

BOARD BOOK

August 14, 2018

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

Jeff Heck, Executive Director

BOARD MEMBERS:

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



CAPITAL DEVELOPMENT BOARD

August 14, 2018, 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 July 10, 2018 Minutes..... 1-4
6. Introduction of Guests

BOARD ACTION

7. Board Resolution 18-04..... 5-6
8. Modification – Chicago Veteran’s Home..... 7-8
9. Proceed Order – ICCB-Chicago City Colleges – Olive-Harvey College.....9-15
10. Architect/Engineer Selection Recommendations from PSB 239.....16-38
11. Architect/Engineer Selection Recommendations from PSB 240.....39

INFORMATIONAL ITEMS

12. Director’s Architect/Engineer Selection.....40-41
13. Indefinite Delivery Indefinite Quantity (IDIQ) FY18 Summary.....42
14. Quarterly Remobilization Project Report.....43-44
15. Special Projects Update

EXECUTIVE SESSION

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

Staff contacts: Candy Murphy 217.782.8726 and Heather Bova 217.782.8729

SUBJECT: Meeting Minutes for July 10, 2018 Board Meeting

The July 10, 2018 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

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

Collinsville

No Board Members or Guests present

Others present:

Chicago

Jeff Heck, CDB
Amy Romano, CDB
Ron Wright, CDB
Brent Lance, CDB
Mike Wilson, CDB
Jesse Martinez, CDB
Karla Springer, CDB
Andrea Bauer, CDB
Dan Bielski, CDB
Emily Zgonjanin, CDB
Javiar Martinez, CDB
Sean Imburgia, NBKL
Nick Ustaski, NBKL
David Secrest, Turner Construction
Oswald Pasquesi, HED
Mike Sullivan, HED
Alix Shinewald, HED
Tim Bickert, IHC
Jaclyn O'Day, CDB

Springfield

Heather Bova, CDB
Chris MacGibbon, CDB
Don Broughton, CDB
Heidi Hildebrand, CDB
Paul Kmett, CDB
Kathryn Martin, CDB
Tracy Allen, CDB
Amber Dooley, CDB
Tim Patrick, CDB
Paula Sorensen, CDB
David Owuor, CDB
Lisa Mattingly, CDB
Art Moore, CPO
James Cockrell, CDB
Marcy Joerger, CDB

The meeting was called to order at 12:01 p.m.

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

Mr. Lowry moved and Ms. McDonough 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. Orlando seconded a motion to approve the minutes of the June 12, 2018 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.

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

Change Order – Chicago Veterans’ Home
IL Department of Veterans Affairs – Construct 200 Bed Veterans Home Facility
Chicago, Cook County, Illinois
CDB Project No. 040-080-001
A/E: Harley Ellis Devereaux
Change Order for IHC Construction Companies \$2,300,124.69

Ms. McDonough moved and Mr. Beatty seconded a motion to approve the Change Order. Chairman Reilly called for a vote, and the motion was approved unanimously.

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

Change Order – Shawnee Correctional Center
IL Department of Corrections – Replace Roofing Systems
Vienna, Johnson County, Illinois
CDB Project No. 120-255-025
A/E: Baysinger Architects, PLLC
Change Order for Evrard-Strang Construction Inc..... \$166,991.06

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

Mr. Wright presented the following Single Bid Award:

Single Bid Award – Illinois Department of Transportation
CDB Project No. 630-000-229
Construct Equipment Storage Building and Various Improvements
Statewide, Statewide County, Illinois
Single Bid Award to CAD Construction (General Trade) \$916,400.00

Ms. McDonough moved and Mr. Beatty seconded a motion to approve the Single Bid Award. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Wright presented the following Single Bid Award:

Single Bid Award – University of Illinois at Urbana/Champaign

CDB Project No. 830-010-331 Phase 2

Install PV Array

Champaign, Champaign County, Illinois

Single Bid Award to Grunloh Construction, Inc. (Single Prime Trade) \$3,000,000.00

Ms. McDonough moved and Mr. Beatty seconded a motion to approve the Single Bid Award. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Lance presented the following A/E selection recommendation from PSB 238:

1.	910-010-155	AHERA Reinspections – North Statewide Asbestos Surveys 1. GSG Consultants, Inc. 2. Professional Service Industries, Inc. 3. Terracon Consultants, Inc.	Appropriation: \$30,000 Project Cost: \$30,000
2.	910-010-156	AHERA Reinspections – Central Statewide Asbestos Surveys 1. Reliable Environmental Solutions, Inc. 2. Terracon Consultants, Inc. 3. GSG Consultants, Inc.	Appropriation: \$30,000 Project Cost: \$30,000
3.	910-010-157	AHERA Reinspections – South Statewide Asbestos Surveys 1. Farmers Environmental Services, Inc. 2. GSG Consultants, Inc. 3. Terracon Consultants, Inc.	Appropriation: \$30,000 Project Cost: \$30,000

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

Mr. Lance noted the following Architect/Engineer selected by the Executive Director as informational items:

1.	040-010-112	Department of Veterans' Affairs Emergency Asbestos Building Inspection & Management Plan Quincy Veterans' Home, Adams County 1. Reliable Environmental Solutions, Inc.	Total Project Cost: \$50,000
2.	040-010-113	Department of Veterans' Affairs Emergency Renovate 720 Sycamore Street Quincy Veterans' Home, Adams County 1. DLR Group, Inc.	Total Project Cost: \$6,100,000

3.	120-135-067	Department of Corrections Replace Roof & Chillers – Program Center Logan Correctional Center – Lincoln Logan County 1. Farnsworth Group, Inc.	Total Project Cost: \$1,605,000
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Mr. Wright noted the following Single Bid Award as an informational item:

Single Bid Award – Illinois Department of Natural Resources
 CDB Project No. 102-118-019
 Improve Boat Access
 Morrison, Whiteside County, Illinois
Single Bid Award to Martin & Company Excavating (General)..... \$395,114.00

Mr. Wright noted the following Single Bid Award as an informational item:

Single Bid Award – Illinois Department of Transportation
 CDB Project No. 630-000-228 Phase 2
 Repair/Replace Roofing Systems, Construct Building Addition and Pole Building
 District 6: Jacksonville, Morgan County, Pittsfield, Pike County, Illinois
Single Bid Award to EEI Holding Corporation (Electrical) \$64,162.00

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

1. Change Order for Board Authorized Proceed Order

Mr. Martinez gave an update on CDB's Minority/Women/Veterans' Participation to the Board.

Mr. Wright gave an update on Special Projects to the Board.

Mr. Beatty 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 12:50 p.m.

Repeal – Resolution 84-16

RESOLUTION

WHEREAS, on September 13, 1984, the Capital Development Board adopted Resolution 84-16, regarding the compliance of State facilities with applicable building codes formally adopted by the unit of local government in which the facility is located; and

WHEREAS, Resolution 84-16 provides that all requests for deviations from the local codes shall be documented by the design Architect/Engineer and approved by the CDB Standing Committee on Code Interpretations; and

WHEREAS, many municipalities and counties have not adopted building codes or, if a local government adopted a building code, the building code is not always kept current; and

WHEREAS, since Resolution 84-16 was adopted, Capital Development Board staff have created a more efficient and consistent process regarding building codes, contained in the Design and Construction Manual (“DCM”); and

WHEREAS, the DCM requires, among other things, that all projects outside the City of Chicago shall be designed in compliance with the International Building Code, and the A/E shall document any additional local building code requirements that are more stringent and confer with CDB on which requirement to follow; and

WHEREAS, the Capital Development Board staff wish to maintain efficiency in applying the current and best building code standards; and

WHEREAS, the best interest of the State of Illinois will be served by the repealing of Board Resolution 84-16.

NOW, THEREFORE, BE IT RESOLVED, that Capital Development Board Resolution 84-16 is repealed.

Resolution 18-04
Effective 8/14/2018

Resolution of the Capital Development Board

Regarding Local Building Codes

WHEREAS, the Capital Development Board as an agency of the State of Illinois is exempt from all but Building Codes except statutory codes promulgated by State agencies under legislative mandate; and

WHEREAS, the Capital Development Board is concerned about structural and fire safety and energy operating costs of State owned facilities, and shares this concern with the units of local government in which State facilities are located; and

WHEREAS, the Capital Development Board has long recognized that the compliance of the design of State facilities with the requirements of applicable local building codes will ensure that such facilities meet local fire prevention, fire protection and other safety measures; and such compliance has been the Board's policy;

WHEREAS, the Capital Development Board wishes to restate such policy as hereinafter set forth;

NOW, THEREFORE, BE IT RESOLVED, that it is the policy of the Capital Development Board to design State facilities in substantial compliance with applicable building codes formally adopted by the unit of local government in which the facility is located; and

BE IT FURTHER RESOLVED, that all requests for deviations from the local codes shall be documented by the design Architect/Engineer and approved by the CDB Standing Committee on Code Interpretation; and

BE IT FURTHER RESOLVED, that by such policy and this Resolution the Capital Development Board does not waive in any manner its exemption as a State agency from local laws or rules pertaining to the procurement of building permits; and

BE IT FURTHER RESOLVED, that the staff is directed to implement this resolution for projects starting after this date.

**State of Illinois
Capital Development Board**

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

Project Number:	040-080-001	Using Agency:	IL Department of Veterans Affairs
Contract Number:	10005210	Project	Construct 200 Bed Veterans' Home
Modification No.:	7	Description:	Chicago Veterans' Home
Total Project Budget:	\$92,373,968		Chicago, Cook County, IL.
Unobligated Funds:	\$1,521,916		
Total Spent to Date:	\$23,321,043		
Project Manager:	Emilija Zgonjanin	Project Status:	Construction
Regional Manager:	Andrea Bauer		

Architect-Engineer: CM- Turner Construction Company

PURPOSE OF THIS AGREEMENT:

Due to A/E Structural Design error, this modification includes additional CM management time and reimbursable costs/expenses. This modification covers additional estimated personnel time that will be used during redesign, evaluation, pricing, change order review, CDB approval, pre-cast coordination, schedule updates, and associated reimbursable costs. This modification supports the extension of the date for Substantial Completion from October 30, 2014 to December 2, 2019. Final Acceptance date was also revised from January 30, 2015 to March 1, 2020. The Standard Business Terms and Conditions, dated July 2016, and the Standard Certifications, dated August 2015, are hereby incorporated into the contract.

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	\$ 43,733	\$ 4,175,873	\$ 0	\$ 4,175,873
2. Builders Risk for CM	\$ 0	\$ 173,500	\$ 31,500	\$ 205,000
3. Additional Services	\$ 0	\$ 139,981	\$ 1,095,521	\$ 1,235,502
4. CAF	\$ 1,400	\$ 129,400	\$ 32,800	\$ 162,200
5. Blue Print & Distribute CM	\$ 0	\$ 35,680	\$ 720	\$ 36,400
6. Commissioning	\$ 0	\$ 267,500	\$ 7,500	\$ 275,000
7. General/Labor	\$ 0	\$ 2,500	\$ 0	\$ 2,500
8. Jobsite Copy & Reproduction	\$ 0	\$ 33,980	\$ 2,220	\$ 36,200
9. Job Site	\$ 0	\$ 39,150	\$ 8,850	\$ 48,000
10. Job Site Radio/Cell Phones CM	\$ 0	\$ 20,900	\$ 0	\$ 20,900
11. Job Site Office Equip/Supplies	\$ 0	\$ 26,705	\$ 120	\$ 26,825
12. US Postage / CM	\$ 0	\$ 21,060	\$ 240	\$ 21,300
13. Progress Photo/ Digital CM	\$ 0	\$ 4,055	\$ 270	\$ 4,325
14. Re Start Costs	\$ 0	\$ 1,996,125	\$ 0	\$ 1,996,125
15. Schedule Consultant for CM	\$ 0	\$ 300,518	\$ 0	\$ 300,518
16. Software / Lisc CM	\$ 0	\$ 51,980	\$ 9,720	\$ 61,700
17. Travel Expense	\$ 0	\$ 19,940	\$ 360	\$ 20,300
TOTALS	\$ 45,133.	\$ 7,438,847.	\$ 1,189,821.	\$ 8,628,668.

MODIFICATION

State of Illinois



Professional Services Agreement

Modification Number: 7

Project Number: 040-080-001

Date: June 28, 2018

Firm Name, Address
Turner Construction Company
35 E Monroe Street Suite 1430
Chicago, IL 60603

Project Information
P11 - Site Work for 300 Bed Veteran's Home
Chicago Veterans' Home - Cook County
Chicago, Cook County, Illinois

This Modification Changes the Scope of the Contract

Agreement Date: 2010-06-15 Contract: 10N15210

Scope/Purpose of this agreement modification. Additional CM management time and reimbursable units/expenses due to A/E design error. This Mod is covering additional estimated personnel time that will be used during redesign, evaluation, pricing, change order review, CDD approvals, pre cast construction, schedule update and associated reimbursable costs. The hours associated with this Mod are not in addition to prior full staff loading, are for the ongoing redesign and construction effort related to the redesign only, and together with the prior design effort, and Mods #5 & #6, shall never exceed a full staff loading. Also, extend dates for Substantial Completion from 10/30/2014 to 12/1/2019, Final Acceptance from 1/30/2015 to 3/1/2020, and Contract Completion Date from 12/9/2013 to 12/1/2020. The Standard Business Terms and Conditions, dated July 2016, and the Standard Certifications, dated August 2015, are hereby incorporated into the contract.

Subject agreement amended as follows. Replace Appendix A - M6 with Appendix A - M7

AGREEMENT SUMMARY

Fee Description	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	\$43,733.00	\$4,132,140.00	\$4,175,873.00	\$0.00	\$4,175,873.00
Builders Risk for CM	\$0.00	\$173,500.00	\$173,500.00	\$31,500.00	\$205,000.00
Additional Services	\$0.00	\$139,981.00	\$139,981.00	\$1,095,521.00	\$1,235,502.00
Const. Administration Fee, CAF	\$1,400.00	\$128,000.00	\$129,400.00	\$32,800.00	\$162,200.00
Blue Print & Distribution CM	\$0.00	\$35,880.00	\$35,880.00	\$720.00	\$36,600.00
Commissioning	\$0.00	\$287,500.00	\$287,500.00	\$7,500.00	\$295,000.00
General Laborer	\$0.00	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00
Job Site Copy & Reproduction	\$0.00	\$33,980.00	\$33,980.00	\$2,220.00	\$36,200.00
Job Site	\$0.00	\$39,150.00	\$39,150.00	\$9,850.00	\$49,000.00
Job Site Radio/Cell Phones CM	\$0.00	\$20,900.00	\$20,900.00	\$0.00	\$20,900.00
Job Site Office Eqpt./Supplies	\$0.00	\$28,705.00	\$28,705.00	\$120.00	\$28,825.00
US Postage/ CM	\$0.00	\$21,080.00	\$21,080.00	\$240.00	\$21,320.00
Progress Photo/Digital CM	\$0.00	\$4,085.00	\$4,085.00	\$270.00	\$4,355.00
Re-Start Costs	\$0.00	\$1,998,125.00	\$1,998,125.00	\$0.00	\$1,998,125.00
Schedule Consultant for CM	\$0.00	\$300,518.00	\$300,518.00	\$0.00	\$300,518.00
Software/ Lic. CM	\$0.00	\$51,980.00	\$51,980.00	\$9,720.00	\$61,700.00
Travel Expenses	\$0.00	\$19,940.00	\$19,940.00	\$380.00	\$20,320.00
TOTALS	\$45,133.00	\$7,393,714.00	\$7,438,847.00	\$1,189,821.00	\$8,628,668.00

Prepared by: David Heydenberg Date: 7/4/18

By: N/A Using Agency approval Date:

CM Firm name: Turner Construction Company

By: Richard Blair Date: 7/20/18
CM's Authorizing Representative

Reviewed: Paula Sorenson Date: 6/28/18
Contract Executive

Print A/E name, Title: Turner, Richard A Blair, VP/CM

Approved by: Andrea Brown Date: 7/23/2018
Regional Manager

By: Paula Sorenson Date: 7/25/18
Fiscal

Approved by: _____ Date: _____
Legal

Final CDB authorization

CPO/SPO APPROVAL

[Signature]

DATE: 8/1/18

APPROVED FOR SIGNATURE 7/27/18
LEGAL COUNSEL: Amy Romano
Amy Romano

Project Number:	810-018-006 Phase 3	Using Agency:	Illinois Community College Board
Description:	Construct New TDL Building Olive-Harvey College Chicago, Cook, IL		Chicago City Colleges
Total Project Budget:	\$49,531,360.75	Architect/Engineer:	FGM Architects Inc. 200 W Jackson Boulevard Chicago, IL 60606
Unobligated Funds:	\$6,236,159.57		
Total Spent to Date:	\$28,945,250.37	Project Manager:	Ebone White
Percent Complete:	68%		

Project History: The project description calls for the design and construction of a new 105,000 square foot, three-story building with mechanical penthouse. The new Transportation Distribution and Logistics Center will be located on the existing campus of Olive Harvey College, located at 10001 South Woodlawn Avenue, Chicago, Illinois.

The contract documents state that excavated earthwork material will be removed by the Using Agency. The limit of haul-off agreed to by CDB and the Using Agency has been reached and additional haul-off of excavated material is required.

Description of RFP Change: Contractor shall provide haul-off of soils on a time and materials basis. Testing of soils to identify content for haul off will be completed by the Construction Manager and their consultant. Truck tickets will be evaluated weekly by the Construction Manager and CDB Project Manager.

Requested Action: This work is necessary to continue progress onsite. Specifically site work. If the Haul off is not resumed, it will have a direct impact on the project schedule. P-3020 is the only Change Order associated with this change in the amount of \$370,000.

CONTRACTOR	Trade	Proceed Order Amount	Original Contract	% CHANGE
Charles F. Bruckner and Sons	Plumbing	\$ 370,000	\$ 1,565,990	24%

PROCEED ORDER NO. P-3024

CDB PROJECT NO.: 810-018-006 Ph-3

CONTRACT NO.: 150441582

DATE: 08/02/18

CONTRACTOR (Name, Address)
Charles F. Bruckner and Sons
503 W. 26th Street
Chicago, IL 60616

PROJECT (Name, City, County)
Transportation, Distribution & Logistics (TDL) Center
Olive Harvey College
Chicago, IL

Contract Work: Plumbing Using Agency: Illinois Community College Board

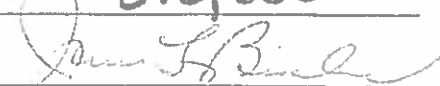
DESCRIPTION OF CHANGE IN WORK:

The contract documents state that excavated earthwork material that will be removed by the Using Agency. The limit of haul-off agreed to by CDB and the Using Agency has been reached and additional haul-off of excavated material is required. Contractor shall provide haul-off of soils on a time and materials basis. Testing of soils, to identify content, for haul off will be completed by the Construction Manager and their consultant. Truck tickets will be evaluated weekly by the Construction Manager and CDB Project Manager.

Justification for the proceed order:

This work is on the critical path. Until the soil is hauled off, no further site work is possible.

TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$

\$370,000

James F. Bruckner, President

Contractor Representative's Signature

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.

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)

(Up to \$24, 999)

(Up to \$49, 999)

(Up to \$74,999)

(Up to \$100,000)

If Board Level insert
Agenda Item No. _____

Ebone White 8/2/18
Project Manager Date

Andrew Baum 8/2/2018
Regional Manager Date

R. White 8/3/18
Construction Administrator Date

Deputy Director - Construction Date

Executive Director Date

and Board Meeting Date

Dooley, Amber

From: David Yandel <davidy@fgmarchitects.com>
Sent: Wednesday, July 25, 2018 7:31 AM
To: Slattery, Joseph
Cc: Driscoll, Brian; White, Ebone; Jim Andreoni; John Fehlberg
Subject: [External] RE: Remaining Soil Haul-off - TDL

Joe,

We followed-up with Primera, the Civil Engineers and offer the following. The contract documents require Subtitle D disposal based on blanket recommendations of the environmental Phase 2 report.

If the material meets CCDD requirements, Primera would not object to CCDD disposal, but we would recommend contacting the consultant (GSG) who prepared the Phase 2 report to make sure that they are OK with this approach. We would want to make sure that everyone is on the same page as we move forward. Please let us know if any additional information is required.

-Dave

David Yandel, AIA, LEED AP
Principal

FGM ARCHITECTS

Chicago Oak Brook O'Fallon St. Louis Milwaukee
312.948.8436
312.948.8461 office
312.948.8462 fax
312.860.7899 mobile

davidy@fgmarchitects.com
www.fgmarchitects.com



*FGM exists to enhance communities by creating quality environments
♻️ Please consider the environment before printing this email*

From: Slattery, Joseph <JSlattery@GilbaneCo.com>
Sent: Monday, July 23, 2018 3:25 PM
To: David Yandel <davidy@fgmarchitects.com>
Cc: Driscoll, Brian <BDriscoll@GilbaneCo.com>; 'White, Ebone' <Ebone.White@Illinois.gov>
Subject: Remaining Soil Haul-off

David,

Gilbane has tested the remaining soils that need to be hauled-off and the preliminary findings show the material is suitable for CCDD landfill. Does FGM have a position if we decide to start hauling to a CCDD facility instead of a Subtitle D? Gilbane will share all of the data with FGM once it is finalized.

Thanks.

August 1, 2018

Mr. Brian Driscoll
Gilbane Building Company
8550 West Bryn Mawr Avenue, Suite 500
Chicago, Illinois 60631

**Re: Soil Assessment and Management Activity Summary Letter
Transportation, Distribution and Logistics Center Project at Olive Harvey College
10001 South Woodlawn Avenue
Chicago, Illinois 60628
Project No. T118498**

Mr. Driscoll,

True North Consultants, Inc. (True North) was retained to perform limited soil characterization sampling activities for excavation spoils generated during remaining construction activities at the Transportation, Distribution and Logistics Center Project at Olive Harvey College, 10001 South Woodlawn Avenue, in Chicago, Cook County, Illinois (Site). Figure 1 identifies the approximate location of the Site.

The limited soil characterization sampling activities were performed by True North on July 20, 2018. A Site-specific sampling plan was developed to meet the requirements of Gilbane Building Company (Gilbane) and ensure that the objectives of the investigation were achieved. The sampling plan included the advancement of ten (10) soil borings within the proposed excavation areas, as outlined in the July 12, 2018 site plan provided to True North by Gilbane. The approximate locations of these areas are identified on Figure 2. Gilbane personnel advanced soil borings (SS-1 through SS-10) to a depth of approximately 3 feet below ground surface (bgs) except in soil boring SS-2, which was to six feet bgs. Boring spacing was determined with the intent of increasing the likelihood of impact detection while providing representative sampling of existing conditions across the Site.

Soil characterization sampling procedures were performed in conformance with standards set forth by the Illinois Environmental Protection Agency (IEPA) 35 Illinois Administrative Code (IAC) 742, "Tiered Approach to Corrective Action Objectives (TACO)", United States Environmental Protection Agency (USEPA) SW-846, "Test Methods for Evaluating Solid Waste,

Physical/Chemical Methods”, ASTM E1903-97 standard, “Standard for Environmental Site Assessments: Phase II Environmental Site Assessment Process”, Occupational Health & Safety Administration (OSHA) 1910 and 1926 Standards and 35 IAC 1100, “Clean Construction or Demolition Debris Fill Operations (CCDD).”

Soil sampling procedures involved the advancement of one soil boring at each proposed location. Soil samples were sampled off the bottom of auger equipment provided by Gilbane. Soil from the auger was immediately placed in a zipper locked, 4-mil plastic bag, with airspace, and allowed to warm to ambient conditions. The soil samples were chosen for field screening and laboratory analysis based on visual observations. The soil samples that were containerized in the plastic bags were screened with a calibrated PID with a 10.6eV lamp to determine the presence of photoionizable vapors that are potentially indicative of the presence of volatile organic compound (VOC) compounds in the soil.

During screening activities, soil samples were collected directly from the auger. The geology encountered during True North’s soil sampling activities identified surfacing materials consisting of fill materials (graded gravel) to a depth of approximately three to six inches below ground surface (bgs). Surfacing materials were underlain by silty clay to the boring terminus, approximately 3 feet bgs in all soil borings except in boring SS-2 which was to 6 feet. No odors or elevated PID readings were observed in the soil borings. Based on the requirement to characterize soils spatially across the Site, it was determined that one (1) discrete sample would be containerized for laboratory analysis from each soil boring.

True North collected a discrete soil sample from each soil boring to determine if the soils exhibited concentrations of the analyzed constituents above the applicable Maximum Allowable Concentrations (MAC) as referenced within the CCDD regulations. Additionally, per the requirements of 35 IAC 1100.201 (g), the pH of the sampled soils was compared to the pH range of 6.25 to 9.0 units which is the required pH range for CCDD acceptance.

These samples were collected for volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), Resource Conservation Recovery Act (RCRA) metals and pH. At the request of the Gilbane, select samples were also extracted by Toxicity Characteristic Leaching Procedure (TCLP) methods to further evaluate soil conditions. The following table summarizes this investigation’s analytical parameters:

Compound or Group of Compounds	USEPA	Method Identification
	Analytical	Matrix
Volatile Organic Compounds (VOCs)	5035/8260	Soil
Polynuclear Aromatic Hydrocarbons (PNAs)	8270	Soil
Resource Conservation Recovery Act (RCRA) Metals	6020	Soil



Toxicity Characteristic Leaching Procedure (TCLP) Extraction/Synthetic Leachate Precipitation Procedure (SPLP)	1311/1312	Soil
pH	9045	Soil

The collected soil samples were placed in laboratory provided containers, labeled, placed in a cooler with ice, and logged utilizing chain-of-custody documentation procedures. Sample(s) were then transported to a National Environmental Laboratory Accreditation Conference (NELAC) accredited laboratory for analysis (PDC Laboratories, Inc.) on a standard turnaround basis.

Soil analytical results were compared to the MACs as referenced within the CCDD regulations. Additionally, per the requirements of 35 IAC 1100.201 (g), the pH of the sampled soil was compared to the pH range of 6.25 to 9.0 units which is the required pH range for CCDD acceptance. Sampled depths and detected analytes in each of the collected subsurface soil samples are summarized and compared to their corresponding MACs in Tables 1 through 4. The laboratory analytical reports are presented in Appendix A.

Soil analytical results from this investigation indicated that concentrations of VOCs did not exceed the MACs published in the CCDD regulations. Table 1 summarizes the VOCs analytical results from this investigation.

Soil analytical results from this investigation indicated that concentrations of PNAs did not exceed the MACs published in the CCDD regulations, except within soil sample SS-5. The concentrations of benzo(b)fluoranthene and indeno(1,2,3-cd)pyrene exceeded their applicable MAC value. Table 2 summarizes the PNA analytical results from this investigation.

Soil analytical results from this investigation indicated that total concentrations of RCRA Metals did not exceed the MACs listed in the CCDD regulations, except for the concentrations of lead within soil samples SS-1, SS-3, SS-4, SS-5 and SS-6. Soil analytical results from this investigation indicated that the soil pH was within the acceptable range. Table 3 summarizes the RCRA Metals and pH analytical results.

The CCDD regulation allows the flexibility to evaluate lead by the totals method and/or leaching procedure. Soil analytical results from this investigation indicated that leachable concentrations of lead in sample SS-6 did not exceed the MAC published in the CCDD regulations. Table 4 summarizes the TCLP/SPLP analytical results from this investigation.

Soil containing contaminants of concern that exceed the MAC values listed in the CCDD regulations, exhibit soil pH values out the range of 6.25 to 9 or show signs of visual contamination (staining, odors or elevated PID screening values) cannot be certified as uncontaminated and managed at a permitted CCDD facility. If these soils cannot be utilized on-



Site within existing trench excavations, then these soils must be managed off-Site as either a non-hazardous, special or non-special waste at a permitted Subtitle D landfill. The results of these limited soil characterization sampling activities did not identify the presence of VOCs, PNAs or RCRA metals above the MAC values listed in the CCDD regulations except within soil samples SS-1, SS-3, SS-4 and SS-5. Soil pH values were within the acceptable range. Based on the findings of this limited investigation, True North recommends that Gilbane manages excavation spoils from the areas represented by soil samples SS-1, SS-3, SS-4 and SS-5 off-Site as a non-hazardous, special or non-special waste. Figure 2 identifies the approximate area of soils that must be excluded from CCDD facility management. Excavation spoils from the remainder of project excavation areas can be managed as an uncontaminated soil at a permitted CCDD facility. A copy of Uncontaminated Soil Certification LPC-663 is presented in Appendix B.

True North appreciates the opportunity to offer these soil management and consulting services. If you have any questions, please contact me at [REDACTED]

Regards,

TRUE NORTH CONSULTANTS, INC.

Brian S. Mihelich, CHMM
Vice President

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
022-010-015	Repair and Replace Windows Second District of the Appellate Court Appellate Court Building, Elgin, Kane County <i>FIRMS RECOMMENDED IN ALPHA ORDER</i> <i>Bauer Latoza Studio Ltd.</i> <i>Carlile Architects LLC</i> <i>Probe Consulting Services, Inc.</i>	\$ 500,000
546-115-035	Replace Roof, Provide Exterior Repairs and Renovate Kitchen Department of Military Affairs East St. Louis Readiness Center, St. Clair County <i>FIRMS RECOMMENDED IN ALPHA ORDER</i> <i>Eggemeyer Associates Architects Inc.</i> <i>Ellering Architecture</i> <i>Farnsworth Group, Inc.</i>	\$1,500,000
546-235-021	Replace Roof and Resurface Parking Lot Department of Military Affairs North Riverside Armory, Cook County <i>FIRMS RECOMMENDED IN ALPHA ORDER</i> <i>Artisan Consulting Engineers, LLC</i> <i>Carlile Architects LLC</i> <i>Probe Consulting Services, Inc.</i>	\$ 800,000

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
546-261-006	Resurface Parking Lot and Upgrade Exterior Lighting Department of Military Affairs Peoria Army Aviation Support Facility, Peoria County <i>FIRMS RECOMMENDED IN ALPHA ORDER</i> <i>Dewberry Engineers Inc.</i> <i>Engineering Resource Associates, Inc.</i> <i>Infrastructure Engineering Inc.</i>	\$ 300,000
546-250-019	Replace Roof, Provide Exterior Repairs and Renovate Kitchen Department of Military Affairs Paris Armory, Edgar County <i>FIRMS RECOMMENDED IN ALPHA ORDER</i> <i>Eggemeyer Associates Architects Inc.</i> <i>Farnsworth Group, Inc.</i> <i>The Upchurch Group, Inc.</i>	\$1,500,000
546-035-005	Renovate Parking Lot Department of Military Affairs Marion Readiness Center, Williamson County <i>FIRMS RECOMMENDED IN ALPHA ORDER</i> <i>Engineering Resources Associates, Inc.</i> <i>ESI Consultants Ltd.</i> <i>Midwest Engineering Associates, Inc.</i>	\$1,000,000

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
546-385-039	Construct Addition and Renovate Building Department of Military Affairs Marseilles Armory (Training Area), LaSalle Co. <i>FIRMS RECOMMENDED IN ALPHA ORDER</i> <i>Bauhs Dring Main Ltd.</i> <i>Kenyon & Associates Architects, Inc.</i> <i>Stromsland, DeYoung, Prybys Architecture</i>	\$ 750,000
546-385-038	Replace Hot Water Holding Tanks Department of Military Affairs Marseilles Armory (Training Area), LaSalle Co. <i>FIRMS RECOMMENDED IN ALPHA ORDER</i> <i>Carlile Architects LLC</i> <i>Midwest Engineering Associates, Inc.</i> <i>WRF Engineering LLC</i>	\$ 500,000
546-175-014	Replace Maintenance Shop Door Department of Military Affairs Kewanee Armory, Henry County <i>FIRMS RECOMMENDED IN ALPHA ORDER</i> <i>Carlile Architects LLC</i> <i>Sarti Architectural Group, Inc.</i>	\$ 200,000

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
630-000-240	Various Improvements Department of Transportation District 7: Shelbyville, Shelby County and Charleston, Coles County <i>FIRMS RECOMMENDED IN ALPHA ORDER</i> <i>Fuhrmann Engineering, Inc</i> <i>Hurst-Rosche, Inc.</i> <i>Reifsteck Reid & Company Architects</i>	\$2,100,000
630-026-003	Construct Equipment and Truck Storage Building Department of Transportation District 5: LeRoy Team Section SubHeadquarters, McLean County <i>FIRMS RECOMMENDED IN ALPHA ORDER</i> <i>Batir Architecture, Ltd.</i> <i>Reifsteck Reid & Company Architects, Inc.</i> <i>SNDB Designs, Inc.</i>	\$ 800,000
630-000-238	Demolish and Construct Building, Remodel Existing Building and Construct Building Department of Transportation District 3: Ottawa, LaSalle County and Kankakee, Kankakee County <i>FIRMS RECOMMENDED IN ALPHA ORDER</i> <i>APACE, Inc.</i> <i>RKG Design Group, LLC</i> <i>Stromsland, DeYoung, Prybys Architecture</i>	\$2,750,000

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
630-437-038	Renovate Building and Construct Building Addition Department of Transportation District 6: Springfield Team Section, Sangamon County <i>FIRMS RECOMMENDED IN ALPHA ORDER</i> <i>Charles Joesph Pell Architects, Inc.</i> <i>Hurst-Rosche, Inc.</i> <i>Sarti Architectural Group, Inc.</i>	\$1,475,000
630-000-241	Various Improvements Department of Transportation District 8: Hardin, Calhoun County; Nashville, Washington County; and, Wood River, Troy and Highland, Madison County <i>FIRMS RECOMMENDED IN ALPHA ORDER</i> <i>Architechniques, Ltd.</i> <i>Carlile Architects LLC</i> <i>Eilering Architecture</i>	\$1,450,000
630-000-239	Various Improvements Department of Transportation District 6: Mt. Sterling, Brown County and Mason City, Mason County <i>FIRMS RECOMMENDED IN ALPHA ORDER</i> <i>Allied Design Consultant, Inc.</i> <i>Blank, Wesselink, Cook & Associates</i> <i>Sarti Architectural Group, Inc.</i>	\$1,150,000

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
630-000-237	Replace Roof, Demolish and Construct Building Department of Transportation District 2: Freeport, Stephenson County and Milan, Rock Island County	\$ 750,000
	<i>FIRMS RECOMMENDED IN ALPHA ORDER</i>	
	<i>Ament, Inc. Carlile Architects LLC Kelly & Associates-Architecture</i>	
630-600-003	Demolish and Construct Salt Storage Building Department of Transportation District 9: Shawneetown SubSection, Gallatin County	\$ 350,000
	<i>FIRMS RECOMMENDED IN ALPHA ORDER</i>	
	<i>Artisan Consulting Engineers, LLC D.A.R.T. Design Inc. Raibley & Wright Design Group, Ltd</i>	
040-010-114	Construct Domestic Water Loop Department of Veterans' Affairs Quincy Veterans' Home, Adams County	\$3,000,000
	<i>FIRMS RECOMMENDED IN ALPHA ORDER</i>	
	<i>Heneghan and Associates, P.C. Kuhn & Trello Consulting Engineers, LLC Poepping, Stone, Bach, & Associates, Inc.</i>	

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 14, 2018

CDB PROJECT NO: 022-010-015

PROJECT DESCRIPTION: Repair and Replace Windows

PROJECT LOCATION: Second District of the Appellate Court
Appellate Court Building, Elgin, Kane County

APPROPRIATION AMOUNT: \$ 500,000

ESTIMATED TOTAL PROJECT COST: \$ 500,000

PROJECT SCOPE OF WORK:

The Second District Appellate Court Building (P0400) is a 39,722 square foot, two-story masonry building established in 1966.

The scope of work provides for replacing the structural steel and glazing on three sides of the building, removing and reinstalling brick pavers and installing new flashings/waterproofing to prevent future corrosion and failure of the supporting steel. The scope may also include replacement of the existing window system with a new energy efficient system that maintains the original aesthetics of the building. It may be necessary to phase the work over time to meet funding constraints. Project requires coordination with the Illinois Historic Preservation Division of the Illinois Department of Natural Resources.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 14, 2018

CDB PROJECT NO: 546-115-035

PROJECT DESCRIPTION: Replace Roof, Provide Exterior Repairs and Renovate Kitchen

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

APPROPRIATION AMOUNT: \$1,500,000

ESTIMATED TOTAL PROJECT COST: \$1,500,000

PROJECT SCOPE OF WORK:

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

The scope of work provides for replacing the roof of the readiness center with a new TPO roof and metal roof for the drill hall. This project will include, but is not limited to, tuck pointing approximately 80 percent of the exterior face brick, repairs as required to the stairs and stair rails, replacing exterior doors, entryway sidewalks and renovation of the kitchen. The kitchen renovation will include, but is not limited to, a dish washer, updated vent hood, exhaust system, fire suppression system, tile flooring and a new triple basin sink. Asbestos abatement and lead removal may be required.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 14, 2018

CDB PROJECT NO: 546-235-021

PROJECT DESCRIPTION: Replace Roof and Resurface Parking Lot

PROJECT LOCATION: Department of Military Affairs
North Riverside Armory, Cook County

APPROPRIATION AMOUNT: \$ 800,000

ESTIMATED TOTAL PROJECT COST: \$ 800,000

PROJECT SCOPE OF WORK:

The North Riverside US Property/Fiscal Office Building (H2452) is a 7700 square foot, one-story building constructed in 1985.

The scope of work provides for replacing approximately 7,625 square feet of roof on the US Property/Fiscal Office Building. The scope also provides for removing the existing asphalt parking lot P-2 and replacing it with a new concrete parking lot, including all required drainage.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 14, 2018

CDB PROJECT NO: 546-261-006

PROJECT DESCRIPTION: Resurface Parking Lot and Upgrade Exterior Lighting

PROJECT LOCATION: Department of Military Affairs
Peoria Army Aviation Support Facility, Peoria County

APPROPRIATION AMOUNT: \$ 300,000

ESTIMATED TOTAL PROJECT COST: \$ 300,000

PROJECT SCOPE OF WORK:

The Peoria Field Maintenance Shop Building (H2718) is a 3,290 square foot, one-story building constructed in 1953.

The scope of work provides for resurfacing approximately 1,917 square yards of parking lot MVPK1, including the removal of existing surface and base material, regrading the lot to provide improved drainage and installing concrete paving to support current equipment loads. Exterior lighting will be upgraded to high efficiency LED lighting.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 14, 2018

CDB PROJECT NO: 546-250-019

PROJECT DESCRIPTION: Replace Roof, Provide Exterior Repairs and Renovate Kitchen

PROJECT LOCATION: Department of Military Affairs
Paris Armory, Edgar County

APPROPRIATION AMOUNT: \$1,500,000

ESTIMATED TOTAL PROJECT COST: \$1,500,000

PROJECT SCOPE OF WORK:

The Paris Armory Building (H2600) is a 29,254 square foot, two-story building constructed in 1950.

The scope of work provides for replacing the roof on the armory with a new TPO roof and metal roof for the drill hall. This project will include, but is not limited to, tuck pointing the exterior face brick, repairing as required the stairs and stair rails to the armory, replacing all exterior doors and the entryway flooring, repairing or replacing the entryway sidewalks and renovation of the kitchen area. The kitchen area will include, but is not limited to, a new dish washer, updated vent hood, exhaust system and fire suppression system, tile flooring and a new triple basin sink. Asbestos abatement and lead removal may be required.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 14, 2018

CDB PROJECT NO: 546-035-005

PROJECT DESCRIPTION: Renovate Parking Lot

PROJECT LOCATION: Department of Military Affairs
Marion Readiness Center, Williamson County

APPROPRIATION AMOUNT: \$1,000,000

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

PROJECT SCOPE OF WORK:

The Marion Readiness Center (DMA035-0001) is a 38,304 square foot, one-story building constructed in 1993.

The scope of work provides for repaving the existing POV parking lot at the Marion Readiness Center. The project will also include, but is not limited to, a new asphalt parking lot, ATRP control barriers to protect the building, replacement of lighting with LED fixtures, fencing to secure the parking area and a drive to the rear of the readiness center and drainage that may be necessary.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 14, 2018

CDB PROJECT NO: 546-385-039

PROJECT DESCRIPTION: Construct Addition and Renovate Building

PROJECT LOCATION: Department of Military Affairs
Marseilles Armory (Training Area), LaSalle Co.

APPROPRIATION AMOUNT: \$ 750,000

ESTIMATED TOTAL PROJECT COST: \$ 750,000

PROJECT SCOPE OF WORK:

The Marseilles Headquarters Support Facility Building (H4050) is a 6,348 square foot, one-story building constructed in 2004.

The scope of work provides for constructing an approximately 3,200 square foot addition for offices, restrooms and a heated supply space. The scope also provides for renovating the existing space, including the addition and removal of walls and extension/expansion of the existing HVAC and electrical systems to accommodate the addition.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 14, 2018

CDB PROJECT NO: 546-385-038

PROJECT DESCRIPTION: Replace Hot Water Holding Tanks

PROJECT LOCATION: Department of Military Affairs
Marseilles Armory (Training Area), LaSalle Co.

APPROPRIATION AMOUNT: \$ 500,000

ESTIMATED TOTAL PROJECT COST: \$ 500,000

PROJECT SCOPE OF WORK:

The Marseilles Armory (Training Area) is a 47 building facility established in 1973.

The scope of work provides for replacing approximately 30 hot water holding tanks and any necessary piping in the 6 buildings that make up the Battalion Building Complex.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 14, 2018

CDB PROJECT NO: 546-175-014

PROJECT DESCRIPTION: Replace Maintenance Shop Door

PROJECT LOCATION: Department of Military Affairs
Kewanee Armory, Henry County

APPROPRIATION AMOUNT: \$ 200,000

ESTIMATED TOTAL PROJECT COST: \$ 200,000

PROJECT SCOPE OF WORK:

The Kewanee Field Maintenance Shop Building (H1801) is a 12,272 square foot, one-story building constructed in 1950.

The scope of work provides for the replacement of a bay door at the Kewanee Field Maintenance Shop Building with a 16' tall door to allow enough clearance to bring supported equipment into the shop for servicing. The scope also provides for a downspout that will be connected to the storm drain on the south side and drains in front of all bay doors.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 14, 2018

CDB PROJECT NO: 630-000-240

PROJECT DESCRIPTION: Various Improvements

PROJECT LOCATION: Department of Transportation
District 7: Shelbyville, Shelby County and Charleston,
Coles County

APPROPRIATION AMOUNT: \$ 580,000

ESTIMATED TOTAL PROJECT COST: \$2,100,000

PROJECT SCOPE OF WORK:

The Shelbyville Equipment Storage Building (D0530) is a 8,320 square foot, one-story building constructed in 1975. The scope of work at this location provides for upgrades to existing restroom facilities for ADA compliance, adding a women's restroom, walk through doors and frames, ventilation for wash bay, insulation as needed, upgrades to the interior and exterior lighting and HVAC system. The scope also provides for the installation of an emergency eyewash shower/station, oil water separator, a water line and hydrant for brine generation, repairing and painting interior and exterior steel and an evaluation of replacing existing windows and doors. This work may include, but is not limited to, architectural, civil, structural, mechanical and electrical services as needed.

The Shelbyville Material Storage Building (D0531) is a 3,600 square foot, one-story building constructed in 1975. The Shelbyville Salt Storage Barn (D0534) is a 3,840 square foot, one-story building constructed in 2011. The scope of work at this location provides for demolition of the existing lean-to building (D0531) and construction of a new lean-to on the north side of the Salt Storage Barn (D0534) with 4 bays and concrete walls. This work may include, but is not limited to, lighting upgrades, new concrete apron and floors and architectural, civil, structural and electrical services as needed.

The Charleston Masonry Storage Building (D0508) is a 2,400 square foot, one-story building constructed in 1953. The scope of work at this location provides for a building addition to include offices, materials lab, unisex restroom and utility room. The new building should have appropriate ventilation and spacing to conduct materials lab tests, adequate electrical outlets to service all material lab equipment and HVAC and lighting systems. This work may include, but is not limited to, architectural, civil, structural, mechanical and electrical services as needed.

The Charleston Metal Storage Building (D0510) is a 2,160 square foot, one-story building constructed in 1958. The scope of work at this location provides for demolishing the existing building and replacing it with a new pole barn type structure including overhead doors. The scope also provides for a concrete floor and apron, interior and exterior lighting. This work may include, but is not limited to, architectural, civil, structural, mechanical and electrical services as needed.

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.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 14, 2018

CDB PROJECT NO: 630-026-003

PROJECT DESCRIPTION: Construct Equipment and Truck Storage Building

PROJECT LOCATION: Department of Transportation
District 5: LeRoy Team Section SubHeadquarters, McLean County

APPROPRIATION AMOUNT: \$ 200,000

ESTIMATED TOTAL PROJECT COST: \$ 800,000

PROJECT SCOPE OF WORK:

The LeRoy Team Section SubHeadquarters is a three building facility established in 2000.

The scope of work at this location provides for constructing a heated, four-bay equipment and truck storage building, including overhead and personnel doors, lighting, concrete floors and insulation. This work may include, but is not limited to, architectural, structural, geotechnical, mechanical, electrical and other design elements as needed.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 14, 2018

CDB PROJECT NO: 630-000-238

PROJECT DESCRIPTION: Demolish and Construct Building, Remodel Existing Building and Construct Building

PROJECT LOCATION: Department of Transportation
District 3: Ottawa, LaSalle County and Kankakee, Kankakee County

APPROPRIATION AMOUNT: \$ 775,000

ESTIMATED TOTAL PROJECT COST: \$2,750,000

PROJECT SCOPE OF WORK:

The Ottawa 4 Bay Salt Storage Building (D0302) is a 3,760 square foot, one-story building constructed in 1965. The scope of work at this location provides for demolishing the existing salt storage building and constructing a new salt storage building. This work may include, but is not limited to, architectural, structural, geotechnical, electrical and other design elements as needed.

The Kankakee Truck Storage Building (D0355) is a 5,000 square foot, two-story building constructed in 1955. The scope of work at this location provides for remodeling/upgrading the existing building. The work includes repairing the CMU exterior walls and remodeling the office and loft and it may also include, mechanical upgrades. In addition, this scope of work includes the construction of a new building for materials labs, offices, conference rooms, restrooms, noise proof room, nuclear density gauge room and garage. This work may include, but is not limited to, architectural, structural, geotechnical, mechanical, electrical, communications and other design elements as needed.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 14, 2018

CDB PROJECT NO: 630-437-038

PROJECT DESCRIPTION: Renovate Building and Construct Building Addition

PROJECT LOCATION: Department of Transportation
District 6: Springfield Team Section, Sangamon County

APPROPRIATION AMOUNT: \$ 400,000

ESTIMATED TOTAL PROJECT COST: \$1,475,000

PROJECT SCOPE OF WORK:

The Springfield Team Section Central Sign Shop Building (D0613) is a 24,506 square foot, two-story building constructed in 1963. The scope of work at this location consists of renovating restrooms and breakroom/kitchenette and replacing windows, floors finishes, window A/C unit(s), plumbing fixtures and water heater. This work may include, but is not limited to, architectural, structural, mechanical, electrical and plumbing services as needed.

The Springfield Team Section Day Labor Pole Building (D0682) is a 7,200 square foot, one-story building constructed in 1994. The scope of work at this location provides for a building addition to conduct sandblasting of bridge and highway appurtenance materials. This work may include installation of a overhead trolley crane, reinforced concrete flooring, overhead and personnel doors, architectural, civil, structural, mechanical, electrical and plumbing services as needed.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 14, 2018

CDB PROJECT NO: 630-000-241

PROJECT DESCRIPTION: Various Improvements

PROJECT LOCATION: Department of Transportation
District 8: Hardin, Calhoun County; Nashville, Washington County; and, Wood River, Troy and Highland, Madison County

APPROPRIATION AMOUNT: \$ 410,000

ESTIMATED TOTAL PROJECT COST: \$1,450,000

PROJECT SCOPE OF WORK:

The Hardin Bridge Storage Building (D0764) is a 2,703 square foot, one-story building constructed in 1960. The scope of work at this location provides for assessing and repairing or replacing the roof system, including gutters and downspouts. This work may include, but is not limited to architectural, structural, mechanical and electrical services as needed.

The Nashville Material Storage Building (D0834) is a 5,849 square foot, one-story building constructed in 1960. The scope of work at this location provides for assessing and repairing or replacing the material storage building. This work may include, but is not limited to, a roofing system, concrete-reinforcement, interior/exterior lighting, architectural, civil, structural, mechanical and electrical services as needed.

The Wood River Salt Storage/Domar Building (D0880) is a 5,278 square foot, one-story building constructed in 1985. The scope of work at this location provides for replacing the salt dome roof system. This work may include, but is not limited to, roof deck, structural roof members, electrical and associated components as needed.

The Troy Operations Yard is a five building facility established in 1984. The scope of work at this location provides for the construction of a new cold storage building. This work may include, but is not limited to, overhead and personnel doors, bollards, electrical outlets, interior/exterior lighting, architectural, structural, mechanical and electrical services as needed.

The Highland Equipment Storage Building (D0812) is a 5,184 square foot, one-story building constructed in 1965. The scope of work at this location will provide for assessing and repairing or replacing the roofing system, including gutters, downspouts and soffits. The scope also provides for the installation of an emergency eyewash shower/station. This work may include, but is not limited to, architectural, mechanical, electrical and plumbing services as needed.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 14, 2018

CDB PROJECT NO: 630-000-239

PROJECT DESCRIPTION: Various Improvements

PROJECT LOCATION: Department of Transportation
District 6: Mt. Sterling, Brown County and Mason City,
Mason County

APPROPRIATION AMOUNT: \$ 300,000

ESTIMATED TOTAL PROJECT COST: \$1,150,000

PROJECT SCOPE OF WORK:

The Mt. Sterling Office and Maintenance Storage Building (D0660) is a 5,760 square foot, one-story building constructed in 1973. The scope of work at this location provides for constructing an addition to the existing building, expanding offices, restrooms and a ready-room/breakroom. The work also includes a concrete sidewalk, HVAC, insulation and lighting and evaluation of the existing metal siding to repair/replace/repaint. This work may include, but is not limited to, architectural, structural, geotechnical, mechanical, electrical and other design elements as needed.

The Mt. Sterling Salt Storage/Domar Building (D0662) is a 2,922 square foot, one-story building constructed in 2000. The scope of work at this location provides for an assessment and repairing or replacing of the existing roofing system, including shingles, wood roof deck, structural roof members, concrete walls, entryway and electrical components as necessary.

The Mason City Maintenance Storage Facility is a three building facility established in 1964. The scope of work at this location provides for new construction of an equipment cold storage building, including concrete floors and apron, overhead doors, lighting and protective bollards. This work may include, but is not limited to, architectural, structural, geotechnical, electrical and other design elements as needed.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 14, 2018

CDB PROJECT NO: 630-000-237

PROJECT DESCRIPTION: Replace Roof, Demolish and Construct Building

PROJECT LOCATION: Department of Transportation
District 2: Freeport, Stephenson County and Milan, Rock
Island County

APPROPRIATION AMOUNT: \$ 225,000

ESTIMATED TOTAL PROJECT COST: \$ 750,000

PROJECT SCOPE OF WORK:

The Freeport Equipment Storage Building (D0250) is a 7,360 square foot, one-story building constructed in 1975. The scope of work at this location provides for an assessment and repairs or replacement of the existing roofing system.

The Milan Material Bins/Pole Building (D0268) is a 2,200 square foot, one-story building constructed in 1962. The scope of work at this location provides for demolishing the existing structure and constructing a 3-bay heated building with overhead and personnel doors and one bay designed for liquid salt production. This work may include, but is not limited to, architectural, structural, mechanical, electrical and other design elements as needed.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 14, 2018

CDB PROJECT NO: 630-600-003

PROJECT DESCRIPTION: Demolish and Construct Salt Storage Building

PROJECT LOCATION: Department of Transportation
District 9: Shawneetown SubSection, Gallatin County

APPROPRIATION AMOUNT: \$ 100,000

ESTIMATED TOTAL PROJECT COST: \$ 350,000

PROJECT SCOPE OF WORK:

The Shawneetown Salt Storage Building (D0946) is a 5,400 square foot, one-story building constructed in 1977.

The scope of work at this location consists of demolishing and replacing the existing salt storage building. This work may include, but is not limited to architectural, civil, structural and electrical services as needed.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 14, 2018

CDB PROJECT NO: 040-010-114

PROJECT DESCRIPTION: Construct Domestic Water Loop

PROJECT LOCATION: Department of Veterans' Affairs
Quincy Veterans' Home, Adams County

APPROPRIATION AMOUNT: \$3,000,000

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

PROJECT SCOPE OF WORK:

The Quincy Veterans' Home campus currently consists of approximately 37 buildings constructed between 1886 and 2002.

The scope of work will include laying out a new water distribution system on the campus and connection to a new sustainable water source provided by the City of Quincy, determining any necessary treatment requirements, where to locate the new water distribution system and how best to protect it from cross contamination that could lead to the development of biofilm and introduce it into the existing or newly constructed building(s) on the campus.

The new system will be installed utilizing materials with no predisposition to contamination which can be readily sanitized in a controlled installation environment. The system design will employ optimum design measures, maximizing flow, reducing temperature and reducing opportunity for harboring bacteria. The new system will be looped eliminating radial feeds, thereby enhancing the opportunity for more continuous flow in the system. The new system would be constructed while the existing system continues to provide service to each building it serves. Elimination of the existing water tower and the addition of new on-site water storage may be required.

A combined MBE/WBE 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>
321-035-063	Replace Roofing System Department of Human Services Mabley Developmental Center, Dixon, Lee County <i>FIRM SELECTED:</i> <i>Willett, Hofmann & Associates, Inc.</i>	\$ 209,500

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**BOARD MEETING DATE:** August 14, 2018**CDB PROJECT NO:** 321-035-063**PROJECT DESCRIPTION:** Replace Roofing System**PROJECT LOCATION:** Department of Human Services
Mabley Developmental Center, Dixon, Lee County**PROJECT AMOUNT:** \$209,500**PROJECT SCOPE OF WORK:**

The Mabley Developmental Center is a 30 building facility established in 1956.

The scope of work provides for replacing approximately 17,170 square feet of shingle and 240 square feet of EPDM roofing systems on the Administration Building. The scope also includes removing the existing roofing, new underlayment, flashing, trim, architectural style shingles and fully adhered EPDM membrane. The scope also provides for new gutters and downspouts.

ARCHITECT/ENGINEER: Willett, Hofmann & Associates, Inc. 1938
809 East 2nd Street
Dixon, IL 61021**APPROVED BY THE EXECUTIVE DIRECTOR:** July 5, 2018

INDEFINITE DELIVERY INDEFINITE QUANTITY (IDIQ) FY18 SUMMARY

IDIQ Project No.	Firm	Number of Assignments	Total Fees
651-225-000	Bauer Latoza Studio, Ltd.	5	\$66,093
651-250-000	Hurst-Rosche	4	\$44,102
651-275-000	White and Borgognoni Architects	1	\$27,025

QUARTERLY REMOBILIZATION PROJECT REPORT

Project Number	Project Description	Proceed Order, RFP or Mod Number	Total Amount of this Proceed Order, RFP or Mod & Date Executed	Total Amount of Associated RFPs/Mods & Date Executed	Percentage of RFP/Mod Work Completed
810-018-006 Phase 3	Illinois Department of Higher Education Building Interior Olive-Harvey Community College – Chicago Cook County, IL	CO E-3020	\$141,873.60 5/17/18	N/A	50%
810-018-006 Phase 3	Illinois Department of Higher Education Building Interior Olive-Harvey Community College – Chicago Cook County, IL	CO E-3023	\$130,369.47 7/17/18	N/A	0%
810-018-006 Phase 3	Illinois Department of Higher Education Building Interior Olive-Harvey Community College – Chicago Cook County, IL	CO G-3046	\$480,023.20 5/17/2018	N/A	52%
810-018-006 Phase 3	Illinois Department of Higher Education Building Interior Olive-Harvey Community College – Chicago Cook County, IL	CO G-3050	\$631,163.20 6/7/2018	N/A	4%
810-018-006 Phase 3	Illinois Department of Higher Education Building Interior Olive-Harvey Community College – Chicago Cook County, IL	CO G-3063	\$154,117.70 6/14/18	N/A	100%

QUARTERLY REMOBILIZATION PROJECT REPORT

Project Number	Project Description	Proceed Order, RFP or Mod Number	Total Amount of this Proceed Order, RFP or Mod & Date Executed	Total Amount of Associated RFPs/Mods & Date Executed	Percentage of RFP/Mod Work Completed
810-018-006 Phase 3	Illinois Department of Higher Education Building Interior Olive-Harvey Community College – Chicago Cook County, IL	CO G-3070	\$272,382.95 8/3/18	N/A	0%
810-018-006 Phase 3	Illinois Department of Higher Education Building Interior Olive-Harvey Community College – Chicago Cook County, IL	CO G-3071	\$136,797.69 6/20/18	N/A	0%
810-018-006 Phase 3	Illinois Department of Higher Education Building Interior Olive-Harvey Community College – Chicago Cook County, IL	CO H-3012	\$110,774.66 6/15/18	N/A	70%
810-018-006 Phase 3	Illinois Department of Higher Education Building Interior Olive-Harvey Community College – Chicago Cook County, IL	CO V-3012	\$120,302.03 7/17/18	N/A	0%

FY19 CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 10, 2018	(REVISED) 12:00 p.m.	Chicago, Springfield & Collinsville video-conference
August 14, 2018	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
September 11, 2018	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
October 9, 2018	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
November 13, 2018	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
December 11, 2018	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
January 8, 2019	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
February 5, 2019	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
March 12, 2019	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
April 9, 2019	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
May 14, 2019	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
June 11, 2019	11:00 a.m.	Chicago, Springfield & Collinsville video-conference