CDB BOARD BOOK

January 10, 2012, 10:30 a.m.

Video-Conference
between
James R. Thompson Center
100 West Randolph Street, Suite 14-600
Chicago, Illinois
and
Robert Oxtoby Board Room
3rd Floor Stratton Office Building
401 S. Spring Street
Springfield, Illinois
and
IL Dept. of Transportation Office
1102 East Port Plaza
Collinsville, Illinois

Board Members: Peter J. O’Brien, Sr. (Chairman)
Mark J. Ladd
Glyn M. Ramage
Michael Chin
Stewart A. Munoz
Miles W. Beatty, III
CAPITAL DEVELOPMENT BOARD

January 10, 2012, 10:30 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. Swearing-in of new Board Member

PRELIMINARY ITEMS
3. Adoption of Agenda
4. Approval of December 13, 2011 Minutes ............................................... 1-8
5. Introduction of Guests

BOARD ACTION
5. Modifications
   SIU-E Science Building.................................................................9-11
   Supreme Court Building..............................................................12-14
6. Single Bid
   Dept. of Natural Resources – Woodford Co. Conservation Area.....15-18
7. Staff Recommendations for Architect/Engineer Selections
   PSB – 171 ......................................................................................19-20
8. Higher Education Recommendations for Architect/Engineer Selections ....21-26

INFORMATIONAL ITEMS
9. Architect/Engineers approved by Executive Director ......................27-32

EXECUTIVE SESSION

staff contacts: Amber Evans       Candy Bearden
                217.782.8726       217.782.8722
CAPITAL DEVELOPMENT BOARD

SUBJECT: Meeting Minutes for December 13, 2011 Board Meeting

The December 13, 2011 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, and the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois.

The following Board Members were present:

**Chicago**
- Peter O'Brien, Sr., Chairman
- Mark J. Ladd
- Stewart Munoz
- Michael Chin

Others present:

**Chicago**
- Jim Underwood, CDB
- Josh Weger, CDB
- Keith Horton, CDB
- Amber Evans, CDB
- Karla Springer, CDB
- Jesse Martinez, CDB
- Mike Wilson, CDB
- Gilbert Villegas, CDB
- Tom Klein, CDB
- Don Broughton, CDB
- Ron Wright, CDB
- Linda Norbut-Suits, CDB
- Karen Fredrickson, CDB
- Leonard McGee, CDB
- Tom Crylen, Harper College
- Steve Petersen, Harper College
- Ron Ally, Harper College
- Phil Gatton, SIU – Carbondale
- Mike Behrmann, SIU – Carbondale
- Ed Choklek, FGM Architects
- Randall Shively, Rend Lake College
- Kevin Meyer, FGM Architects
- Andrew Duren, Moraine Valley College
- Tim Kwiatkowski, FGM Architects
- Joe Seymour, River City Construction
- Anthony Licata, former CDB Chairman

**Springfield**
- Candy Bearden, CDB
- Jim Underwood, Kaskaskia College
- Jack Mays, Kaskaskia College
- Bill Hawley, Kaskaskia College
- Marci Boudet, CDB
- Edward Barry, Jr., Carl Sandburg College
- Doug Tinch, CDB
- Samuel Sudhakar, Carl Sandburg College
- Laura Kozemczak, CDB
- Lisa Mattingly, CDB
- Bill Strahle, CPO
- James Cockrell, CDB
- Chris Flynn, CPO
- Joseph Vitowski, University of Illinois
Chairman O'Brien called the meeting to order at 10:44 a.m.

Amber Evans took roll call. For the record, Chairman O'Brien and members Mark Ladd, Stewart Munoz and Michael Chin were present at the Chicago meeting site.

Mr. Ladd moved and Mr. Chin seconded a motion for adoption of the agenda. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Munoz moved and Mr. Ladd seconded a motion to approve the minutes of the November 8, 2011 meeting. Chairman O'Brien called for a vote, which was approved unanimously.

All attendees and guests in Chicago and Springfield introduced themselves to the Board.

Chairman O'Brien read a resolution in honor of former CDB Chairman, Mr. Anthony Licata, and presented him with a plaque. A motion was made and seconded for the adoption of the resolution. Chairman O'Brien called for a vote, which was approved unanimously. Mr. Licata thanked Chairman O'Brien and stated what a pleasure it was to serve on the Board.

Mr. Wright presented the following Proceed Order and introduced Mr. Tim Kwiatkowski with FGM Architects, and Mr. Phil Gatton and Mr. Mike Behrman both with SIU Carbondale, who further explained the project:

PROCEED ORDER - Illinois Department of Higher Education
Construct Transportation Education Center
Southern Illinois University at Carbondale
Southern Illinois Airport
Carbondale, Jackson County, Illinois
CDB Project No. 825-020-143
A/E: FGM Architects
Proceed order G-70 requested .................................. $ 400,000.00

Mr. Ladd questioned why the Board was just now being made aware of this proceed order.

Mr. Wright explained that this was the earliest that this proceed order could have been brought to the Board.

Mr. Chin moved and Mr. Munoz seconded a motion to approve the proceed order. Chairman O'Brien called for a vote; Mr. Ladd abstained from voting. Motion was approved with three 'aye' votes.
Mr. Broughton presented the following A/E selection recommendation:

1. 250-000-013  
DEPARTMENT OF CENTRAL MANAGEMENT SERVICES  
Install Generator/Upgrade Electrical Statewide Program  
1. Jose De Avila and Associates  
3. MGN Consulting Engineers, Inc.  
Appropriation: $527,000  
Project Cost: $527,000

Mr. Munoz moved and Mr. Ladd seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O’Brien called for a vote, which was approved unanimously.

Mr. Broughton presented the following A/E selection recommendation:

2. 321-115-066  
DEPARTMENT OF HUMAN SERVICES  
Renovate Residential Pavilions  
Madden Mental Health Center  
Hines, Cook County, Illinois  
1. GFGR, Inc.  
3. Frega Associates, Ltd.  
Appropriation: $560,000  
Project Cost: $560,000

Mr. Munoz moved and Mr. Chin seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O’Brien called for a vote, which was approved unanimously.

The following eight A/E selection recommendations were approved under one motion:

Mr. Broughton presented the following A/E selection recommendation:

3. 546-045-024  
DEPARTMENT OF MILITARY AFFAIRS  
Replace Roof/Interior and Exterior Repairs  
Midway Armory  
Chicago, Cook County, Illinois  
1. BauerLatoza Studio  
3. Kurtz Associates Architects  
Appropriation: $1,500,000  
Project Cost: $1,500,000
Mr. Broughton presented the following A/E selection recommendation:

<table>
<thead>
<tr>
<th>4.</th>
<th>546-070-025</th>
<th><strong>DEPARTMENT OF MILITARY AFFAIRS</strong></th>
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<td></td>
<td></td>
<td>Replace Roof/Exterior Repairs</td>
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<td></td>
<td>General Jones Armory</td>
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<td></td>
<td>Chicago, Cook County, Illinois</td>
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<td></td>
<td></td>
<td>2. Knight E/A, Inc.</td>
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<td>3. Kurtz Associates Architects</td>
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<td>Appropriation:</td>
<td>$600,000</td>
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<td>Project Cost:</td>
<td>$600,000</td>
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Mr. Broughton presented the following A/E selection recommendation:

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<th>5.</th>
<th>546-108-003</th>
<th><strong>DEPARTMENT OF MILITARY AFFAIRS</strong></th>
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<tr>
<td></td>
<td></td>
<td>Replace Roof/Renovate Interior and Exterior</td>
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<td></td>
<td>Calumet Armory (Donnelley Building)</td>
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<td>Chicago, Cook County, Illinois</td>
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<td></td>
<td></td>
<td>1. Knight E/A, Inc.</td>
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<td>2. DLZ Illinois, Inc.</td>
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<td>Appropriation:</td>
<td>$1,500,000</td>
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<td>Project Cost:</td>
<td>$1,500,000</td>
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Mr. Broughton presented the following A/E selection recommendation:

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<th>6.</th>
<th>546-140-009</th>
<th><strong>DEPARTMENT OF MILITARY AFFAIRS</strong></th>
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<td></td>
<td></td>
<td>Construct Military Vehicle Parking</td>
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<td></td>
<td>Galesburg Armory</td>
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<td></td>
<td>Knox County, Illinois</td>
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<td>1. Ament, Inc.</td>
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<td>2. Farnsworth Group, Inc.</td>
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<td>3. Lewis, Yockey &amp; Brown, Inc.</td>
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<td>Appropriation:</td>
<td>$200,000</td>
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<td>Project Cost:</td>
<td>$200,000</td>
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Mr. Broughton presented the following A/E selection recommendation:

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<th>7.</th>
<th>546-205-019</th>
<th><strong>DEPARTMENT OF MILITARY AFFAIRS</strong></th>
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<tr>
<td></td>
<td></td>
<td>Construct Military Vehicle Parking and Wash Rack</td>
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<td>Mattoon Armory</td>
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<td>Coles County, Illinois</td>
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<td>1. ESI Consultants, Ltd.</td>
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<td>2. The Upchurch Group, Inc.</td>
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<td>3. IE Consultants, Inc.</td>
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<td></td>
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<td>Appropriation:</td>
<td>$800,000</td>
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<td>Project Cost:</td>
<td>$800,000</td>
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</table>
Mr. Broughton presented the following A/E selection recommendation:

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<th>8.</th>
<th>546-250-017</th>
<th>DEPARTMENT OF MILITARY AFFAIRS</th>
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<tbody>
<tr>
<td></td>
<td>Construct Military Vehicle Parking</td>
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<td>Paris Armory</td>
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<td>Edgar County, Illinois</td>
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<td></td>
<td>1. MSA Professional Services</td>
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<td>2. ESI Consultants, Ltd.</td>
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<td></td>
<td>3. Farnsworth Group, Inc.</td>
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Appropriation: $750,000  
Project Cost: $750,000

Mr. Broughton presented the following A/E selection recommendation:

<table>
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<tr>
<th>9.</th>
<th>630-000-166</th>
<th>DEPARTMENT OF MILITARY AFFAIRS</th>
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<tbody>
<tr>
<td></td>
<td>Upgrade Site Roads and Drainage</td>
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<td></td>
<td>Peoria Armory</td>
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<td>Peoria County, Illinois</td>
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<td></td>
<td>1. Infrastructure Engineering, Inc.</td>
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<td>2. Farnsworth Group, Inc.</td>
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<td>3. IE Consultants, Inc.</td>
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Appropriation: $850,000  
Project Cost: $850,000

Mr. Broughton presented the following A/E selection recommendation:

<table>
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<tr>
<th>10.</th>
<th>546-325-069</th>
<th>DEPARTMENT OF MILITARY AFFAIRS</th>
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<tbody>
<tr>
<td></td>
<td>Replace Roof/Interior and Exterior Repairs</td>
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<td>AGO Building - Camp Lincoln</td>
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<td>Springfield, Sangamon County, Illinois</td>
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<td>2. Graham &amp; Hyde Architects, Inc.</td>
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<td>3. Allied Design Consultants, Inc.</td>
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Appropriation: $650,000  
Project Cost: $650,000

Mr. Munoz moved and Mr. Ladd seconded a motion to approve the previous eight recommendations for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton presented the following Higher Ed A/E selection recommendation and introduced Mr. Steve Petersen with Harper College who further explained the project:

<table>
<thead>
<tr>
<th>1.</th>
<th>810-032-024</th>
<th>ILLINOIS COMMUNITY COLLEGE BOARD</th>
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<tbody>
<tr>
<td></td>
<td>Construct One Stop Admissions and Campus/Student Center</td>
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<td></td>
<td>William Rainey Harper College</td>
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<td>Palatine, Cook County, Illinois</td>
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<td></td>
<td>1. OWP/P, Cannon Design</td>
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<td>2. Legat Architects</td>
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<td>3. HOK</td>
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</table>

Appropriation: $8,000,000  
Project Cost: $50,184,300
Mr. Ladd moved and Mr. Munoz seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O’Brien called for a vote, which was approved unanimously.

Mr. Broughton presented the following Higher Ed A/E selection recommendation and introduced Dr. Jim Underwood, President of Kaskaskia College, who gave a brief overview of the project and answered questions from the Board Members:

2. 810-052-012  ILLINOIS COMMUNITY COLLEGE BOARD
    Infrastructure Improvements – Vandalia Campus
    Kaskaskia Community College
    Centralia, Illinois
    1. BLDD Architects, Inc.
    Appropriation: $5,600,000
    Project Cost: $7,466,700

Mr. Munoz moved and Mr. Chin seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O’Brien called for a vote; Mr. Ladd abstained from voting. Motion was approved with three ‘aye’ votes.

Mr. Broughton presented the following Higher Ed A/E selection recommendation and introduced Mr. Andy Duren with Moraine Valley Community College who further explained the project and answered questions from the Board Members:

3. 810-068-013  ILLINOIS COMMUNITY COLLEGE BOARD
    Replace Roof/Exterior Repairs
    Moraine Valley Community College
    Blue Island Campus, Cook County, Illinois
    1. Teng & Associates, Inc.
    Appropriation: $830,800
    Project Cost: $1,117,000

Mr. Munoz moved and Mr. Chin seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O’Brien called for a vote; Mr. Ladd abstained from voting. Motion was approved with three ‘aye’ votes.

Mr. Broughton presented the following Higher Ed A/E selection recommendation and introduced Mr. Jim Bustard with Parkland Community College who further explained the project:

4. 810-074-019  ILLINOIS COMMUNITY COLLEGE BOARD
    Upgrade HVAC Systems
    Parkland Community College
    Champaign, Champaign County, Illinois
    1. Engineering Concepts and Solutions
    Appropriation: $686,200
    Project Cost: $686,200
Mr. Chin moved and Mr. Munoz seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote; Mr. Ladd abstained from voting. Motion was approved with three 'aye' votes.

Mr. Broughton presented the following Higher Ed A/E selection recommendation and introduced Mr. Randall Shively with Rend Lake Community College who further explained the project:

| 5. 810-078-024 | ILLINOIS COMMUNITY COLLEGE BOARD | Appropriation: $283,000 |
|               | Miscellaneous Upgrades/Roof Replacement Rend Lake Community College Ina, Jefferson County, Illinois 1. Eggemeyer Associates Architects |
|               | Project Cost: $283,000 |

Mr. Munoz moved and Mr. Chin seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote; Mr. Ladd abstained from voting. Motion was approved with three 'aye' votes.

Mr. Broughton presented the following Higher Ed A/E selection recommendation and introduced Mr. Sam Sudhakar with Carl Sandburg Community College who further explained the project and answered questions from the Board Members:

| 6. 810-082-019 | ILLINOIS COMMUNITY COLLEGE BOARD | Appropriation: $220,200 |
|               | Renovate Science Laboratories Carl Sandburg Community College Galesburg, Knox County, Illinois 1. Farnsworth Group, Inc. |
|               | Project Cost: $632,149 |

Mr. Chin moved and Mr. Munoz seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote; Mr. Ladd abstained from voting. Motion was approved with three 'aye' votes.

Mr. Broughton noted the following informational item:

1. Architect/Engineers approved by Executive Director.

Mr. Broughton and Mr. Wright noted the following informational item and answered questions from Board Members:

2. Modification #14 – Southern Illinois University - Science Building
Mr. Wright noted the following informational item and answered questions from Board Members:

3. Change Order– University of Illinois, Lincoln Hall - #G-009 and supplemental change orders that affect the first, second and third floor work.

Ms. Karen Fredrickson gave an update on Truman College.

Director Underwood noted that this was Ms. Fredrickson's last meeting as she will be retiring at the end of the year and thanked her for her years of service to CDB.

Mr. Munoz suggested that a Board meeting be held at Truman College in coordination with their ribbon cutting.

Chairman O'Brien thanked Mr. Munoz for his suggestion and noted that it will be taken into consideration.

Mr. Munoz moved and Mr. Chin seconded a motion to adjourn. Chairman O'Brien called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 12:26 p.m.
Executive Summary for Board Level Modification

CDB Project No.  825-030-067, phase 3
Project Description: Renovate Existing Science Building
Project Location: Southern Illinois University
                   Edwardsville, Madison County, Illinois

Project History:

This project will renovate the approximate 83,000 gross square feet (GSF) of office, classroom and laboratory space in the existing building. This space will be reconfigured and renovated into modern classroom and office space.

The HVAC systems will be upgraded. The ADA issues will be corrected as well as upgrades to the fire safety, and safe storage and disposal of chemicals.

This building will achieve LEED certification in at least a silver rating.

Requested Action:

This modification (#6) in the amount of $325,840.00 will compensate the commissioning agent for commissioning services associated with the renovation of the science building. The commissioning agent will review the Designing A/E’s Basis of Design for Phase 3 renovation, review 50% and 100% design submittals, develop commissioning specifications to be included in the issued construction documents, develop a commissioning plan, conduct a pre-construction meeting with the A/E team and contractors, maintain a secure web-based commissioning agent document control site, commissioning agent services during construction and post construction.

A complete scope of services is incorporated into this modification.

Also, included in this modification is an adjustment to the CAF.

The overall project schedule is outlined on the Appendix AM-6.

- Please note that the estimated construction budget for the Phase 3 renovation is $26,300,000 and is not yet released.
PURPOSE OF THIS AGREEMENT:
This modification (#6) in the amount of $325,840.00 will compensate the commissioning agent for commissioning services associated with the renovation of the science building. The commissioning agent will review the Designing A/E's Basis of Design for Phase 3 renovation, review 50% and 100% design submittals, develop commissioning specifications to be included in the issued construction documents, develop a commissioning plan, conduct a pre-construction meeting with the A/E team and contractors, maintain a secure web-based commissioning agent document control site, commissioning agent services during construction and post construction.

SUBJECT AGREEMENT AMENDED AS FOLLOWS:

<table>
<thead>
<tr>
<th>AGREEMENT SUMMARY</th>
<th>Total Obligation Per Original Agreement</th>
<th>Total Obligation Prior to this Modification</th>
<th>Total Amount of this Modification</th>
<th>Total Agreement Obligation Including this Modification</th>
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<tbody>
<tr>
<td>1. Basic Services</td>
<td>$38,500.00</td>
<td>$705,605.00</td>
<td>$325,840.00</td>
<td>$1,031,445.00</td>
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<td>2. Additional Services</td>
<td>$37,300.00</td>
<td>$680,705.00</td>
<td>$320,640.00</td>
<td>$1,001,345.00</td>
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<tr>
<td>3. CAF</td>
<td>$1,200.00</td>
<td>$24,900.00</td>
<td>$5,200.00</td>
<td>$30,100.00</td>
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<td>4. On-Site Observations</td>
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<td>5. On-Site Rep</td>
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<td>6. Subsoil Investigation</td>
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<td>7. Design Testing</td>
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<td>8. Construction Testing</td>
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<td>9. Reproduction</td>
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TOTALS $38,500.00 $705,605.00 $325,840.00 $1,031,445.00
STATE OF ILLINOIS
Capital Development Board

FIRM NAME, ADDRESS
Hanson Professional Services, Inc
1525 S. Sixth St.
Springfield, IL 62703

PROJECT:
Commissioning Services (Cx)
New Science Bldg./Renovation
SIU-Edwardsville, IL

AGREEMENT
Date: 11/28/2006
Number: 57021610

PURPOSE OF THIS AGREEMENT MODIFICATION:
This modification will compensate the Cx for commissioning services associated with the renovation of the existing Science Building phase 3. The Cx will review the Designing A/E's Basis of Design for Ph 3 renovation, review 50% & 100% design submittals, develop commissioning specifications to be included in the issued construction documents, develop a commissioning plan, conduct a pre-construction meeting with the A/E team & contractors, maintain a secure web-based Cx document control site, Cx services during construction and post construction. A complete scope of services is attached which is incorporated into this modification. Also included in the modification is an adjustment to the Cx fee. The over-all project schedule is outlined on the attached Appendix AM-6.

SUBJECT AGREEMENT AMENDED AS FOLLOWS: See chart below

<table>
<thead>
<tr>
<th>AGREEMENT SUMMARY</th>
<th>Total obligation per original agreement</th>
<th>Total amount of previous modifications</th>
<th>Total obligation prior to this modification</th>
<th>Total amount of this modification</th>
<th>Total agreement obligation including this modification</th>
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C.A.F. ADJUSTMENT $5,200.00
C.A.F. TOTAL $30,100.00

CDB FISCAL (FUNDS AVAILABLE $  

Prepared by Charles Dye
11/18/2011
Contract Executive

Approved by Legal

CAPITAL DEVELOPMENT BOARD - EXEC. DIR.

By:  
CDB 64-4-1 Rev. 04/01
Printed by the authority of the State of Illinois

FIRM:
By: Rollin W. Cusick
Title: EXECUTIVE V

REGIONAL MANAGER

USING AGENCY
By:

10-4-11
Executive Summary for Board Level Modification

CDB Project No. 007-010-023
Project Description: Renovate Supreme Court Building
Project Location: Illinois Supreme Court
Springfield, Sangamon County, Illinois

Project History:

The Supreme Court Building (PO100) is a 54,540 square foot, four-story building constructed in 1906.

The scope of work provides for restoring historic building elements, selective remodeling for adaptive re-use and code compliance, removing and replacing HVAC systems and domestic water piping, and replacing fire protection systems. The work also includes replacing main switchgear, panel boards, feeders, lighting, fire alarm devices and wiring, in addition to providing electronic security systems.

Additionally, the scope will include but will not be limited to the following work:

- Restore historic murals, tapestries, architectural woodwork and plaster.
- Provide protection for historic artistic elements throughout construction.
- Reconfigure historic skylights suitable for backlighting.
- Provide temperature and humidity controlled compact document storage.
- Modify waste and vent piping and replace plumbing fixtures.
- Replace sprinkler and standpipe systems including replacement of fire pump.
- Selectively replace branch circuits.
- Provide enhanced electronic security.
- To the extent practicable, conceal all building support systems and devices consistent with restoring the building to a historically accurate condition.
- Perform all work in a compressed schedule as defined by court schedules.

Requested Action:

We are recommending approval of Modification Number 3 in the amount of $247,786.00 which will compensate the A/E for additional services for the removal/investigation of an existing window to aid in the design of existing conditions, design/construction administration for blast protection, and changes to the building program after the schematic design phase requires rework by the Design Team. This modification will increase the reimbursable budget for Historic Paint sampling and analysis to further identify original finishes of key areas within the building.

- Please note that this project is fully funded through the construction phase.
PURPOSE OF THIS AGREEMENT:
This modification will compensate the A/E as an additional service for 1) the removal/investigation of an existing window to aid in the design of existing conditions, 2) design/construction administration for blast protection as recommended by the Risk Assessment report, 3) changes to the building program after the schematic design phase requires rework by the Design Team. This modification will increase the reimbursable budget for Historic Paint sampling and analysis to further identify original finishes of key areas within the building. The project schedule has been adjusted and outlined on the Appendix A-M3.

SUBJECT AGREEMENT AMENDED AS FOLLOWS:

<table>
<thead>
<tr>
<th>AGREEMENT SUMMARY</th>
<th>Total Obligation Per Original Agreement</th>
<th>Total Obligation Prior to this Modification</th>
<th>Total Amount of this Modification</th>
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State of Illinois
CAPITAL DEVELOPMENT BOARD

Professional Services Agreement
Modification Number: 3
Project Number: 007-010-023
Date: December 13, 2011

Project Information
Renovate Supreme Court Building
Supreme Court Building - Springfield
Springfield, Sangamon County, Illinois

This Modification Increases the Full Service Agreement by 13%
Agreement Date: 2010-06-09 Contract: 10004510

Scope/Purpose of this agreement modification: This modification will compensate the AE as an additional service for 1) removal/investigation of an existing window to aid in the design of existing conditions, 2) design/construction administration for blast protection as recommended by the Risk Assessment report. 3) changes to the building program after the schematic design phase require rework by the Design Team. Increase the reimbursable budget for Historic Paint sampling and analysis to further identify original finishes of key areas within the building. The project schedule has been adjusted and outlined on the attached Appendix A-M3

Subject agreement amended as follows: Replace Appendix A - M2 with Appendix A - M3

AGREEMENT SUMMARY

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<tr>
<th>Fee Description</th>
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<td><strong>$247,766.00</strong></td>
<td><strong>$2,145,157.00</strong></td>
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</tbody>
</table>

Prepared by: Charles Boyd 12.13.11

By: Using Agency approval Date

Reviewed by: Charles Boyd 12.13.11

Contract Executive Date

Print AE name, Title: Thomas R. Brewer, Principal


By: Fiscal Date

Approved by: Legal Date

Approved by: Construction Administration

By: Deputy Director Date

14
Subject: Single Bid Award

Bids were received on December 1, 2011 for the General Work on CDB Project Number 102-252-022, Dredging & Beneficial Reuse, Woodford County Conservation Area, Illinois Department of Natural Resources, Low Point (Woodford County), Illinois.

A single bid was received on the General trade on December 1, 2011. This was the 2nd bidding of the work. Several contractors called to request plans, but when the scope of work included a mechanical dredge, they were no longer interested. Five contractors held plans/specs for the bidding.

Note: The first bid was held on Thursday, September 15, 2011 and there were 2 bids received. Neither bidder was prequalified with CDB, thus the bids were rejected and returned, unopened.

Architect/Engineer: Chastain & Associates, LLP
Consulting Engineers
5 North Country Club Road
Decatur, Illinois 62521

<table>
<thead>
<tr>
<th>TRADE</th>
<th>BASE BID</th>
<th>ESTIMATE</th>
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<td>$196,328.00</td>
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Both the A/E and the CDB Staff recommend that the award be made to:

P.A. Atherton Construction
96 Eichhorn Road
Spring Bay, IL 61611-9765

General Work: $272,000.00
December 19, 2011

Capitol Development Board
3rd Floor/ William G. Stratton Building
401 South Spring Street
Springfield, Illinois 62706-4050
Attn: Mr. Bill Mabie

Re: CDB No – 102-252-022
Dredging and Beneficial Reuse
Illinois Department of Natural Resources
Woodford County Conservation Area

Dear Mr. Mabie:

The following letter is in response to your email dated December 13, 2011 regarding the single bidder for project at the Woodford County Conservation Area in Low Point, IL.

As instructed the bid plans and project manual were provided to plan rooms and advertised on the CDB website. The plan rooms included Bid Tool and Central Illinois Plan Room. Several potential bidders called to request plans, but when they found out the project was a mechanical dredge they were no longer interested. One contractor from Michigan received plans and actually visited the site prior to the re-bid date, but did not turn in a bid since he was a hydraulic dredger (apparently he did not read the specifications). Most of the hydraulic dredging contractors that I spoke with all said that mechanical dredging would be more expensive due to the trucking and fuel costs.

This project is a unique, small dredging project which limits the potential list of bidders due to mobilization costs.

It is our opinion that limiting the project to mechanical dredging may have resulted in the low bidder turn out. The Using Agency desired mechanical dredging, but this ultimately limited the pool of potential bidders. If the bidders had a choice to perform either hydraulic or mechanical dredging, the results may have been more favorable.

The single bid price of $272,000 is $75,672 over our estimate of $196,328. This appears to be due to additional trucking and fuel costs to transport the dredged sediment around the site.

Please contact me should you have any questions or need additional information (217) 422-8544.

Sincerely,

HOMER L. CHASTAIN & ASSOCIATES, LLP

Chris Sievert, P.E.
Associate
CDB - 102-252-022
IDNR - 1-11-002
Dredging & Beneficial Reuse - Woodford County Conservation Area
Low Point, IL

Plan Holders List

P.A. Atherton Construction, Inc.
96 Eichhorn Road
Spring Bay, IL 61611
Attn: Addison Dean
Phone: (309)822-8575
Fax: (309)822-8782

BioTech Agronomics, Inc.
1651 Beulah Hwy
Beulah, MI 49617
Attn: Kate Johnson
Phone: (231)882-7219
Fax: (231)882-9690
email: kjohnson@biotechag.com

N.E. Finch Co.
1925 Darst Street
Peoria, Illinois 61607
Attn: Ron Witt
Phone: (309) 671-1433
Fax: (309) 671-1449
email: rwitt@nefinch.com

Efficient Pond Management
A Division of Rooted in Iowa, LLC
PMB 214 102 E. Kimberly Road Suite 1
Davenport, Iowa 52806
Attn: Ryan McCaw
Phone: (563) 370-6608
email: ryan@efficientpondmanagement.com

Gro America
612 N. Avenue
Grand Rapids, Michigan 49503
Attn: Jim Rosendall
Phone: (616) 855-0188
Fax: (616) 454-9254
email: jim.groamerica@gmail.com

December 15th
holders list
CDB - 102-252-022
IDNR - 1-11-002
Dredging & Beneficial Reuse - Woodford County Conservation Area
Low Point, IL

Plan Holders List

P.A. Atherton Construction, Inc.
96 Eichhorn Road
Spring Bay, IL 61611
Attn: Addison Dean
Phone: (309)822-8575
Fax: (309)822-8782

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1651 Beulah Hwy
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Attn: Kate Johnson
Phone: (231)882-7219
Fax: (231)882-9690
e-mail: kjohnson@biotechag.com

N.E. Finch Co.
1925 Darst Street
Peoria, Illinois 61607
Attn: Ron Witt
Phone: (309) 671-1433
Fax: (309) 671-1449
e-mail: rwitt@nefinch.com

Efficient Pond Management
A Division of Rooted in Iowa, LLC
PMB 214 102 E. Kimberly Road Suite 1
Davenport, Iowa 52806
Attn: Ryan McCaw
Phone: (563) 370-6608
e-mail: ryan@efficientpondmanagement.com

Gro America
612 N. Avenue
Grand Rapids, Michigan 49503
Attn: Jim Rosendall
Phone: (616) 855-0188
Fax: (616) 454-9254
e-mail: jim.groamerica@gmail.com
Subject: Staff Recommendations for Concurrence in the Selection of Architects/Engineers

<table>
<thead>
<tr>
<th>PROJECT #</th>
<th>ARCHITECT/PROJECT DESCRIPTION</th>
<th>APPROP. &amp; TOTAL COST AMOUNTS</th>
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<td>1 321-115-057</td>
<td>Renovate for Life Safety Compliance, Madden Mental Health Center, Hines, Cook County, Department of Human Services</td>
<td>$600,000</td>
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**FIRMS BEING CONSIDERED FOR SELECTION:**

- Frega Associates Ltd
- GEC Design Group d/b/a Globetrotters Engineering Cor
- Matocha Associates
CDB PROJECT NO: 321-115-067

PROJECT DESCRIPTION: Renovate for Life Safety Compliance

PROJECT LOCATION: Department of Human Services
Madden Mental Health Center - Hines, Cook County, Illinois

APPROPRIATION AMOUNT: $600,000

ESTIMATED TOTAL PROJECT COST: $600,000

PROJECT SCOPE OF WORK:

The Madden Mental Health Center is a 304,039 square foot, 32-building facility constructed in 1965.

The scope of work provides for correcting life-safety code deficiencies throughout the facility to meet JCAHO accreditation, including replacing the fire alarm system, replacing fire doors, frames and hardware, installing fire dampers and upgrading the sprinkler system.
### SUBJECT: Board Concurrence of Higher Education Architect/Engineer Selections

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<td>Walton &amp; Associates</td>
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<td>810-048-022</td>
<td>Replace Exterior Stairs&lt;br&gt;Joliet Junior College&lt;br&gt;Will County, Illinois&lt;br&gt;Illinois Community College Board</td>
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CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
January 10, 2012

CDB PROJECT NO: 810-024-039

PROJECT DESCRIPTION: Upgrade Road

PROJECT LOCATION: Illinois Community College Board
Danville Area Community College
Vermilion County, Illinois

APPROPRIATION AMOUNT: $ 307,600

ESTIMATED TOTAL PROJECT COST: $ 307,600

PROJECT SCOPE OF WORK:

The Danville Area Community College is a 610,765 square foot, 18-building facility.

The scope of work provides for upgrading campus roads, including reinstalling brick pavers on a new concrete base and repaving approximately 550 feet of campus roads with asphalt.
CDB PROJECT NO: 810-048-022

PROJECT DESCRIPTION: Replace Exterior Stairs

PROJECT LOCATION: Illinois Community College Board
Joliet Junior College
Will County, Illinois

APPROPRIATION AMOUNT: $ 550,200

ESTIMATED TOTAL PROJECT COST: $ 550,200

PROJECT SCOPE OF WORK:

Joliet Junior College is a 396,674 square foot, 17-building campus constructed in 1972.

The scope of work provides for replacing exterior stairs, including demolishing the existing stairs and constructing enclosed exit stairs.
CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
January 10, 2012

CDB PROJECT NO: 810-076-014
PROJECT DESCRIPTION: Upgrade Campus Signage
PROJECT LOCATION: Illinois Community College Board
Prairie State Community College
Chicago Heights, Cook County, Illinois

APPROPRIATION AMOUNT: $288,000
ESTIMATED TOTAL PROJECT COST: $288,000

PROJECT SCOPE OF WORK:

The Prairie State Community College is a 676,000 square foot, 11-building facility constructed in 1951.

The scope of work provides for upgrading campus signage, including installing building wall signs, directional signage and marquee signage, including associated electrical upgrades.
<table>
<thead>
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<td><strong>RECOMMENDATION FOR BOARD CONCURRENCE</strong></td>
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<td><strong>PROJECT DESCRIPTION:</strong></td>
<td>Upgrade Electrical Distribution System</td>
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</tbody>
</table>
| **PROJECT LOCATION:** | Western Illinois University  
Macomb, McDonough County, Illinois |
| **APPROPRIATION AMOUNT:** | $2,376,600 |
| **ESTIMATED TOTAL PROJECT COST:** | $3,000,000 |

**PROJECT SCOPE OF WORK:**

Western Illinois University is a 4,306,639 square-foot, 56-building campus constructed in 1902.

The scope of work provides for upgrading the electrical distribution system, including replacing breakers and switches and upgrading campus electrical loops, transformers and wiring.
CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
January 10, 2012

CDB PROJECT NO: 830-030-154

PROJECT DESCRIPTION: Upgrade Campus Infrastructure & Renovating Campus Building

PROJECT LOCATION: University of Illinois
Chicago, Cook County, Illinois

APPROPRIATION AMOUNT: $20,800,000

ESTIMATED TOTAL PROJECT COST: $20,800,000

PROJECT SCOPE OF WORK:

The University of Illinois at Chicago is an 11,413,396 square-foot, 106-building campus constructed in 1910.

The scope of work provides for campus improvements, including replacing windows, elevators, lighting systems, fire alarm systems and tuckpointing in various campus buildings. The scope of work also provides for installing an emergency generator, fire alarm and sprinkler systems to the College of Dentistry building and replacing windows, upgrading the building envelopes on the College of Medicine West and East buildings and the abatement of asbestos-containing materials.
<table>
<thead>
<tr>
<th>PROJECT #</th>
<th>FIRM/JOB DESCRIPTION</th>
<th>PROJECT AMOUNT</th>
</tr>
</thead>
</table>
| 039-060-048| EWR Associates, Inc. (18168)  
Repair the Southern Illinois Center Building  
DuQuoin State Fairgrounds - Perry County  
Department of Agriculture                                                                      | $200,000       |
| 125-110-701| UAS Environmental, Inc. d/b/a United Analytical Service  
Emergency Removal of Floor Tile and Abate Mastic  
Illinois Youth Center  
St. Charles, Kane County, Illinois  
Department of Juvenile Justice                                                                 | $80,000        |
| 546-015-021| SNDB Designs, Inc.  
Miscellaneous Improvements  
Bloomington Armory - McLean County  
Department of Military Affairs                                                                      | $150,000       |
| 546-195-017| Architectural Design Group, Inc.  
Miscellaneous Improvements  
Macomb Armory - McDonough County  
Department of Military Affairs                                                                      | $80,000        |
| 810-088-011| Image Architects, Inc.  
Replace Bleachers/Upgrade Gym Floor  
Southeastern Illinois College  
Harrisburg, Saline County, Illinois  
Illinois Community College Board                                                                    | $176,100       |
A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: January 10, 2012
CDB PROJECT NO: 039-060-048
PROJECT DESCRIPTION: Repair the Southern Illinois Center Building
PROJECT LOCATION: Department of Agriculture
                  DuQuoin State Fairgrounds - Perry County
PROJECT AMOUNT: $200,000

PROJECT SCOPE OF WORK:

The Southern Illinois Center Building (Multipurpose Building O0033) at the DuQuoin State Fairgrounds is a 118,200 square foot, one-story building constructed in 2003.

The damaged building is a preengineered metal structure. During a recent storm, various components of the building were damaged.

The scope of work provides for repairing or replacing the bank of entry doors, the roofing system, the lay-in panel ceiling system, the flag pole and other storm damaged areas of the building.
A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: January 10, 2012
CDB PROJECT NO: 125-110-701
PROJECT DESCRIPTION: Emergency Removal of Floor Tile and Abate Mastic
PROJECT LOCATION: Department of Juvenile Justice
Illinois Youth Center
St. Charles, Kane County, Illinois

PROJECT AMOUNT: $80,000

PROJECT SCOPE OF WORK:

The Illinois Youth Center at St. Charles is a 60-building, medium security juvenile facility constructed in 1910.

The scope of work provides for removing the floor tile and abating the mastic in the hallways and dorm rooms of the Adams and Lincoln Cottages.
A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: January 10, 2012

CDB PROJECT NO: 546-015-021

PROJECT DESCRIPTION: Miscellaneous Improvements

PROJECT LOCATION: Department of Military Affairs
Bloomington Armory - McLean County

PROJECT AMOUNT: $150,000

PROJECT SCOPE OF WORK:

The Bloomington Armory (H0100) is a 44,900 square foot, one-building facility constructed in 1951.

The scope of work provides for repairing the roof membrane, tuckpointing, replacing damaged ceiling tile and repainting the drill hall walls and concrete apron.
A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: January 10, 2012
CDB PROJECT NO: 546-195-017
PROJECT DESCRIPTION: Miscellaneous Improvements
PROJECT LOCATION: Department of Military Affairs
McComb Armory - McDonough County
PROJECT AMOUNT: $80,000

PROJECT SCOPE OF WORK:

The McComb Armory is a 43,634 square foot, two-story brick building constructed in 1954.

The scope of work provides for replacing circulation pumps, removing fan coil units in the vaults, installing shelving, and constructing a privacy partition in the women latrine, a parts room and a break-room.
BOARD MEETING DATE: January 10, 2012

CDB PROJECT NO: 810-088-011

PROJECT DESCRIPTION: Replace Bleachers/Upgrade Gym Floor

PROJECT LOCATION:
- Illinois Community College Board
- Southeastern Illinois College
- Harrisburg, Saline County, Illinois

PROJECT AMOUNT: $176,100

PROJECT SCOPE OF WORK:

Southeastern Illinois College is a 105,743 square foot, 12- building campus constructed in 1971.

The scope of work provides replacing bleachers, including installing powered retractable seating with seats and rows being number. The scope of work also provides for upgrading approximately 6,840 square feet of the gym floor, including installing the base, metal thresholds, ramps and reducers and providing game lines to match the existing layout.
<table>
<thead>
<tr>
<th>DATE</th>
<th>TIME</th>
<th>LOCATION</th>
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<tbody>
<tr>
<td>July 12, 2011</td>
<td>10:30 a.m.</td>
<td>Chicago, Springfield &amp; Collinsville video-conference</td>
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<tr>
<td>August 9, 2011</td>
<td>10:30 a.m.</td>
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<td>September 13, 2011</td>
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<td>October 11, 2011</td>
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<td>November 8, 2011</td>
<td>10:30 a.m.</td>
<td>Chicago, Springfield &amp; Collinsville video-conference</td>
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<tr>
<td>December 13, 2011</td>
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<td>January 10, 2012</td>
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<td>February 14, 2012</td>
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<td>March 13, 2012</td>
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<td>April 10, 2012</td>
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<td>May 8, 2012</td>
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<td>June 12, 2012</td>
<td>10:30 a.m.</td>
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