

BOARD BOOK

April 11, 2017

11:00 a.m.

Bruce Rauner, Governor James Reilly, Chairman

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

**April 11, 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 March 14, 2017 Minutes 1-3
6. Approval of the March 14, 2017 Executive Minutes.....4
7. Introduction of Guests

BOARD ACTION

8. Proceed Order – College of Lake County 5-8
9. Modification – Pontiac Correctional Center.....9-12
10. Single Bid Award – IDOT.....13-22
11. Architect/Engineer Selection Recommendations from PSB 223.....23-25

INFORMATION ITEM

12. Director’s Architect/Engineer Selections.....26-30

EXECUTIVE SESSION

13. Request for Authorization to Initiate Litigation (5 ILCS 120/2(c)(11))
14. Semi-Annual Review of Closed-Session Minutes (5 ILCS 120/2(c)(21))

Staff contact: Candy Murphy 217.782.8726

SUBJECT: Meeting Minutes for March 14, 2017 Board Meeting

The March 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

William Lowry, Sr., Vice-Chairman
Miles Beatty, III
Steve Orlando
Jack V. Carney

Collinsville

Glyn Ramage

Others present:

Chicago

Jodi Golden, CDB
Ron Wright, CDB
Andrea Bauer, CDB
Mike Wilson, CDB
Karla Springer, CDB
Jesse Martinez, CDB
David Culcasi, Blinderman Const.
Andres Padua, CDB

Springfield

Candy Murphy, CDB
Steve Halm, CDB
Don Broughton, CDB
Rich Meyer, CDB
Greg Florian, Richland Com. College
Paul Kmett, CDB
Kathryn Martin, CDB
Tim Patrick, CDB
Paula Sorenson, CDB
Heidi Hildebrand, CDB
Lauren Noll, CDB
Amy Romano, CDB
James Cockrell, CDB
Gus Behnke, CDB
Van Austin, CPO
Marcy Joerger, CDB
Lisa Mattingly, CDB

Marcus Hardy with the Department of Corrections was connected via teleconference.

The meeting was called to order at 11:06 a.m.

Candy Murphy took roll call. For the record, Vice-Chairman William Lowry, Sr., Miles Beatty, III, Steve Orlando, and Jack V. Carney were present at the Chicago meeting site. Board member Glyn Ramage was present at the Collinsville meeting site.

Mr. Carney moved and Mr. Orlando seconded a motion for the adoption of the agenda. Vice-Chairman Lowry called for a vote, and the motion was approved unanimously.

Mr. Orlando moved and Mr. Carney along with Mr. Ramage seconded a motion to approve the minutes of the February 14, 2017 meeting. Vice-Chairman Lowry called for a vote, and the motion was approved unanimously.

Mr. Carney moved and Mr. Orlando along with Mr. Ramage seconded a motion to approve the executive session minutes of the February 14, 2017 meeting. Vice-Chairman Lowry called for a vote, and the motion was approved unanimously.

All attendees and guests in Springfield and Chicago introduced themselves to the Board. Marcus Hardy from the Department of Corrections was connected via teleconference. There were no guests in Collinsville.

Mr. Wright presented the following Proceed Order to the Board:

Proceed Order – ICCB - Richland Community College

Renovate/Expand Student Success Center

Decatur, Macon County, Illinois

CDB Project No. 810-026-012

A/E: BLDD Architects

Proceed Order..... \$142,000.00

For the record, Miles Beatty joined the meeting at 11:24 a.m.

Mr. Carney moved and Mr. Orlando along with Mr. Ramage seconded a motion to approve the Proceed Order. Vice-Chairman Lowry called for a vote, and the motion was approved unanimously.

Mr. Wright presented the following Change Order to the Board:

Change Order – DOC - Elgin Mental Health Center

Renovate Residential Treatment Units

Elgin, Kane County, Illinois

CDB Project No. 321-055-129

A/E: Primera Engineers, Ltd.

Change Order..... \$2,942,500.00

Mr. Orlando moved and Mr. Beatty seconded a motion to approve the Change Order. Vice-Chairman Lowry called for a vote, and the motion was approved unanimously.

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

- 1) Change Order for Board Authorized Proceed Order Report

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

Executive Session convened at 11:36 a.m. One item of business was discussed.

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

Regular session reconvened at 11:39 a.m.

Vice-Chairman Lowry made a motion to adjourn. Vice-Chairman Lowry called for a vote, and the motion was approved unanimously. The meeting adjourned at 11:40 a.m.

EXECUTIVE SESSION MINUTES

| | |
|---|--|
| Project Number: 810-056-025, Ph. 1 | Using Agency: College of Lake County |
| Description: New Science Building College of Lake County Grayslake Campus Grayslake, Lake County, IL. | Architect/Engineer: Legat Architects 1125 Tri-State Parkway (#730) Gurnee, Illinois 60031 |
| Total Project Budget: \$34,998,668 | |
| Unobligated Funds: \$4,470,510.40 | CDB Project Manager: Bruce Locke |
| Percent Complete: 92% (Phase 1) | |

Project History: The scope of work includes construction of a new four-story, 41,881 square foot science building addition to the College of Lake County. Also, an additional 24,971 square feet of interior renovations to occur on the first and second floors of Building-C; and on second floor of Building-B. The new science building houses five chemistry labs, four photonics labs, two instrument labs, a multi-purpose engineering lab, general chemistry support spaces, and three faculty offices. The new addition also serves as a southern main campus entrance with a new two-story atrium. The new building is seeking LEED Platinum certification for its sustainable innovations, including a geothermal heating/cooling system, photovoltaic panels, rainwater harvesting, a daylighting system, and energy-efficient mechanical, electrical, and plumbing systems. The project is funded by both local funds and CDB funds.

This project is a Single Prime contract with Path Construction. The construction progress is 92% complete on Phase 1 of the New Science Building addition.

There is a problem with the main exhaust fan, EF-1, that sits on a plenum curb on the roof. This plenum curb was not engineered to properly support the fan, given all required structural considerations. The curb was set on the roof, but it was not set above the steel that was designed to carry it.

Description of RFP Change: Add a steel curb in its current position to spread the curb load to the roof steel that was designed to support it. This work involves raising the existing fan curb underneath, to transfer the load of the fan and new curb into the steel framing.

Requested Action: We are requesting approval of the following Proceed Order No. 88R for General work, in the total not-to-exceed (NTE) amount of \$232,000. Being a new science building, this building is designed for 100% outside air circulation. All return air is exhausted through this exhaust fan, EF-1. Therefore, this building has no ventilation without this exhaust fan. This approval is very important to the critical path schedule. This corrective work needs to be completed as soon as possible to meet the college's schedule.

| CONTRACTOR | Trade | Proceed Order Amount | Original Contract | % CHANGE |
|-------------------------|---------|----------------------|-------------------|----------|
| Path Construction | General | \$ 232,000.00 | \$ 22,299,000.00 | 1% |
| Total All Change Orders | | \$ 232,000.00 | \$ 22,299,000.00 | 1% |

PROCEED ORDER

State of Illinois Capital Development Board

PO No.: 88R
Date: 3/27/17
Associated RFP No. 88R

1. Contractor: (Name and Address)
Path Construction
125 East Algonquin Road
Arlington Heights, IL, 60005

Project No.: 810-056-025
Project Name and Location:
CLC Science Addition and Renovation

Contract No.: 15054181
Contract Work: General Construction

2. Request for Change by: AE

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

Corrections to the installation of the plenum curb for exhaust fan EF-1 are required because of the following:

- A) The plenum curb is currently set in a location that doesn't align with the steel framing that was originally designed to carry it.
- B) New loading information from the curb manufacturer requires some additional reinforcing of the roof framing and plenum curb.
- C) It is desirable to raise the plenum curb to allow for roofing to run beneath the duct, which connects this plenum curb to the building.

4. Description Of Change In Work:

Modify the installation of the fan plenum curb for EF-1 as follows:

- 1) Remove existing fan plenum curb and duct.
- 2) Provide new steel curb on top of roof deck. This steel curb will go approximately where the existing plenum curb is currently positioned. Refer to sketches SSK-47A, 47B, 47C, and 47D.
- 3) Reset fan plenum curb on new steel curb. Add reinforcing to fan plenum curb as required by curb manufacturer (or replace the fan plenum curb). (Information regarding the reinforcement of the plenum curb is not included herein)
- 4) Provide a 1/4" per foot sloped tapered saddle to drain to the east and west on the north side of the curb.
- 5) Provide new roofing under the duct and around the curb.
- 6) Provide new duct. It is assumed that the existing duct will not work because the curb is being raised.
- 7) Eliminate the framing and "doghouse" roof construction over the duct and the fan curb.
- 8) Refer to attached sketches ASK-86A and ASK-86B for roof tie-in.

*SPECIAL NOTE: All actual costs to be verified by CDB and Legat Architects, through certified payroll, daily on-site observation of specific hours worked and receipts for equipment and materials.

5. Total Value Of This Order Not To Exceed:

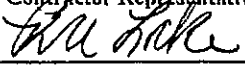
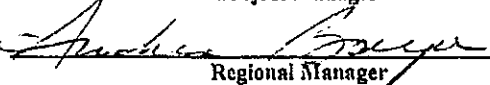

\$ 232,000

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

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

7. Authorization to Proceed by:

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

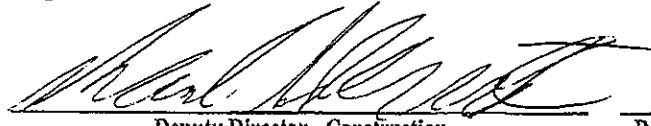
| | | | |
|------------------|---|---------------------|-------------------------|
| |  | <u>3/28-28-2017</u> | |
| | Contractor Representative | Date | |
| <u>Initial</u> |  | <u>3/28/17</u> | <u>101</u> |
| (Up to \$24,999) | Project Manager | Date | Probable Classification |
| |  | <u>3/28/2017</u> | |
| (Up to \$49,999) | Regional Manager | Date | |
| |  | <u>3/28/17</u> | |
| (Up to \$74,999) | Construction Administrator | Date | |

State of Illinois Capital Development Board

PROCEED ORDER

PO No.: 88R *

Date: 3/27/17



Deputy Director - Construction

3/28/17

Date

(Up to \$100,000)

Executive Director

Date

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

State of Illinois
CAPITAL DEVELOPMENT BOARD

CPBS

Contractor's/Subcontractor's
Proposal Breakdown Summary
Date: 3/28/2017

| | |
|---|--|
| FROM: Contractor/Subcontractor Name, Address <u>Path Construction Central</u> <u>125 E. Algonquin Road</u> <u>Arlington Heights, IL 60005</u> Subcontractor indicate name of contractor. | Project No. <u>Science Addition and Renovations</u> <u>19351 W. Washington St.</u> <u>Grayslake, IL 60030</u> CONTRACT WORK: <u>General</u> CDB CONTRACT NO: <u>810-056-025</u> RFP No: <u>88R</u> |
|---|--|

| | | | | |
|-----------|---|--------------------|-------------|--------------------|
| I. | SUMMARY OF DETAILED BREAKDOWN | | | |
| | <u>Note: Detailed breakdown must be attached.</u> | Additions | Deletions | Net Total |
| A. | MATERIAL | <u>\$6,600.00</u> | | <u>\$6,600.00</u> |
| B. | LABOR | <u>\$36,721.17</u> | | <u>\$36,721.17</u> |
| C. | OTHER | <u>\$840.00</u> | | <u>\$840.00</u> |
| D. | NET TOTAL A+ B+C | | | <u>\$44,161.17</u> |
| E. | OVERHEAD & PROFIT <u>Line D X 18%* (min. \$100) additions only, deletions -0-</u> | | | <u>\$7,949.01</u> |
| F. | TOTAL PROPOSAL FOR CONTRACTOR'S WORK | | Lines D + E | <u>\$52,110.18</u> |

| | | | |
|------------|--|--|---------------------|
| II. | CONTRACTORS MARKUP ON WORK OF SUBCONTRACTORS | | |
| | <u>Note: Detailed Breakdowns and summaries (CPBS Form) form each subcontractor must be attached.</u> | | |
| | SUBCONTRACTOR: Firm Name | CONTRACTOR WORK: Description | PROPOSAL ** |
| | <u>MG Mechanical</u> | <u>EF-1 Curb Install</u> | <u>\$118,945.64</u> |
| | <u>DCG</u> | <u>Roofing around EF-1 and Flashing</u> | <u>\$28,121.95</u> |
| | <u>Bake's Steel</u> | <u>Steel Reinforcing under EF-1 curb</u> | <u>\$15,650.00</u> |

| | | |
|-----------|---|---------------------|
| G. | SUBTOTAL of all work performed by contractor's subcontractors | <u>\$162,717.59</u> |
| H. | CONTRACTOR'S MARK-UP on work of subcontractors (min. \$50) | <u>\$9,763.06</u> |
| L. | TOTAL PROPOSAL FOR SUBCONTRACT WORK | <u>\$172,480.65</u> |

| | | | |
|-------------|---|------------------|---------------------|
| III. | PROPOSAL | | |
| J. | BONDS (<u>1.6 %</u>) (if applicable) <u>Enter percentage as a number, for 10%, enter 10</u> | | <u>\$3,593.45</u> |
| K. | BUILDERS RISK INSURANCE (<u>1.6 %</u>) (if applicable) | | <u>\$3,593.45</u> |
| L. | TOTAL PROPOSAL OF THIS CONTRACTOR (for subject RFPCO) | Lines F+ I +J +K | <u>\$231,777.73</u> |
| M. | RCIF: {line L÷95% (minus line L)} Applicable for Indemnified Projects Only | | |
| | Is This Contract to be Indemnified? Y or N <input type="checkbox"/> | | |
| N. | PROPOSAL for subject RFPCO increase (decrease) in contract amount. | | <u>\$231,777.73</u> |
| O. | Work to be accomplished in _____ Calendar Days from Approval of RFPCO. | | |

CONTRACTOR
 (Signature) John Gesse Title Assistant PM Date 3/28/2017
 (Name Typed) John Gesse

* As per Contract Documents, General Conditions
 ** Subcontractor's Proposal Amounts from Line N of Subcontractor's CPBS Form

**State of Illinois
Capital Development Board**

**Request for Board Approval of Modification to
Professional Services Agreement**

| | | | |
|------------------------------|----------------|-----------------------------|--|
| Project Number: | 120-200-120 | Using Agency: | DOC |
| Contract Number: | 15-0109-10 | Project Description: | Renovate Inmate Kitchen & Cold Storage |
| Modification No.: | 2 | | Pontiac Correctional Center |
| Total Project Budget: | \$6,700,000 | | Pontiac, Livingston County |
| Unobligated Funds: | \$5,892,713.75 | | |
| Project Manager: | Steve Halm | Project Status: | Design-PA |
| Regional Manager: | James Cockrell | | |

Architect-Engineer: Henneman Engineering, Inc.

PURPOSE OF THIS AGREEMENT:

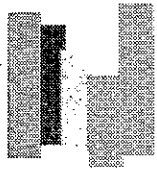
Purpose of this modification is to amend the A/E's Basic Service and reimbursable amounts to correspond with the revised project budget and location.

Project History: Project design was initiated in April 2015 but was subsequently placed on-hold in June 2015 due to the State budget impasse. Funding was released in September 2016 however; preliminary estimates at PA identified a large budget shortfall in order to complete the required scope. DOC advised that another vacant building on site might be suitable for renovations and requested a Feasibility Study be conducted for converting the current Industries building into dietary/dining/cold storage space. The Industries building is an approx 50,000 sq. ft., three story building. The building is masonry bearing walls with poured in-place floor slab (including roof deck) construction. Renovations would include asbestos abatement, masonry repairs, roofing replacement, HVAC upgrades, painting and renovation of the first floor (approx 16,380 sq ft) into full service dietary and dining spaces. Based on findings within the Feasibility Study, DOC felt renovations to the Industries Building would be the most economical and expedient approach in addressing immediate dietary, cold storage and dining area needs. Renovations to the Industries building will also allow DOC to continue dietary functions in the existing kitchen until such time that renovations are complete and eliminate the additional time and costs associated with provisions necessary for temporary dietary/dining space.

SUBJECT AGREEMENT AMENDED AS FOLLOWS:

| AGREEMENT SUMMARY | Total Obligation Per Original Agreement | Total Obligation Prior to this Modification | Total Amount of this Modification | Total Agreement Obligation Including this Modification |
|--|---|---|-----------------------------------|--|
| 1. Basic Services | \$ 497,500.00 | \$ 497,500.00 | \$ 108,877.00 | \$ 606,377.00 |
| 2. Additional Services | \$ 15,000.00 | \$ 52,720.00 | \$ 0.00 | \$ 52,720.00 |
| 3. CAF | \$ 15,400.00 | \$ 16,532.00 | \$ 3,266.00 | \$ 19,798.00 |
| 4. On-Site Observations | \$ 108,000.00 | \$ 108,000.00 | \$ 0.00 | \$ 108,000.00 |
| 5. Design testing | \$ 10,000.00 | \$ 10,000.00 | \$ -5,000.00 | \$ 5,000.00 |
| 6. Print Bid Documents in excess of 30 | \$ 9,000.00 | \$ 9,000.00 | \$ 0.00 | \$ 9,000.00 |
| 7. ACBM Bulk Samples | \$ 1,500.00 | \$ 1,500.00 | \$ -1,500.00 | \$ 0.00 |
| 8. APM/ASP-Samples | \$ 10,000.00 | \$ 10,000.00 | \$ 9,000.00 | \$ 19,000.00 |
| 9. Asbestos Sampling | \$ 5,000.00 | \$ 5,000.00 | \$ -5,000.00 | \$ 0.00 |
| 10. Testing and Balancing | \$ 0.00 | \$ 0.00 | \$ 10,000.00 | \$ 10,000.00 |
| 11. Water Line Testing | \$ 1,000.00 | \$ 1,000.00 | \$ 0.00 | \$ 1,000.00 |
| 12. | \$ | \$ | \$ | \$ |
| TOTALS | \$ 672,400.00 | \$ 711,252.00 | \$ 119,643.00 | \$ 830,895.00 |

STATE OF ILLINOIS
BRUCE RAUNER, GOVERNOR



CAPITAL
Development
BOARD

Building a Better Illinois

Jodi Golden, Executive Director

BOARD MEMBERS

3-30-17

James Reilly
Chairman

To: James Cockrell-RM

Glyn M. Ramage

From: Steve Halm-PM

Miles W. Beatty, III

William A. Lowry, Sr.

Subject: CDB#120-200-120

Steve Orlando

Renovate Inmate Kitchen and Cold Storage

Pam McDonough

Pontiac Correctional Center

Pontiac, Livingston County

Jack V. Carney

As follow up to our previous discussions on the above referenced project, enclosed within is Board level A/E mod #2 for review and consideration.

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

The A/E's contract design work on this project began in late April of 2015 however; the project was ultimately placed on hold in June 2015 due to the State budget impasse. Design was between the Program Analysis and Schematic Design phase when it was placed on hold. Project funding was restored in September 2016 and a re-start meeting was conducted with all team members at that time.

James R. Thompson Center
100 West Randolph Street
Suite 14-600
Chicago, Illinois
60601-3283

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

Just prior to the project being placed on hold in June 2015, the A/E advised that preliminary estimate numbers based on the full required scope of work, were calculating far beyond the \$6.7 mil appropriation. This was largely due to requirements of providing for a temporary kitchen, capable of preparing 5700 meals daily, while the existing inmate kitchen and cold storage areas were being renovated. The original plans involved phasing the work to complete renovations to the existing MSU kitchen, currently sized for only 1200 meals daily, to serve as a temporary kitchen until such time that the renovations could be completed on the existing inmate kitchen. After further investigation and discussions with DOC, it was determined this approach would be difficult for the Using agency, add significant costs and delay the overall schedule by approx. twelve (12) months due to the additional phasing required.

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

Once approval to resume design was authorized in September 2016, DOC advised that another existing/abandoned building on site may be suitable for renovation into dietary/dining space more economically than the existing inmate kitchen and asked that CDB contract with the A/E to complete a

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

Feasibility Study. A Feasibility Study was completed on March 3, 2017 for the former Industries building. This study involved largely the same scope of work and was found to be a more economical solution than renovation of the existing inmate kitchen, including provisions for a temporary kitchen or new construction. Based on the findings within the study, the DOC requested that CDB proceed with design based on renovations for dietary, dining and cold storage being completed in the Industries building. This option provides for a much shorter construction time, eliminates the need for a temporary kitchen, is more economical and addresses concerns with another building on site which was falling into serious disrepair.

DOC plans to keep the current kitchen operational until such time that the new dietary space is completed. The current project budget is \$6.7 mil and the estimated overall budget for renovation of the Industries building is \$8.5 mil. A FY18 budget request is being made for the additional \$1.8 needed for project completion. Processing of the enclosed mod will allow design to resume/complete while awaiting the additional funds necessary for bidding/construction.

If any additional information is needed in order evaluate this request, please let me know.

Subject: Single Bid Award

The scope of work provides for the installation of an oil/water separator system and connecting to city sewer at the IDOT Mount Carroll Maintenance Yard and the construction of a salt storage building at the IDOT Galena Maintenance Yard.

Requested Action:

A single Bid was received on February 16, 2017 for the General Work on CDB Project Number 630-000-194, Install Oil/Water Separator / Construct Salt Storage Facility, Mount Carroll, Carroll County, and Galena, Jo Daviess County, Illinois. A total of (7) seven contractors and (4) four plan rooms held drawings for the bid. One General trade bid was received and approved without issue. This was the first bidding of the General work.

Architect/Engineer: Artisan Consulting Engineers, LLC
 3205 Corbridge Lane
 Rockford, Illinois 61107
 Phone: (815) 519-9645

| <u>TRADE</u> | <u>BASE BID</u> | <u>ESTIMATE</u> | <u>% DIFFERENCE</u> |
|-----------------|---------------------|---------------------|---------------------|
| General | \$537,883.00 | \$428,370.00 | +25.5% |
| Alternate # G-1 | \$13,440.00 | \$19,844.00 | - 32% |
| TOTAL | \$551,323.00 | \$448,214.00 | +24% |

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

Civil Constructors Inc. of Illinois
 2283 Route 20 East
 P.O. Box 750
 Freeport, Illinois 61032

General Work plus Alternate G-1 \$551,323.00

SENT TO CDB 3/9/17

Recommendation to Award Contracts
3/9/2017

Project Number: 630-000-194
Phase: 1 Bid Package:
User Agency: Department of Transportation

Location: Statewide Program
Project Manager: Tim Dietz
A/E Name: Artisan Consulting Engineers, LLC
A/E City: Rockford, IL 61114

Project Title: Install Oil/Water
Separator/Construct Salt Storage Facility

City County: Statewide, Statewide County, Illinois

Contract Award(s)

| | | | |
|---------------------------------------|-----------------|-----------------|--------------|
| General (1 Bid) Bid Date 02/16/2017 | Unit Prices - N | Base Bid | \$537,883.00 |
| Civil Constructors, Inc. - Unassigned | | Alternate Bid 1 | \$13,440.00 |
| 2283 Route 20 East | | | |
| Freeport, IL 61032 | Bid to Est. | Material Subst. | 5.00 |
| A/E Est: \$448,214.00 | 23.00% | Total | \$551,323.00 |

| | | |
|---------------------------------------|--------|--------------|
| Total Construction Contracts to Award | | \$551,323.00 |
| Contingency Funds Available | 10.00% | \$55,132.00 |
| Equipment (Movable) | | |
| Art in Architecture | | |
| Miscellaneous | | |

FUNDS SUMMARY

| Fund | Appropriation | Obligated | Un-Obligated |
|-------|---------------|-------------|--------------|
| RD | \$684,255.00 | \$77,800.00 | \$606,455.00 |
| Total | \$684,255.00 | \$77,800.00 | \$606,455.00 |

Recommendation to Award Contracts
3/9/2017

RECOMMENDATION TO AWARD:

Timothy P. Dietz 03-09-17
 Tim Dietz, Project Manager (CDB) Date

CONCURRENCE IN AWARD: (if applicable)

* *Randall S. Blankenhorn* 3/9/17
 Using Agency Date

APPROVED FOR AWARD:

James Cockrell 3/23/17
 James Cockrell, Regional Manager (CDB) Date

APPROVED FOR AWARD:

Ron Wright 3/27/17
 Ron Wright, Administrator of Construction (CDB) Date

APPROVED FOR AWARD:

[Signature] 3/28/17
 Deputy Director - Construction (CDB) Date

APPROVED FOR AWARD OF (SINGLE BID):

[Signature]
 Jodi Golden, Executive Director (CDB) Date

BOARD APPROVAL OF SINGLE BID IN EXCESS OF 10%:

 Date of Board's Action Date

Attachments:

- A/E-PE Form (Route to Prequal)
- Pre-bid Meeting minutes
- Bid Results
- Contracts Approval to write RTA
- Unit Price Memo (if applicable)
- Material Substitution Memo (if applicable)
- Bid Extension Letter(s) (if applicable)
- Single bid paperwork (if applicable)
- A/E Letter (if applicable)
- PLA Agreement (Yes or No) No

*Randall S Blankenhorn, Secretary, by
 Sean Carver, Capital Improvements Unit Chief

From: [Begue, Sandy](#)
To: [Begue, Sandy](#)
Subject: FW: Single Bid - 630-000-194
Date: Monday, April 03, 2017 12:54:23 PM

From: Dietz, Timothy
Sent: Monday, March 13, 2017 8:47 AM
To: Wright, Ron; Cockrell, James
Cc: Begue, Sandy
Subject: RE: Single Bid - 630-000-194

According to the A/E the following plan rooms received documents.

Dodge Data Analytics
Northern Illinois Building Contractors Assoc.
Bid Clerk
Bid Tool

Tim Dietz

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ARTISAN

CONSULTING ENGINEERS, LLC

February 22, 2017

Mr. Tim Dietz
Capital Development Board
Dixon Correctional Center
Building One, Room 141
2600 Brinton Ave.
Dixon, IL 61021

**Re: 630-000-194: Install Oil/Water Separator, Construct Salt Storage Facility
Bid Analysis**

Bids were accepted and opened for at the CDB offices in Springfield for CDB Project 630-000-194 on February 16, 2017 at 2:00 pm. This letter summarizes the results of that bid and provides the A/E recommendations for CDB consideration.

Project Description

The project involved two separate sites and consisted of a base bid and an alternate as follows:

- Mt Carroll: Install an Oil/Water Separator; Install a Sanitary Sewer Pump Station and Force Main; Cap and abandon an existing Sanitary Septic System.
- Galena: Replace HMA Pavement; Furnish and Install a Salt Storage Facility; associated electrical work.
- Alternate 1: PCC Pavement (Mt Carroll Only).

No addenda were issued for this project.

The A/E Cost Estimate

The CDB budget for the project was as follows:

- Total Base Bid: \$428,370.08
- Alternate 1: \$19, 844.00
- Total Construction Cost: \$448,214.08

The A/E estimate also had a contingency cost of \$41,527.01 for a total project budget of \$489,741.09.

Summary of Submitted Bids

One Contractor submitted a qualified bid for CDB 630-000-194.

Civil Constructors, Inc.
2283 Route 20 East
Freeport, IL 61032
Tel: 815.297.8514
Fax: 815.235.9590
Email: jpeet@civilinc.com

The Civil Constructors, Inc, bid for the project was as follows:

- Total Base Bid: \$537,833.00 (126% of A/E estimate)
- Alternate 1: \$13,440.00 (68% of A/E estimate)
- Total Construction Cost: \$551,273.00 (123% of A/E estimate)

There were no product substitutions included in the bid. No items were qualified with additional verbiage. There were no unit prices requested or submitted with the bid.

Bidding Procedures

This project was posted on the CDB procurement bulletin on January 20, 2017. The project was released to participating plan rooms for northern Illinois shortly thereafter. Bid sets were made available for pick-up at Artisan offices at 2601 Reid Farm Road, Rockford, and were also emailed in PDF copy to any contractor who asked for a copy.

A pre-bid meeting was conducted on Thursday, January 26, 2017, at the Highway Maintenance Yard, IDOT Highway Division, 10646 Mill Road, Mt Carroll. A total of three contractors attended the pre-bid meeting.

A total of 9 contractors either picked up bid sets or asked for PDF copy to be emailed to them. The list of plan holders is attached for reference. This list does not include any contractors who may have accessed or downloaded the bid sets from participating plan rooms. The list of participating plan rooms has also been attached for reference.

Bids Received

The A/E followed all required procedures to ensure that there was sufficient interest in the project to secure a competitive bid. At least 9 sets of plans were picked up, and one of the two suppliers for the Prefabricated Dome submitted a bid to three separate general contractors. There was every reason to be confident that this project would attract a competitive bid. However, only one General Contractor submitted a bid.

In investigating why other contractors did not bid, we found several anecdotal reasons that would have affected their decision:

1. There was relatively little scope outside of large unit items that would have to go to sub-contractors. For example, the Galena site could have been described as a small

pavement job that would be available for the general plus the installation of a salt dome that would be performed by one of two suppliers. This would have made the Galena site relatively unattractive to a General Contractor, especially if that contractor was located any appreciable distance from the site.

2. The Mt Carroll site also had relatively small scope available for the General. That site had an Oil/Water Separator supplied by others and a Lift Station largely supplied by others. The General Contractor's task would be largely the administrative management of others, and there would be relatively few opportunities to self-perform.
3. The project consisted of two small sites with very different types of scope that were geographically separate. The Contractors seemed to take issue with the inconsistency in scope between the two sites because this made it relatively complicated to manage and administer what were essentially two small and separate projects under one contract.
4. The combination of the relatively small scope outside of supplied unit items and the enforcement of female and minority goals on this project meant that the General Contractor felt compelled to give away what little scope there was available for them to self-perform to female and minority contractors.

Our conclusion was that while this project was on its surface a good project that did attract a reasonable amount of interest from the contracting community, there were a combination of internal features that made it relatively unattractive to General Contractors. Thus, only one contractor relatively proximate to both sites submitted a bid.

Bid Analysis

The bid submitted by Civil Contractors, Inc, of Freeport, Illinois was significantly higher than the A/E cost estimate and indeed the funds available for construction. The base bid of \$537,833.00 was \$109,462.92 higher than the A/E estimate of \$428,370.08, or off by about 26%.

There were no unit prices asked for or submitted for the project, and the A/E has reached out to the contractor for input as to how their bid was generated. Based on those discussions, we have determined that the issue can be traced to the Mt Carroll site with only two items making up virtually all the discrepancy as follows:

| <i>Item</i> | <i>A/E Estimate</i> | <i>Bid Cost</i> | <i>Difference</i> |
|-------------------------------|---------------------|-----------------|-------------------|
| <i>Lift Station, Complete</i> | \$41,900 | \$121,000 | + \$79,100 |
| <i>Oil/Water Separator</i> | \$7,000 | \$18,000 | + \$11,000 |
| <i>Sub Total</i> | \$48,900 | \$139,000 | + \$90,100 |

The big-ticket item is clearly the lift station. The A/E worked with a supplier, Thompson Hopps Pumps, Inc, of Loves Park, Illinois, to come up with a lift station design. At That time, Thompson Hopps estimated that they could supply all the mechanicals including pumps, railing, valves, support, internal piping, and generally everything inside the lift station vaults for about \$7,000. The remaining \$34,900 of the A/E estimate consisted of providing the vaults themselves,

connecting the external piping, the external electrical, control panels, and dialers. Thompson Hopps was bought out by new ownership with a 100% turnover in staff. The A/E was informed of the change on January 18, 2017. The new ownership gave the General Contractor a quote of about \$16,000 for the mechanical with a scope somewhat less than what was originally discussed with the A/E. While this cost difference accounts for some of the discrepancy, the General Contractor also felt that rather than getting a relatively complete package from one supplier, they were going to have to cobble together a system from several suppliers – which raised the price of the complete system considerably.

In the case of the Oil/Water Separator, the A/E had given the Contractor the choice of what materials to use for that unit – including steel, fiberglass, or concrete. The General Contractor submitted a bid based on a steel unit, but noted that concrete would have been about \$10,000 cheaper. However, the General Contractor did not feel free to submit a bid based on a concrete unit without asking for a material substitution because the basis for design shown on the plans was steel and specific warranty requirements implied that a steel unit was expected.

In addition to the base bid, the alternate was also low in comparison to the A/E estimate. The alternate consisted of providing PCC pavement at the Mt Carroll site rather than stone as proposed in the base bid. The bid price for Alternate 1 was \$13,440 compared to the A/E estimate of \$19,844.00. The discrepancy between the two is that the General Contractor assumed that they would be able to install the PCC pavement immediately and therefore assumed a deduct in the base bid because they would never have to provide the stone. However, this is not enough of a discrepancy to completely explain the difference and we speculate that the contractor is offering a good price on the alternate so that the alternate has a better chance of being accepted.

Recommendations

We find that Civil Contractors, Inc, of Freeport, Illinois, submitted a reasonable bid and should be awarded the contract as the apparent low bidder should the funds be available.

- The client should accept the Base Bid as offered.
- The client should accept Alternate 1 as offered.

Thank you for your consideration of this information. Should you have any comments or questions, please feel free to contact me at tokite

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

| <u>PROJECT NO.</u> | <u>FIRM/JOB DESCRIPTION</u> | <u>ESTIMATED TOTAL PROJECT COST</u> |
|--------------------|---|---|
| 120-007-015 | Replace Chillers Department of Corrections Western Illinois Correctional Center, Mount Sterling, Brown County <i>RECOMMENDED FIRM IN ALPHA ORDER:</i> <i>Henneman Engineering Inc.</i> <i>Ross & Baruzzini, Inc.</i> <i>WRF Engineers LLC</i> | \$ 716,000 |
| 546-195-018 | Construct Parking Lot, Retaining Wall and Driveway Department of Military Affairs Macomb Armory, McDonough County <i>RECOMMENDED FIRM IN ALPHA ORDER:</i> <i>Fuhrmann Engineering, Inc.</i> <i>Infrastructure Engineering, Inc.</i> <i>Midwest Engineering Associates, Inc.</i> | \$1,120,000 |

A/E SELECTION COMMITTEE RECOMMENDATIONS
April 11, 2017

CDB PROJECT NO: 120-007-015

PROJECT DESCRIPTION: Replace Chillers

PROJECT LOCATION: Department of Corrections
Western Illinois Correctional Center, Mount Sterling, Brown
County

APPROPRIATION AMOUNT: \$ 716,000

ESTIMATED TOTAL PROJECT COST: \$ 716,000

PROJECT SCOPE OF WORK:

The Administration Building (C4504) is a 52,818 square foot, two-story building constructed in 1987. The Dietary Building (C4505) is a 50,000 square foot, two-story building also constructed in 1987.

The scope of work provides for replacing the existing air-cooled chillers and associated components as necessary in both the Administration Building and the Dietary Building. This will include replacing the existing DDC control systems in both buildings while also verifying code compliance throughout the systems.

All construction work associated with this project must be substantially complete by April 15, 2018.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
April 11, 2017

CDB PROJECT NO: 546-195-018

PROJECT DESCRIPTION: Construct Parking Lot, Retaining Wall and Driveway

PROJECT LOCATION: Department of Military Affairs
Macomb Armory, McDonough County

APPROPRIATION AMOUNT: \$1,120,000

ESTIMATED TOTAL PROJECT COST: \$1,120,000

PROJECT SCOPE OF WORK:

The Macomb Armory is a five-building facility established in 1954.

The scope of work provides for constructing an organizational parking lot addition of approximately 72,200 square feet and constructing a retaining wall approximately 415 foot long along the east end of the new parking lot and paving most of the enclosed unpaved area with crushed aggregate base course. The scope also provides for constructing a concrete paved access driveway, upgrading the outdoor lighting systems with LED lighting, replacing the entire security fence and gates and landscaping.

This project will have an accelerated design and construction schedule with the notice of award issued to contractors by September 30, 2017.

A combined MBE/FBE goal of 15 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

SUBJECT: *Director's Selection / Information Items*

| <u>PROJECT NO.</u> | <u>FIRM/JOB DESCRIPTION</u> | <u>ESTIMATED TOTAL PROJECT COST</u> |
|--------------------|---|---|
| 039-150-180 | Evaluate and Correct Flue Defect Department of Agriculture Illinois State Fairgrounds - Springfield, Sangamon County <i>SELECTED FIRM:</i> <i>Ross & Baruzzini, Inc.</i> | TBD |
| 120-075-062 | Repair/Replace Water Heaters Department of Corrections Dixon Correctional Center - Lee County <i>SELECTED FIRM:</i> <i>McClure Engineering Associates, Inc.</i> | \$ 822,000 |
| 546-140-010 | Construct Vehicle Storage Building Department of Military Affairs Galesburg Readiness Center, Knox County <i>SELECTED FIRM:</i> <i>Kenyon & Associates Architects, Inc.</i> | \$ 250,000 |
| 546-390-004 | Construct Vehicle Storage Building Department of Military Affairs Shiloh Readiness Center, St. Clair County <i>SELECTED FIRM:</i> <i>EWR Architects, Inc.</i> | \$ 250,000 |

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: April 11, 2017

CDB PROJECT NO: 039-150-180

PROJECT DESCRIPTION: Evaluate and Correct Flue Defect

PROJECT LOCATION: Department of Agriculture
Illinois State Fairgrounds - Springfield, Sangamon County

PROJECT AMOUNT: TBD

PROJECT SCOPE OF WORK:

The Administration Building (O0106) is a 149,400 square foot, three-story building constructed in 1978.

The scope of work provides for the evaluation and correction of the flue pipes.

ARCHITECT/ENGINEER: Ross & Baruzzini, Inc. 3713
1180 Admiral Weinel Boulevard
Columbia, IL 62236

APPROVED BY THE EXECUTIVE DIRECTOR: March 27, 2017

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: April 11, 2017

CDB PROJECT NO: 120-075-062

PROJECT DESCRIPTION: Repair/Replace Water Heaters

PROJECT LOCATION: Department of Corrections
Dixon Correctional Center - Lee County

PROJECT AMOUNT: \$822,000

PROJECT SCOPE OF WORK:

The Dixon Correctional Center Power House (BC129) is a 16,324 square foot, three-story building constructed in 1971.

The scope of work provides for renovating the domestic hot water heating system located mainly in the lower level of the Power House, although some isolated areas of work throughout the facility could also be included. This work will include replacing the existing water heaters and various pumps, piping and other necessary equipment, along with the addition of more controls, temperature/pressure instruments and mixing valves in order to provide more efficient operation of the water heating system. Some asbestos abatement will also be involved. Limiting the down time of the system is critical at this facility, thus sequencing the removal and installation work in order to maintain hot water to the facility as long as possible is important.

The A/E will need to determine if any components of this project are eligible for the Illinois Energy Now Grant/Rebate Program and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

ARCHITECT/ENGINEER: McClure Engineering Associates, Inc. 18333
1138 Columbus Street
Ottawa, IL 61350

APPROVED BY THE EXECUTIVE DIRECTOR: March 8, 2017

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**BOARD MEETING DATE:** April 11, 2017**CDB PROJECT NO:** 546-140-010**PROJECT DESCRIPTION:** Construct Vehicle Storage Building**PROJECT LOCATION:** Department of Military Affairs
Galesburg Readiness Center, Knox County**PROJECT AMOUNT:** \$250,000**PROJECT SCOPE OF WORK:**

The Galesburg Armory is a three-building facility established in 1915.

The scope of work provides for construction of a 3,200 square foot insulated metal building which will be used for vehicle storage. The vehicle storage building will be constructed on the grounds of the existing Readiness Center in Galesburg. The building will include a vehicle exhaust system to allow the vehicles to run while indoors. Also included within the design, will be lockable caging for vehicle equipment, 12' to 14' overhead doors, heating and ventilation requirements and electrical service to include both interior and exterior lighting.

This project will have an accelerated design and construction schedule with the notice of award issued to contractors by September 30, 2017.

ARCHITECT/ENGINEER: Kenyon & Associates Architects, Inc. 27785
206 NE Madison Avenue
Peoria, Illinois 61602**APPROVED BY THE EXECUTIVE DIRECTOR:** February 1, 2017

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: April 11, 2017

CDB PROJECT NO: 546-390-004

PROJECT DESCRIPTION: Construct Vehicle Storage Building

PROJECT LOCATION: Department of Military Affairs
Shiloh Readiness Center, St. Clair County

PROJECT AMOUNT: \$250,000

PROJECT SCOPE OF WORK:

The Shiloh Readiness Center Agency is a two-building facility established in 2009.

The scope of work provides for construction of a 3,200 square foot insulated metal building which will be used for vehicle storage. The vehicle storage building will be constructed on the grounds of the existing Readiness Center in Shiloh. The building will include a vehicle exhaust system to allow the vehicles to run while indoors. Also included within the design, will be lockable caging for vehicle equipment, 12' to 14' overhead doors, heating and ventilation requirements and electrical service to include both interior and exterior lighting.

This project will have an accelerated design and construction schedule with the notice of award issued to contractors by September 30, 2017.

ARCHITECT/ENGINEER: EWR Architects, Inc. 18168
391 Frank Scott Parkway East
Fairview Heights, Illinois 62208

APPROVED BY THE EXECUTIVE DIRECTOR: February 1, 2017

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 | 11:00 a.m. | Chicago & Springfield video-conference |
| June 13, 2017 | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |