contractor are within 2.5% of the estimated costs calculated by the A/E and submitted with the 100% design submittal.

Processing of this change order will allow for construction to continue as scheduled and as necessary to complete the full scope of work required. It should be noted that the additional scope of work required can and would be completed within the original contract time, with the Substantial Completion date remaining as June 30, 2017.

Bruce Rauner
Governor



John Baldwin
Acting Director

The Illinois Department of Corrections

1301 Concordia Court, P.O. Box 19277 • Springfield, IL 62794-9277 • (217) 558-2200 TDD: (800) 526-0844

To: Steve Halm-CDB

From: Jared Brunk-DOC

Re: CDB:321-055-129
Renovate Residential Treatment Units
Elgin Mental Health Center, Elgin
IDOC Request-Completion of Full/Required Scope as Designed

The Department of Corrections Office of Health Services, Security and Engineering staff have spent a considerable amount of time with CDB and the A/E of record in defining the full scope of work necessary for proper and safe operational needs at the Elgin facility. Through the design and initial demolition process there have been additional scope items identified as critical to the construction, proper function, resident/staff safety and daily operational needs for this facility. As such, we feel the final design encompasses the full scope of work minimally necessary for proper DOC/DHS operations and recommend that CDB move forward with construction per the issued for Construction documents dated January 12, 2017.

We understand a change order will be necessary for the General contract to complete the full/required scope of work and request that CDB process the required RFP C/O so that work may continue as necessary to meet the current Substantial Completion date of June 30, 2017.

Thank you,

A handwritten signature in black ink that reads "Jared Brunk". The signature is written in a cursive, slightly slanted style.

Jared Brunk
Chief Financial Officer

Mission: To serve justice in Illinois and increase public safety by promoting positive change in offender behavior, operating successful reentry programs, and reducing victimization.

www.illinois.gov/idoc

CHANGE ORDER FOR BOARD AUTHORIZED PROCEED ORDER

Project Number	Project Description	Proceed Order Change Order	Total Amount of Proceed Order & Board Date Approved	Total Amount of Associated Change Orders & Date Executed	Percentage Complete of Change Order Work
040-010-105	Veterans Affairs Emergency Upgrade Domestic Water System Illinois Veterans' Home Quincy, Adams County, IL	P-6 Emergency Project	No proceed order issued	\$2,086,513.63 (02/28/2017)	100%
546-006-001	DMA-Construct Army Aviation Support Facility and Readiness Center, Kankakee County, IL	CO G-14B	\$1,173,657.00 (09/15/2015)	\$650,439.40 (01/11/2017)	100%
817-010-076	Higher Education Replace Roof/Repair Walls Physical Education Bldg. Northeastern Illinois University Chicago, Cook County, IL	CO G-3	\$290,000.00 (05/12/2015)	\$278,157.20 (03/01/2017)	100%

FY17 CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
CANCELLED July 12, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
August 9, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
September 13, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
October 11, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
November 15, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
December 13, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
January 10, 2017	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
February 14, 2017	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
March 14, 2017	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
April 11, 2017	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
Springfield Meeting May 16, 2017 (Note date change)	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
June 13, 2017	11:00 a.m.	Chicago, Springfield & Collinsville video-conference