

September 26, 2011

West Wing Project Description

The West Wing renovation project of the Illinois State Capitol Building, an historic 1860's structure listed on the National Register Historic Places, is designed to remove existing and provide new heating, ventilation and air conditioning (HVAC), electrical, information technology, and plumbing systems in the west wing of the State Capitol building. Existing systems are antiquated and maintenance intensive and have outlived their useful life. HVAC systems include new central air handling units replacing all fan coil units, new controls, ductwork, variable air volume (VAV) boxes, diffusers and associated electrical, structural, plumbing, IT and architectural work. The project also includes a new catering kitchen, new and restored ceilings, historically accurate and appropriate lighting, finishes and decorative historic renovation work. The overall goal is to take advantage of the 14-16 month construction period and update the building's infrastructure while bringing the building back to what preservationists call a "period of significance". In this case, that period is the mid 1880's. We will not likely get an opportunity to work in the fully vacated west wing for many years to come so we are taking full advantage of it now. The scope of the HVAC, electrical and plumbing improvements alone required the wing to be vacated.

The project also provides upgrades to meet the Americans with Disabilities Act (ADA) and life safety upgrades to the wing including restroom upgrades, new exit stairwells with stairwell pressurization, fire alarm and sprinkler system. With sustainability in mind, the scope of this project includes not only designing the wing to LEED (Leadership in Energy and Environmental Design) standards but to certify it under the LEED rating system as well. LEED is a sustainability rating program administered by the USGBC (United States Green Building Council). The USGBC is the driving force behind the sustainability sector and LEED is the international gold standard for sustainability programs.

Below is a brief description of the west wing construction scope by floor:

Basement:

1. A new catering kitchen will be installed in the southwest corner of the basement.
2. Lower the basement floor by up to 19" to eliminate ADA violations due to improperly sloped ramps.
3. Expose all brick arches by removing piping, and strip paint from all brick and tuckpoint.
4. Renovation of the Men's and Women's Restrooms.

1st Floor:

1. Install three new historically appropriate entrance doors at west entrance. These doors will have power operators to automatically open doors with the atrium smoke evacuation system.
2. Renovate the staircase to the basement with new stone balustrade and panels.
3. Renovate all Senate offices on north side of 1st floor.
4. Renovate two House Hearing Rooms on south side of 1st floor.

2nd Floor:

1. Relocate the Press to the southwest half of the second floor.
2. Relocate the "Blue Room" (Press Room) to the south side of the second floor. This press conference room was previously located on the 2nd Mezzanine.
3. Renovate the Treasurer's Office including ADA improvements.
4. Renovation of Men's and Women's Restrooms.

2nd Mezzanine:

1. Renovate into new offices for the House Republican staff.
2. Construct additional toilet rooms.

3rd Floor:

1. Renovate Suite 309 into new offices for Senate Republican Staff.
2. Construct new toilet rooms.

4th Floor:

1. Renovation of House Speaker's legal counsel offices on 4th floor south.
2. Renovation of Senate offices on 4th floor north.
3. Construct new toilet rooms.

Attic:

1. Houses all new mechanical equipment for the west wing. Four new air-handling units will be installed in the west attic.
2. Install energy recovery units to reclaim energy from exhaust air.
3. Install a new, waterproof floor in the west attic to prevent water damage.

Major Areas of New Millwork Installation:

Senate Republican's Suite 309, House Hearing 118, and 122B, and frame restoration and insulated glass installation of all exterior windows.

Major Areas of Decorative Painting by Evergreene Painting Studios:

Senate Republican's Suite 309, and House Hearing 118 and 122B.

General:

1. Installation of a new staircase on the south side of the west wing, extending from the 4th floor to basement discharge.
2. New wet-pipe sprinkler system throughout the west wing.
3. Installation of a new staircase on the north side of the west wing, extending from the 1st floor to the basement.

The project was selected and has received specific legislation, Public Act 095-0758 to bid and to award to the responsive low bidder as a single prime contract. Bidders must be CDB pre-qualified.

Minority and female business enterprise subcontractor/supplier participation is required with goals set at 16⁰% of the total contract sum (including awarded alternates).

CDB's standard specifications acknowledge the Buy Illinois Program, stating it is voluntary. The specifications also reference two statutes requiring the preference of Illinois residents in the labor force under certain circumstances bidding contractor should be aware of (PA096-0037 and PA 096-929). This is verified in the project through Certified Payroll forms for themselves and their subcontractors each month for the duration of the contract/subcontract.

The project had a Base Bid and seven Alternates Bids. Six of the seven Alternates Bids were awarded. The Alternate Bid not awarded was Alternate Bid No. 5. This Alternate Bid was to provide fiber optic high definition cabling to the press area. Since the building standard is standard definition cabling and not fiber optics, this alternate benefitted only the press, and therefore the cost for Alternate Bid No. 5 was to be paid for by the press. The press considered the dollar value of Alternate Bid No. 5 too high to absorb.

Description of Alternate Bids:

- A. Alternate Bid No. E-1: Perform the work as described herein for the historic and decorative fixtures on Floor 1. Under both Base Bid and Alternate Bid E-1, Contractor shall remove existing historic and decorative fixtures on Floor 1 and have them professionally cleaned, wrapped, crated, moved, and unloaded at storage building identified by SOS. Under Base Bid, these same fixtures would be professionally loaded, transported back to jobsite, uncrated and unwrapped, reinstalled in situ, and re-lamped. Under Alternate bid E-1, the existing fixtures for Floor 1 will remain in storage. New historic and decorative fixtures will be furnished and installed in their place on Floor 1 along with supplemental historic and decorative fixtures.
- B. Alternate Bid No. E- 2: Same as E-1 but on Floor 2.
- C. Alternate Bid No. E-3: Same as E-1 but on Floor 3.
- D. Alternate Bid No. E-4: Same as E-1 but on Floor 4.
- E. Alternate Bid No. 5: Perform the work as described on sheet E-416 (part of the drawing package) for all work related to TV station fiber optic cables from basement 016 up to various locations within the capitol building and out to the satellite pad on the exterior of the building. All fiber optic specifications already issued apply, with the addition of additional equipment indicated on E-416 and the use of SC connectors.
- F. Alternate Bid No. 6: Perform the work as described herein for all work related to refurbishing of existing windows on the 1st and 2nd floors including glass replacement.
- G. Alternate Bid No. 7. Provide an allowance of THREE HUNDRED THOUSAND DOLLARS (\$300,000) to perform interior stone cleaning and restoration for the entire west wing public spaces. Cleaning and restoration to include all flooring, all wall/wainscot, all stairs, handrails and balusters and all reflected ceiling stone surfaces.

Any allowance amount not used shall be credited back to the State of Illinois. The general contractor shall not receive overhead and profit on amounts unused.

Three general contractors bid the work and their bid prices are identified below. CDB receives a construction administration fee (CAF) of 3% for design and construction to assist in project management. The 3% for construction is payable at the contractors first pay application and is included in the base bid. There is also a 10% contingency on the project.

	CORE	Poetteker	River City
Base Bid:	\$41,940,000	\$43,343,000	\$43,747,000
Alternate No. 1:	\$268,000	\$278,000	\$283,000
Alternate No. 2:	\$344,000	\$363,000	\$368,000
Alternate No. 3:	\$42,000	\$42,000	\$43,000
Alternate No. 4:	\$161,000	\$166,000	\$168,000
Alternate No. 5:	\$111,000	\$125,000	\$127,000
Alternate No. 6:	\$250,000	\$255,000	\$259,000

Alternate No. 7:	\$313,000	\$300,000	\$300,000
Total:	\$43,429,000	\$44,872,000	\$45,295,000

The Contractor's Schedule of Values (CSV) which shows the dollar value breakout of distinct portions of the work is not required to be submitted until the contractor's first pay application (invoice) which will likely come in the projects' first 30 days.