

BOARD BOOK

October 16, 2018

1:00 p.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

October 16, 2018, 1:00 p.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 September 11, 2018 Minutes..... 1-4
6. Introduction of Guests

BOARD ACTION

7. Change Order- IDOA Jr. Livestock Building IL State Fairgrounds 5-7
8. Change Order- IDVA Chicago Veterans Home Facility8-13
9. Architect/Engineer Selection Recommendation from PSB 242.....14-19

INFORMATIONAL ITEMS

10. Director's Architect/Engineer Selection.....20-24
11. Single Bid Awards.....25-26
12. Minority/Women/Veterans Participation Update
13. Special Projects Update

EXECUTIVE SESSION

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

Staff contacts: Lindsey Stanley 217.782.8726 and Heather Bova 217.782.8729

SUBJECT: Meeting Minutes for September 11, 2018 Board Meeting

The September 11, 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

Glyn Ramage

Others present:

Chicago

Jeff Heck, CDB
Amy Romano, CDB
Ron Wright, CDB
Andrea Bauer, CDB
Mike Wilson, CDB
Karla Springer, CDB
Brent Lance, CDB
Jesse Martinez, CDB
Justin Koscher, PIMA
Andres Padua, CDB
Lisa Hennigh, CDB
Leonard McGee, CDB
Shelia Johnson,
City Colleges of Chicago
Diane Minor,
City Colleges of Chicago
Allison White, CDB
David Yandel, FGM Architects

Springfield

Candy Murphy, CDB
Lindsey Stanley, CDB
Heather Bova, CDB
Marcy Joerger, CDB
Paul Kmett, CDB
Tracy Allen, CDB
Don Broughton, CDB
Lauren Noll, CDB
Amber Dooley, CDB
Paula Sorensen, CDB
Art Moore, CPO
Ken Morris, CPO
Craig Butler, CDB
Becky Ward, CDB
Sherri Sullivan, CDB
Kathryn Martin, CDB
Felicia Burton, CDB
Stephanie Dobbs, IDOT
Timothy Patrick, CDB

David Owuor, CDB
Mark Hendricks, CDB
Jeff Hicks, DMA
Nick Marchese, DMA

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

Candy Murphy 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. Board member Glyn Ramage was present at the Collinsville meeting site.

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

Mr. Lowry moved and Ms. McDonough seconded a motion to approve the minutes of the August 14, 2018 meeting. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Beatty moved and Mr. Lowry along with Ms. McDonough seconded a motion to approve the executive session minutes of the August 14, 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 Proceed Order to the Board:

Proceed Order – Department of Military Affairs

Renovate Building #20 & Site Improvements

Camp Lincoln, Springfield, Sangamon County, Illinois

CDB Project No. 546-325-075

A/E: Allied Design Consultants, Inc.

Proceed Order for R. L. Vollintine Construction \$130,000.00

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

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

Proceed Order – Olive Harvey

Construct New TDL Building

Olive-Harvey College

Chicago, Cook County, Illinois

CDB Project No. 810-018-006

A/E: FGM Architects Inc.

Proceed Order for Argo Electric Inc..... \$200,000.00

Ms. McDonough moved and Mr. Orlando seconded a motion to approve the Proceed 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 – Department of Transportation

Various Improvements

National Trail Rest Area, Interstate 70

Effingham County, Illinois

CDB Project No. 630-636-001

A/E: Architecture & Design Group, Ltd.

Change Order for Gruhloh Construction \$194,965.20

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

Mr. Lance presented the following A/E selection recommendation from PSB 241:

1.	040-010-115	Department of Veterans' Affairs Construct New Nursing Home and Domiciliary Quincy Veterans' Home Adams County, Illinois 1. Perkins Eastman Architects, D.P.C. 2. Hellmuth, Obata & Kassabaum, Inc.	Appropriation: \$230,000,000 Project Cost: \$230,000,000
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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.

Ms. Hennigh presented the Illinois Accessibility Code Proposed Rule Changes to the Board.

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

Ms. Hennigh presented the Illinois Energy Conservation Code Proposed Rule Changes to the Board.

Mr. Justin Koscher, PIMA, gave a brief presentation to the Board on the proposed rule changes to the Illinois Energy Conservation Code.

Mr. Orlando moved and Mr. Carney seconded a motion to approve the rule change subject to deleting Exceptions 6 and 8 on page 43, the definition of Roof Membrane Peel and Replacement on pages 40 and 46, and Exception 5 on page 56. Chairman

Reilly called for a vote, and the motion was approved unanimously.

Ms. Romano presented the proposed Administrative Rules Implementing the Quincy Veteran’s Home Rehabilitation and Rebuilding Act to the Board.

Mr. Beatty moved and Mr. Orlando seconded a motion to approve the Administrative Rules. Chairman Reilly called for a vote, and the motion was approved unanimously.

Chairman Reilly announced the October 9, 2018 Board Meeting had been changed to October 16, 2018 at 1:00 p.m.

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

1.	040-010-117	Department of Veterans' Affairs Demolish Rowland Barracks Quincy Veterans Home, Adams County 1. Poepping, Stone, Bach & Associates	Appropriation: \$175,000 Project Cost: \$175,000
2.	120-260-033	Department of Corrections Emergency Electrical Repairs Centralia Correctional Center, Clinton County 1. WRF Engineers LLC	Appropriation: \$TBD Project Cost: \$TBD

Mr. Wright presented the quarterly project status to the Board.

Mr. Lowry moved and Mr. Carney seconded a motion to adjourn. Chairman Reilly called for a vote, and the motion was approved unanimously. The meeting adjourned at 12:29 p.m.

Project Number:	039-150-177	Using Agency:	Illinois Department of Agriculture
Description:	Repair Parapet Wall Jr. Livestock Building Illinois State Fairgrounds Springfield, Sangamon Co. IL	Architect/Engineer:	Sarti Architectural 40 Adloff Lane Springfield, IL 62703
Total Project Budget:	\$396,642.56	Project Manager:	Ed James
Unobligated Funds:	\$327,858.27		
Total Spent to Date:	\$193,708.99		
Percent Complete:	45%		

Project History: The Junior Livestock Building, later named the Orion Samuelson Building, is a 132,800 square foot three story building constructed in 1937, and contains offices as well as areas for livestock events located on the Illinois State Fairgrounds.

The original scope of work provides for removing and replacing the upper part of the south exterior brick masonry wall and parapets, plus parts of both east and west walls. As the demolition of the walls and parapet were proceeding, a steel structural system was discovered within the masonry. There was damage to much of the structural steel in this area, due to previous water infiltration, which necessitated this change order.

Description of RFP Change: When the damaged steel structure was discovered, the Architect/Engineer contract was modified to complete a structural study. A proceed order was processed to the general contractor to remove additional material on the interior and exterior so the study could be completed.

This change order provides for the removal of additional building elements to access structural steel components, provide structural steel remediation, and to reconstruct portions of the exterior brick building envelope.

Requested Action: We are requesting approval of RFP G-4R in the amount of \$327,858.27.

Contractor	Trade	Change Order Amount	Original Contract	% Change
R.L Vollintine Construction, Inc.	General	\$327,858.27	\$ 167,000.00	196%
Total All Change Orders		\$327,858.27	\$167,000.00	196%

State of Illinois
CAPITAL DEVELOPMENT BOARD

REQUEST FOR PROPOSAL & CHANGE ORDER

Date May 30, 2018 RFP Number: G-4R

<p>1. (Contractor's Name, Address, Telephone, Fax & Attention)</p> <p>R. L. Vollentine Construction, Inc. 1621 East Georgia Street, Springfield, IL 62703 (217)522-6962 Fax () - Attn: Shane Vollentine e-mail: shane@rlvclintline.com</p>	<p>CDB Project #: 039-150-177 CDB Project Name: Repair Parapet Wall - Junior Livestock Bldg & Location: Illinois State Fairgrounds - Springfield</p> <p>CDB Contract #: 18-0427-61 Contract Work: General</p>
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2. REQUEST for change by: A/E
- CDB contemplates making certain changes, additions and deletions to the work to be performed under the subject Contract. Unless otherwise indicated in the description of change, accompanying drawings and specifications, all work required shall conform to the contract documents. The Contractor is required to submit within 14 calendar days from the date herein a proposal and a detailed breakdown for this change. The proposal shall be submitted in accordance with CDB's format and the General Conditions.
3. REASON for change:
Building envelope failures have resulted in extensive structural deterioration, which requires structural remediation of structural steel and exterior masonry components.
4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued.
Remove additional building elements to access deteriorated structural steel components, provide structural steel remediation and reconstruct portions of the exterior building envelope. See attached Keyed Notes and Drawing Sheets RFFCO G4.01 thru G4.05
5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.
N/A

IMPORTANT NOTICE

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

6. CONSIDERATION:
Work to be accomplished in _____ Calendar Days from Approval of RFFCO. The Contract Sum is INCREASED/DECREASED by the total sum of.....\$ 327,858.27

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

TC 10/11/18
327,858.27

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

<p>RECOMMEND issuance of a change order A/E Firm Name: Sarti Architectural Group, Inc.</p> <p>BY <u>[Signature]</u> signature</p> <p>COORDINATING CONTRACTOR or CONSTRUCT. MANAGER BY _____ signature</p> <p>CONTRACTOR BY <u>Shane Vollentine</u> print name <u>[Signature]</u> signature <u>Contract Manager</u> title</p>	<p>APPROVE as to form and content: USING AGENCY name: Illinois Dept. of Agriculture</p> <p>BY <u>[Signature]</u> signature</p> <p>CDB/PM APPROVE <u>[Signature]</u> signature</p> <p>CDB APPROVE change order BY _____ print name _____ signature _____ title</p>
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8. FOR CDB USE ONLY	Type of Change	% Assess	Package No.	CO Date	CO No.	CO AMOUNT add (deduct)
						\$

Revised August 2008

State of Illinois
CAPITAL DEVELOPMENT BOARD

CPBS

Contractor's/Subcontractor's
Proposal Breakdown Summary
Date: 8 Revised 9/21/2018

FROM: Contractor/Subcontractor Name, Address	Project No. <u>039-150-177</u>
<u>RL VOLLINTINE CONST. INC.</u>	<u>DEPT. OF AG</u>
<u>1621 E. GEORGIA</u>	<u>REPAIR PARAPET WALL</u>
<u>SPFLD. IL.</u>	<u>JR LIVESTOCK BLDG FAIRGRONDS</u>
Subcontractor indicate name of contractor.	CONTRACT WORK: <u>GENERAL</u>
	CDB CONTRACT NO: _____
	RFP No: <u>STRUCTURAL REPAIR PRI</u>

I. SUMMARY OF DETAILED BREAKDOWN

Note: Detailed breakdown must be attached

		Additions	Deletions	Net Total
A.	MATERIAL	\$11,539.81		\$11,539.81
B.	LABOR	\$54,910.40		\$54,910.40
C.	OTHER	\$23,349.62		\$23,349.62
D.	NET TOTAL A+B+C			\$89,799.83
E.	OVERHEAD & PROFIT <small>Line D X 18%* (min. \$100) additions only, deletions -0-</small>			\$16,163.97
F.	TOTAL PROPOSAL FOR CONTRACTOR'S WORK		Lines D + E	\$105,963.80

II. CONTRACTORS MARKUP ON WORK OF SUBCONTRACTORS


Note: Detailed Breakdowns and summaries (CPBS Form) from each subcontractor must be attached

SUBCONTRACTOR: Firm Name	CONTRACTOR WORK: Description	PROPOSAL **
<u>SEWARD MASONRY</u>	<u>Remove and replace east & west masonry</u>	\$92,121.62
<u>Central IL Painting</u>	<u>Epoxy paint int. & ext. steel as noted for G4</u>	\$18,909.10
<u>Designed Roofing</u>	<u>Roofing & sheetmetal for G4</u>	\$7,032.23
<u>Birsell Machine & Ornamental</u>	<u>Cut and install new joist tails</u>	\$79,375.29

G.	SUBTOTAL of all work performed by contractor's subcontractors	\$197,438.24	
H.	CONTRACTOR'S MARK-UP on work of subcontractors (min. \$50)	Line G X 6% *	\$11,846.29
I.	TOTAL PROPOSAL FOR SUBCONTRACT WORK	Line G+H	\$209,284.53

III. PROPOSAL

J.	BONDS (<u>2</u> %) (if applicable) <small>Enter percentage as a number, for 10% enter 10</small>	\$6,304.97
K.	BUILDERS RISK INSURANCE (<u>2</u> %) (if applicable)	\$6,304.97
L.	TOTAL PROPOSAL OF THIS CONTRACTOR (for subject RFPCO) <small>Lines F+I+J+K</small>	\$327,858.27
M.	RCIF: (line L+95% (minus line L)) <small>Applicable for Indemnified Projects Only</small> Is This Contract to be Indemnified? Y or N <input type="checkbox"/>	
N.	PROPOSAL for subject RFPCO increase (decrease) in contract amount.	\$327,858.27
O.	Work to be accomplished in <u>60</u> Calendar Days from Approval of RFPCO	

CONTRACTOR
(Signature)  Title Project Manager Date 6/11/18
(Name Typed) Shane Vollintine

* As per Contract Documents, General Conditions

** Subcontractor's Proposal Amounts from Line N of Subcontractor's CPBS Form

Project Number:	040-080-001	Using Agency:	IL Department of Veterans Affairs
Description:	Construct 200 Bed Veterans Home Facility 4250 N. Oak Park Ave Chicago, Cook County	Architect/Engineer:	Harley Ellis Devereaux One East Wacker Drive, Suite 200 Chicago, IL 60601
Total Project Budget:	\$92,373,968.00	Project Manager:	Emily Zgonjanin
Unobligated Funds:	\$ 6,521,571.00		
Total Spent to Date:	\$25,388,680.00		
Percent Complete:	28%		

Project History: This project consists of the construction of a 200 bed, 5 story precast concrete veterans home, located at the southwest corner of West Forest Preserve Road and North Oak Park Avenue. The facility will include private bedrooms and private bathrooms, 16 residential kitchens, a commercial kitchen, administrative, recreational, and support spaces, outdoor space and parking for 181 vehicles. The completed building will be LEED Silver Certified.

In March 2017, the Architect/Engineer identified to CDB that their design was not in compliance with CDB protocol and needed to be redesigned to comply with structural seismic requirements identified in the CDB Design and Construction Manual(DCM). This change order is for material and labor escalation due to project delays of approximately 18 months caused by the structural redesign of the project to meet seismic and gravitational load requirements. The cost is based on a revised schedule with a Substantial Completion Date of December 2, 2019.

This change order is only for the General Contractor, IHC Construction Companies LLC (IHC), and covers approximately 75% of the costs. An additional RFP/CO will be submitted in the near future to cover the remaining 25% of cost for the General Contract.

Additional related Plumbing, Heating, Ventilation, Electrical and Sprinkler Prime Contract Change Orders will be submitted at future Board Meetings.

Description of RFP Change: This RFP/CO is for additional costs for the General Contractor, IHC. The cost includes material and labor escalation due to structural redesign schedule delays and is based on a revised scheduled Substantial Completion date of December 2, 2019.

Requested Action: We are requesting Board Approval of RFP/CO G-17 change order in the amount of \$5,015,520.28, this RFP/CO will be classified as an Architect/Engineer Error.

Contractor	Trade	Change Order Amount	Original Contract	% Change
IHC Construction	General	\$ 5,015,520.28	\$ 33,542,689.00	14.9%
Total All Change Orders		\$ 5,015,520.28	\$ 33,542,689.00	14.9%

State of Illinois
CAPITAL DEVELOPMENT BOARD

**REQUEST FOR PROPOSAL
& CHANGE ORDER**

Date September, 25 2018 RFP Number: G-17

1. (Contractor's Name, Address, Telephone, Fax & Attention) CDB Project # 649-090-001
 IHC Construction Companies CDB Project Name Illinois Veterans Home
 1506 Executive Cr. & Location Chicago
 Elgin, IL 60120 CDB Contract # 15044341
 (847)742-1516 Fax (647)742-6510 Contract Work: General Work
 Attn: Joe Saftig e-mail: jsaftig@ihcconstruction.com

2. REQUEST for change by A/E- CDE

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

3. REASON for change

The Contract completion dates for the Project were extended at RFP# G-15 and additional costs are associated with the extension. Structural revisions necessary to bring the project into conformance with the seismic standards required by the design contract. This will be assessed as an A/E error. CDB and HED preserve all legal rights, claims and defenses which either may have relating to this change order.

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

Pursuant to RFP# G-15 Substantial Completion changed from April 30, 2018 to December 2, 2018. Final Acceptance changed from September 15, 2018 to March 2, 2020 and Contract End Date changed from September 15, 2018 to March 2, 2021.

5. OTHER CONTRACTS affected by the change. List Contractor's name, contract work, RFP number and amount.

None

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

6. CONSIDERATION

Work to be accomplished in 651 Calendar Days from Approval of RFP#

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

no Contract Sum is increased by the total sum of

TC 10/5/18
 \$ 5,015,529.28 JS 10/1/18

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

RECOMMEND issuance of a change order
 A/E Firm Name: Harley Ellis Devereaux
 BY: *[Signature]* signature

APPROVE as to form and content:
 ISSUING AGENCY name: IDMA
 BY: signature

COORDINATING CONTRACTOR or CONSTRUCT MANAGER
 BY: *[Signature]* signature

CONFORM APPROVE
[Signature] signature
 10/5/2018

CONTRACTOR
 BY: Joe Saftig DATE: 9-26-18
 print name
 signature
 PROJECT MANAGER title

CDB APPROVE change order
 BY: signature
 DATE: title

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

State of Illinois
CAPITAL DEVELOPMENT BOARD

CPBS

Contractor's Subcontractor's
Proposal Breakdown Summary
Date: 9/12/2018

FROM Contractor/Subcontractor Name, Address IHC CONSTRUCTION COMPANIES LLC 1500 EXECUTIVE DRIVE ELGIN, IL 60123	Project No. <u>040-080-001 PH2</u> CONSTRUCT 200 BED VETERAN HOME 4230 N OAK PARK AVE CHICAGO, IL
Subcontractor indicate name of contractor	CONTRACT WORK <u>GENERAL CONTRACTOR</u> CDB CONTRACT NO. <u>15044341</u> RFP No <u>RFPCO-G TBD WAGE & MATERIAL ESCALATION</u>

I. SUMMARY OF DETAILED BREAKDOWN	Additions	Deletions	Net Total
<i>Note: Detailed breakdown must be attached.</i>			
A. MATERIAL	\$141,261.71		\$141,261.71
B. LABOR	\$418,761.40		\$418,761.40
C. OTHER	\$2,176,257.00		\$2,176,257.00
D. NET TOTAL A- B-C			\$2,736,280.11
E. OVERHEAD & PROFIT <i>Line D X 18%* (min. \$100) additions only deletions -0-</i>			\$492,530.42
F. TOTAL PROPOSAL FOR CONTRACTOR'S WORK		Lines D + E	\$3,228,810.53
II. CONTRACTORS MARKUP ON WORK OF SUBCONTRACTORS			
<i>Note: Detailed Breakdowns and summaries (CPBS Form) from each subcontractor must be attached.</i>			
SUBCONTRACTOR Firm Name	CONTRACTOR WORK Description		PROPOSAL **
<u>See Attached Subcontractors Escalation Spreadsheets</u>			\$1,656,887.33
			\$1,656,887.33
G. SUBTOTAL of all work performed by contractor's subcontractors			\$1,656,887.33
H. CONTRACTOR'S MARK-UP on work of subcontractors (min. 5%)	Line G X 6% *		\$99,413.24
I. TOTAL PROPOSAL FOR SUBCONTRACT WORK	Line G+H		\$1,756,300.57

III. PROPOSAL				
J. BONDS (0.61 %) (if applicable)	Enter percentage as a number, for 10%, enter 10			\$30,409.18
K. BUILDERS RISK INSURANCE (%) (if applicable)				
L. TOTAL PROPOSAL OF THIS CONTRACTOR (for subject RFPCO)		Lines F- I +J +K		\$5,015,520.28
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				\$5,015,520.28
O. Work to be accomplished in _____ Calendar Days from Approval of RFPCO				
CONTRACTOR				
(Signature) <u>Joe Saltic</u>	Title	<u>Project Manager</u>	Date	<u>7/20/2018</u>
(Name Typed) <u>Joe Saltic</u>				
* As per Contract Documents General Conditions				
** Subcontractor's Proposal Amounts from Line N of Subcontractor's CPBS Form				

Subcontractors Material & Labor Included in RFP/CO G-17

Interior Architectural Woodwork – Keyboard Enterprises	\$65,672.72
Damproofing/Waterproofing/Coatings – Kremer Davis, Inc.	\$1,142.22
Insulation – American National Insulation	\$22,051.06
Metal Wall Panels – Metal Erectors	\$29,831.63
Single Ply Roof Membrane – Weathergaurd Roofing	\$228,486.6
Fire resistant joint system – JP Larson	\$900.00
Sectional Doors – House of Doors. Inc	\$3,111.00
Aluminum Storefront – Auburn Corp	\$86,478.81
Tiling – Nu Veterans Const Service	\$5,360.41
Acoustic Ceiling Tile – Market Contracting	\$54,601.96
Carpet Tile/Vinyl Tile/Base– Libertyville Tile & Carpet	\$643,445.65
Wall Covering/Paint – Oosterban	\$19,517.31
Signage – ASI Signage	\$1,695.95
Wire Mesh Partitions – Standard Wire & Steel	\$2,419.00
Operable Partitions – RHL Industries	\$9,806.02
Food Service Equipment – Great Lakes West Food	\$78,520.40
Window Blinds - Indecor, Inc	\$2,365.80
Electric Traction Elevators – Otis	\$3,566.69
Earthwork – John Keno & Co	\$99,934.53
Permeable Pavers – CR Schmidt	\$11,557.93
Portland Cement Paving – Vixen Const	\$34,305.18
Fencing – Fence Masters, Inc	\$9,128.14
Irrigation Systems – Halloran & Yauch, Inc.	\$2,973.13
Excavation – John Keno	\$131,011.57
Shoring – Safeway	\$40,091.92
Structural Steel – Waukegan	\$42,408.90
Weather barrier – Kremer Davis	<u>\$26,502.80</u>
Total Subcontractors	\$1,656,887.33

Wright, Ron

From: Bauer, Andrea
Sent: Wednesday, October 10, 2018 5:10 PM
To: Wright, Ron
Cc: Bielski, Dan; DSecrest@tcco.com; Zgonjanin, Emilija
Subject: FW: 040-080-001 - VA Home - Summary Description of IHC Structural Schedule Revision RFPCO
Attachments: Subcontractors Material G-17.docx
Importance: High

Ron,
This is a breakdown of the cost as we know them to be include in RFPCO G-17 as was reviewed by Tad Craggs on 10/5/2017.

Attached document "Subcontractors Material G-17" is the summary of Subcontractor CPBS. This represents 75% of the General Contractors expedited increased costs for the 18 month delay.

We stand by for additional questions. Thank you for entertaining this Board Level Change Order.

Andrea

From: Secrest, David L - (CHI)
Sent: Wednesday, October 10, 2018 4:04 PM
To: 'Zgonjanin, Emilija' <Emilija.Zgonjanin@Illinois.gov>
Cc: 'Bielski, Dan' <Dan.Bielski@Illinois.gov>; 'andrea.bauer@illinois.gov' <andrea.bauer@illinois.gov>
Subject: 040-080-001 - VA Home - Summary Description of IHC Structural Schedule Revision RFPCO
Importance: High

Emily,

Below is a description of IHC's RFPCO for the October 16, 2018 CDB Board Meeting. The summary for this change order is the schedule extension related to the structural redesign. The structural redesign changed the substantial completion date for the project from April 30, 2018 to December 1, 2019. The costs in this RFPCO are broken down in further detail below. IHC has included the costs in this RFPCO that have been approved to date by CDB estimating. IHC will have a RFPCO including all final costs related to the structural redesign which will be submitted to the November 2018 CDB Board Meeting.

- Please find enclosed CDB RFPCO package for IHC Construction Companies LLC. Detailing costs for wage and material escalation per the extension of time, as a result of delay from the structural redesign. Material and Labor escalations are extended to new Contract Substantial Completion Date of December 02, 2019. The following items have been included.
 - IHC General Conditions – Clarifications are included within the breakdown of costs [\$2,139,217.97]
 - IHC Material Escalation [\$141,261.71]
 - IHC Labor Escalation [\$63,614.40]
 - Subcontractors Material and Labor Escalations [\$1,656,887.33]

- Costs Related to Change in Schedule/Structural Re-Design to include Temporary Window Board Up and additional winter condition costs. [\$392,186.03]
- Overhead and Profit + Subcontractor Mark-Up +Bond [\$622,352.84]
 - Total: \$5,015,520.28
- Due to the complexity of the structural re-design and revised schedule, IHC is submitting all information received to date to prevent any further delay. Costs not included in this claim that are directly related to the schedule revisions as a result of structural redesign, will be submitted under a different cover at a later date.

David Secrest | Project Manager

Turner Construction Company | 55 E. Monroe, Suite 1430* | Chicago, IL 60603

mobile 847-561-2533 | dsecrest@tcco.com

www.turnerconstruction.com/chicago

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SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

<u>PROJECT NO.</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>ESTIMATED TOTAL PROJECT COST</u>
040-010-115C	Construct New Nursing Home and Domiciliary - Commissioning Services Department of Veterans' Affairs Quincy Veterans' Home, Adams County	\$230,000,000
	<p><i>RECOMMENDED FIRMS IN ALPHA ORDER</i></p> <p><i>Bauer Latoza Studio, Ltd.</i> <i>Hurst-Rosche, Inc.</i> <i>Kenyon & Associates Architects, Inc.</i></p>	
120-200-122	Replace Roof, Repair Masonry & Tuckpointing Department of Corrections Pontiac Correctional Center, Livingston County	\$7,302,000
	<p><i>RECOMMENDED FIRMS IN ALPHA ORDER</i></p> <p><i>Hanson Professional Services Inc.</i> <i>Sebesta, Inc.</i> <i>Smith Seckman Reid, Inc.</i></p>	

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 16, 2018

CDB PROJECT NO: 040-010-115C

PROJECT DESCRIPTION: Construct New Nursing Home and Domiciliary -
Commissioning Services

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

APPROPRIATION AMOUNT: \$ 37,000,000

ESTIMATED TOTAL PROJECT COST: \$230,000,000

PROJECT SCOPE OF WORK:

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

The scope of services provides for a four-phase LEED Enhanced Commissioning (design and reviews, construction - field inspection and start-up, functional performance testing - including O & M training and warranty review) of a new nursing home and domiciliary to be constructed through Design-Build. The facility will accommodate up to 340 beds. The project will also include improvements and connection to existing campus infrastructure. LEED Silver certification will be required and additional energy efficiencies will be considered. The Commissioning Agent (CxA) will work with the Bridging Firm during program analysis and throughout the development of the bridging documents, including assistance that may be necessary during preparation of the Request for Proposals (RFP) for the Design-Build Team. Major design features will include the following elements:

Design Parameters:

- Demolition of existing buildings will be required to accommodate new construction. This work may require phasing and/or preparation of a separate RFP and will likely include asbestos abatement.
- Coordinate work with the Illinois Historic Preservation Division of the Illinois Department of Natural Resources.
- Pavement, utility infrastructure and site development will be a part of the scope.
- Modified VA Small House will be used as a model.
- All bedrooms will be single occupancy with integral restroom with shower.
- Selective rooms to be designed to provide bariatric care accommodations.
- Memory loss care will be accommodated.
- Resident laundry housed in each resident community.
- Community kitchens will be provided in addition to central dietary.
- Maximum flexibility for changing healthcare needs built-in.
- Visitor accommodations integrated into campus and housing units.
- "Back of the house" system will be connected to or built into the new buildings, making laundry and food service more readily accessible to the households than the current method of delivering everything via trucks traveling all over the campus.
- All work must fully comply with applicable State and Federal requirements.

Program analysis and schematic design will include the following major elements:

- Coordinate all administrative activities required by the Illinois Health Facilities Planning Act.
- Identify and document requirements for compliance with applicable codes, regulations, standards and agencies having oversight of design and construction.
- Map operational procedures which are dependent on facility design, as required to ensure compliance with accreditation bodies and agencies having oversight of healthcare delivery.

- Site analysis, assessment and development including integration with existing facilities.
- Utility infrastructure, pavements, rainwater management, site lighting.
- Comprehensive program analysis defining space requirements, functional relationship matrices, workflow concepts and patient module concepts.
- Comprehensive list specifying general equipment, furnishings and accessories.
- Schematic design for programmed functions.
- Establish site specific master plan for future growth or building modifications.
- Develop design concepts describing operational standards ensuring staff, patient and visitor safety.

The scope of services also provides for the facilitation of documentation required for LEED Silver Certification. The CxA will facilitate and monitor completeness and timeliness of LEED submittals during project design phase, construction, close-out and extended warranty period. The CxA will maintain all documentation required for submittal to successfully meet the requirements of LEED Silver Certification process by the USGBC following completion of design and construction. This includes all USGBC certification fees and USGBC documents required during design, bidding, construction and project close-out.

It should be noted that the firm selected for Commissioning Services and any associated consultants cannot be a part of the Bridging Team and will not be allowed to be a member of the Design-Build Team.

A combined MBE/WBE goal of 18 percent is applicable to the A/E team. A VBE goal of 5 percent is applicable to the A/E team.

The interviews for this project were conducted on September 26, 2018.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 16, 2018

CDB PROJECT NO: 120-200-122

PROJECT DESCRIPTION: Replace Roof, Repair Masonry & Tuckpointing

PROJECT LOCATION: Department of Corrections
Pontiac Correctional Center, Livingston County

APPROPRIATION AMOUNT: \$7,302,000

ESTIMATED TOTAL PROJECT COST: \$7,302,000

PROJECT SCOPE OF WORK:

The North Cell House (C0710) is a 109,638 square foot, 6-story building established in 1892. The South Cell House (C0717) is a 108,708 square foot, 6-story building established in 1895. The Resident's Dining Room (C0712) is a 36,220 square foot, 3-story building established in 1895.

The scope of work provides for replacing approximately 53,500 square feet of shingle roofing system on the North and South Cell Houses. The scope also includes removing the existing shingle roofing, underlayment, valleys, flashings and gutters and installing new architectural style shingles, underlayment, valleys, metal flashings and trim. The work will also include new gutters and downspouts. The scope of work provides for repairing and coating approximately 8,740 feet of 4-ply asphalt built-up roofing with a mineral surfaced cap sheet on the Resident's Dining Room.

The scope of work also provides for tuckpointing and repairing or replacing sections of the existing exterior masonry, cleaning and painting a steel lintel and cleaning microbial and efflorescent staining on the masonry finish on the above listed buildings.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. A VBE goal of 4 percent is applicable to the A/E team. The interviews for this project were conducted on October 2, 2018.

SUBJECT: *Director's Selection / Information Items*

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
102-311-097	Waterline Replacement Department of Natural Resources Illinois Beach State Park, Lake County <i>FIRM SELECTED:</i> <i>Crawford, Murphy and Tilly Inc.</i>	\$1,277,000
120-075-065	Replace HVAC Grill Department of Corrections Dixon Correctional Center, Lee County <i>FIRM SELECTED:</i> <i>O & N Engineering-Development, P.C.</i>	\$ 350,000
125-080-003	Emergency Abatement of Floor Tile Department of Juvenile Justice Illinois Youth Center - Warrenville, DuPage County <i>FIRM SELECTED:</i> <i>GSG Consultant, Inc.</i>	\$ 60,000
630-638-001	Demolition of Existing Weigh Station/Construct New Weigh Station and Brake Inspection Building Department of Transportation, District 6 Litchfield Weigh Station, I-55 Montgomery County <i>FIRM SELECTED:</i> <i>Sarti Architectural Group, Inc.</i>	\$1,400,000

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: October 16, 2018

CDB PROJECT NO: 102-311-097

PROJECT DESCRIPTION: Waterline Replacement

PROJECT LOCATION: Department of Natural Resources
Illinois Beach State Park, Lake County

PROJECT AMOUNT: \$1,277,000

PROJECT SCOPE OF WORK:

The Illinois Beach State Park is a 64-building facility established in 1880.

The scope of work provides for abandoning the existing transite piping and installing a new water service loop of appropriate material.

ARCHITECT/ENGINEER: Crawford, Murphy and Tilly Inc. 1579
2750 West Washington
Springfield, IL 62702

APPROVED BY THE EXECUTIVE DIRECTOR: September 14, 2018

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**BOARD MEETING DATE:** October 16, 2018**CDB PROJECT NO:** 120-075-065**PROJECT DESCRIPTION:** Replace HVAC Grill**PROJECT LOCATION:** Department of Corrections
Dixon Correctional Center, Lee County**PROJECT AMOUNT:** \$350,000**PROJECT SCOPE OF WORK:**

The Resident Unit X-style Building (BC148) is a 44,000 square foot, 2-story building established in 1997.

The scope of work consists of replacing the existing security air devices with anti-ligature security devices in areas accessible to offenders, evaluating the performance of the existing building air distribution systems and providing recommendations to increase safety and comfort for all occupants.

ARCHITECT/ENGINEER: O & N Engineering-Development, P.C. 20233
1513 W Taylor St.
Chicago, IL 60607**APPROVED BY THE EXECUTIVE DIRECTOR:** September 24, 2018

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**BOARD MEETING DATE:** October 16, 2018**CDB PROJECT NO:** 125-080-003**PROJECT DESCRIPTION:** Emergency Abatement of Floor Tile**PROJECT LOCATION:** Department of Juvenile Justice
Illinois Youth Center - Warrenville, DuPage County**PROJECT AMOUNT:** \$60,000**PROJECT SCOPE OF WORK:**

The Illinois Youth Center - Warrenville was established in 1973.

The scope of work provides for asbestos abatement work on the gymnasium floor and adjacent areas that have been identified as having asbestos-containing material that have loosened and has become a hazard to staff and residents.

ARCHITECT/ENGINEER: GSG Consultants 29894
2942 West Van Buren St.
Chicago, IL 60612**APPROVED BY THE EXECUTIVE DIRECTOR:** September 19, 2018

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: October 16, 2018

CDB PROJECT NO: 630-638-001

PROJECT DESCRIPTION: Demolition of Existing Weigh Station/Construct New Weigh Station and Brake Inspection Building

PROJECT LOCATION: Department of Transportation, District 6
Litchfield Weigh Station, I-55 Montgomery County

PROJECT AMOUNT: \$250,000

PROJECT SCOPE OF WORK:

The Litchfield Weigh Station (D0607) is a 512 square foot, one-story building constructed in 1976.

The scope of work provides for demolishing the existing scale house and constructing a new larger building that provides increased electrical services for computers, weighing systems and communication equipment. The scope also includes mechanical and plumbing systems. It is anticipated that the existing septic system can be used for the new building.

The scope also provides for the construction of an approximately 4,100 square foot new brake inspection building. The building will include office space, training room and inspection pit. Electrical, plumbing, mechanical and a new septic system will be required. It is anticipated that water from an existing well that supplies the scale house can also supply this new building. A tie into the local utility may be considered if feasible.

ARCHITECT/ENGINEER: Sarti Architectural Group, Inc. 1492
40 Adloff Lane, Suite 6
Springfield, IL 62703

APPROVED BY THE EXECUTIVE DIRECTOR: September 25, 2018

CDB Project No. 630-000-221
Renovate Office Area and Construct Equipment Cold Storage Building
Decatur, Macon County
Sullivan, Moultrie County

Subject: Single Bid Award

Project History:

The scope of work for Sullivan provides for renovating the office and maintenance shed; including installation of new windows, lighting, HVAC, entry doors, electrical and electrical service as needed, removal of shop heaters and replacement with radiant tube heat and insulating work bays. Scope also includes installation of eye wash station.

The scope of work for Decatur provides for constructing a 42' x 160' pole building; including material and equipment storage bays with garage doors. The scope also includes providing electrical systems.

Requested Action:

Bids were received on April 26, 2018 for the Electrical Work on CDB Project Number 630-000-221, Renovate Office Area/Construct Equipment Cold Storage Building, Decatur/Sullivan, Macon/Moultrie Counties, Illinois.

A single bid was received on April 26, 2018, for the Electrical trade. Two contractors and eight plan rooms held drawings for the bidding. This was the first bidding of this work.

Architect/Engineer: Eilering Architecture
 168 Twin Lake Drive
 Swansea, IL. 62226
 (618) 235-2000

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Electrical	\$86,941.00	\$150,860.00	-43%

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

Anderson Electric, Inc.
 1921 Oak Avenue Mattoon, IL. 61938
 Electrical Work: \$86,941.00

**CDB Project No. 102-244-011
Replace Culvert and Erosion
Rock Island Trail State Park
Wyoming, Stark County, Illinois**

Subject: Single Bid Award

Project History:

The Rock Island Trail State Park is a 27 mile rails-to-trails park with a primitive campground. The park is located in Wyoming, Illinois.

The scope of work provides for replacing culverts with properly-sized draining structures, re-establishing the trail embankment, erosion control, and resurfacing the trail.

Requested Action:

Bids were opened on August 2, 2018 for the General Work.

A single bid was received for the General trade. Three contractors, and two plan rooms held drawings for the bidding. This was the second time the work had been bid.

Architect/Engineer: Kuhn & Trello Consulting Engineers, LLC
109 N. 7th Street
Springfield, Illinois 62701
Phone: 217-679-0044

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
General	\$340,000.00	\$308,748.00	10.12%

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

Laverdiere Construction, Inc.
4055 W. Jackson Street
Macomb, IL 61488

General Work: \$340,000.00

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 (Revised date & time) October 16, 2018	11:00 a.m. 1:00 p.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