

# CHICAGO STATE UNIVERSITY

## Physical Facilities Planning and Management

### Active Large Projects

Week of August 30, 2015

	Project	PM	Project Location/Scope	Project Type	Procurement (RFP, QBS, IFB, SOLE SOURCE, QUOTES)	Project Inception Date	Projected Construction Start Date	Projected Construction End Date	Funding				Resolution Required/Resolution Approved	Contractor Awarded	Status	Comments
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1	Academic Library Miscellaneous Repairs	TS	NAL BUILDING / Repair of water infiltration issues at the building envelope of the NAL	Renovation	QBS 1356	Feb-11			\$3,500,000		CSU		YES/NO		PLANNING	The university is seeking funding to address the current problems with the building via the CDB.
2	Renovate / Construct Child Care Center - Education Building	TS	EDU/ Renovate / Construct Child Care Center	CDB		Jan-13	Jun-15	Aug-16	11.3 million		CDB		NO because CDB will selected the A/E.		PLANNING	CSU has requested the CDB to transfer 2.6 million dollars into the Childcare Center Project to address some additional scope items. Pending CDB to process the contract modification so they can commence with the work.
3	Robinson University EXTERIOR	TS	RUC / Exterior scope entails ne roof, tuckpointing, new windows and doors, replace, remove( 9) existing air handling units, refurbish (4) remaining units, removal of the existing chiller, cooling tower and steam boilers, modifications of the sprinkler system, installation of security cameras and installation of new exterior parapet lighting.	Renovation		Jan 2012	Sep-14	Jun-15	\$9,473,902		CDB	CDB	NO		PLANNING	The boiler has been installed and they are about 50% complete. The remaining work will be completed in the spring. Pending CDB's response regarding Changer Order G-02 which is a user request change order.
4	DH Bldg Envelope-Electrical	MH	DH, RENOVATION- to include interior and exterior electrical work related to building envelope project.	RENOVATION	IFB (construction)	Nov 2012	Feb 2014	TBD	\$0.4M	\$174,000	GR CDB	P0033834 (ae)	YES/YES	Linear Electric Frega	Construction	All is completed with the exception of the card reader system testing. End date affected. PM advised IT, FIN, PD, PF that testing cant be done nor vendor paid in full until CSU purchases, installs and fully operates software
5	DH Bldg Envelope ph 2	MH	DH, RENOVATION- building envelope to include curtain wall and entry ways, remediate interior.	RENOVATION	IFB (construction) AE (QBS & SoleSource)	Dec 2010	Sept 2013	Nov 2014	\$2.1M	\$2.04M	GR CDB	P0033834 (ae) P0043120 gc	YES/YES	Tyler Lane Frega	Close out	PM, AE, ContractorTL discussed all closeout document needed from TL- TL to produce for next meeting. Final pay app to be turned in with documents. PM discussed punch list w/PF
6	DH Animal Rm	MH	DH 3rd Floor -Create an Animal Room for Pharmacy Dept	RENOVATION	IFB (same as Pharmacy)	Nov 2012	Sept 2014	April 2015	\$250,000	\$300	GR CDB		YES/YES	Path, Siemens, Amber, Amber HVAC, Calumet, CCC	Construction	Room is under construction. Awaiting AE to come on board and provide card reader specs, hardware reviewed submittal and answer questions on HVAC .
7	DH Renovation for College of Pharmacy 3rd fl	MH	DH 3rd fl, RENOVATION-Project includes lecture halls, instructional spaces and student areas. This phase is crucial to the final portion of the College's accreditation.	RENOVATION	Sole Source (for AE)& IFB (for Construct)	Jul 2011	Sept 2014	July 2015	\$9.0M	\$6.0M	GR CDB	P0042170	YES/YES	Path, Siemens, Amber, Amber HVAC, Calumet, CCC	Construction	Awaiting AE to come on board and provide services to progress construction- project delay. PM awaiting updated quotes from ITD for cabling data, phones, wireless etc. PM meeting with Purchasing to discuss procedures for furniture purchases.

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8	DH Theater	MH	DH, RENOVATION-Renovate Breakey, acoustical improvement, lighting, alteration to balcony, fixed seating, stage and equipment.	RENOVATION	QBS(for AE) & IFB (for construct)	Feb 2013	TBD	TBD			CSU		YES/YES		PURCHASING	Purchasing awaits documentation from committee to move forward with QBS for AE. This project will be designed with Virtual Hospital. <b>Construction needs additional funding.</b>
9	DH Interdisciplinary Simulated Hospital Laboratory	MH	DH, 2nd fl RENOVATION-Project includes renovation of existing Douglas Hall 2 <sup>nd</sup> floor create state-of-the-art 'virtual hospital' facilities.	RENOVATION	QBS(for AE) & IFB (for construct)	Jul 2011	Dec 2015	Feb 2017	\$5M		GR CDB		YES/YES		PURCHASING	Purchasing awaits documentation from committee to move forward with QBS for AE. Project construction cannot begin without majority relocation of 2nd floor occupants, relocation to be done under a separate project by TNS.
10	DH Wellness Renovation	MH	DH,1st RENOVATION-Project includes renovation of existing Douglas Hall 1st floor 122 create Wellness Center.	RENOVATION	QBS(for AE) & IFB (for construct)	Jul 2011	Dec 2015	Dec 2016	incld w/ virt hosp renov		GR CDB		YES/YES		PURCHASING	Purchasing awaits documentation from committee to move forward with QBS for AE. Start of project pending move of IT personnel and ITD equipment to ADM under a separate project TNS. PM proposed that a wall be built as an effort to move forward with the project just in case ITD had not vacated Data Center
12	Campus Concrete repair CDB# 814-010-080	DJ	Campus wide - Concrete Repair	CDB	QBS/IFB	Mar-14	TBD	TBD	\$871,000		CDB			ESI Consultants Ltd	HOLD	*Pending State Budget FY 16 ESI to schedule preliminary design works (Survey, Utility Location)
13	Campus-wide Electrical Upgrade CDB# 814-010-074 Phase 1 & 2	DJ	Bldgs A, B, C, D, E, F, G Replacement of electrical substations, feeders, Xfmrs, MCC's, and Cabling	CDB	QBS/IFB	Mar-12	Dec-14	TBD	\$7.0M		CDB		YES/YES	AE - Patrick Engineering GC - Broadway Construction Supplier - WESCO I Englewood Electric	HOLD	*Pending State Budget FY 16 The project has completed the scope of work that required building shutdowns and relocations (Replacement of electrical substations, feeders, Xfmrs, MCC's). The remaining work to be completed is the replacement of the main line cable – the cable from the buildings routed to Physical Plant through the tunnel. This work will require several power interruptions that will be scheduled during off hours.
14	Campus-wide Electrical Upgrade CDB# 814-010-074 Phase 3	DJ	Bldg H - Replacement of electrical substation and installation of back up generators.	CDB	QBS/IFB	Mar-12	TBD	TBD	\$2.4M		CDB		YES/YES	Patrick Engineering	HOLD	*Pending State Budget FY 16 CDB to schedule review of 100% documents for Phase 3.
15	JCC Remediations CDB# 814-010-071	DJ	JCC - Remediation of JCC	CDB	QBS/IFB	Jul-12	TBD	TBD	\$3.8M		CDB		NO	Moody Nolan	HOLD	*Pending State Budget FY 16 AE submitted 75% DD on August 29, 2014.

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16	NAL Utility Tunnel Repair CDB# 814-010-077	DJ	<u>NAL Utility Tunnel</u> - Repair/Replacement of Utility Piping for the hot and chilled water supply for NAL cooling and heating.	CDB	QBS/IFB	Jun-12	Apr-15	TBD	\$1.2M		CDB		NO	AE - Stanley Consultants GC - Chicago Heights Construction CC - Amber Mechanical	HOLD	*Pending State Budget FY 16 Kick-off mtg. held June 06, 2013. Stanley Consultants are progressing towards completion of 100% Documents. PA/SD - 8/2/2013 50% Design - 11/1/2013 100 % Design - 2/7/2014 Bid Documents - 4/4/2014 Prime Bid - 5/9/2014. <b>Project is behind schedule. New target date for construction is after the heating season ( August 2015)</b>
17	Video Display for Baseball Scoreboard	DJ	<u>Baseball Field</u> -Installation of Video Display for Scoreboard	Site Improvement	Sole Source	Oct-13	TBD	TBD	\$106K		IGA		NO		HOLD	*Pending State Budget FY 16 Sole Source was approved by SPO. Currently waiting for Larry Pinkleton to approve funding.
18	Parking System Upgrade	DJ	<u>Campus wide</u>	Site Improvement	RFI		Oct-15	Apr-16	\$1.5M		CSU		YES/YES		PLANNING	Project Manager will work with Purchasing to prepare RFI solicitation by September 15, 2015

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19 Westside Campus Dev. Phase 1	BW	Westside of City of Chicago / Planning and Development of a new higher education structure and campus for Chicago's Westside and West Suburban communities.	Site Development	RFP, QBS & IFB	July 2011	TBD	TBD	\$40M	\$661,300	CDB	P0038959 P0040526 P0045146 P0045914 P0046183 P0048315 P0048076 P0048929 P0049244 P0049657 P0050685	NO	*John Ronan Architects LLC (Site Selection & Analysis Services) * Brailsford & Dunlavey (Feasibility Study) * Byrnes & Walsh, LLC (Real Estate Appraiser) *Applied Real Estate Analysis, Inc. (Real Estate Appraiser) *Kelly Appraisal Consultants (Real Estate Appraiser) *3 Stop Shop PC (Zoning Architect) *Studio Blue, Inc (Marketing) *Law Offices of Samuel VP Banks (Zoning Attorney) *Environmental Design International (Phase 1) *Probe Consulting Services (Structural Analysis)	PLANNING	The contract for a structural engineer to provide a structural assessment on the Parking Garage has been approved and awarded to Probe Consulting Services by Purchasing as of 5/4/15. The analysis is projected to start within one week, contingent on weather conditions and will take up to 45 days to complete. Zoning efforts continue to move forward. A Planned Development meeting on 4/21/15 with both real estate attorneys, zoning architect, a zoning consultant, seller and myself took place to discuss the various options and the filings required for reclassification of the existing property's current designation. Currently, the entire seller's complex is designated as a Residential Planned Development and strategy has been crafted for CSU's proposed purchased properties to be pulled out of the existing planned development and the creation of its own planned development or a sub planned development. The purpose behind the planned development changes is for CSU to have uninhibited control of its own properties as it sits next to adjacent buildings on the complex. A Second Amendment to the Purchase and Sales Agreement was completed and signed by the seller 5/4/15. President Watson signed the amendment 4/30/15. CSU requested the Second Amendment because there are four contingencies the university has to fulfil; 1) environmental inspection, 2) structural inspection, 3) funding and 4) zoning. Our ability to complete all of these contingencies within the original contractual timetable had been hampered due to the State's budget crisis and the impact of Executive Order 15-08. The environmental assessment has been completed. A hold on the Westside Campus Development grant for existing contracts has been lifted and CSU will now be completing its structural inspection requirement. The importance of a recorded Second Amendment extension gives CSU the right to contest the sale price of the property as it relates to extensive environmental issues and/or structural damage. If CSU determines from its reports that environmental and/or structural damages are

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1	Remodel Police Dispatch Area	TS	Police Department / O&M 210	Remodeling	QBS	Jan-13	Mar-15	Jun-15	\$54,000		CSU		NO		PLANNING	Processing the purchase order for the windows which has a substantial lead time. Pending meeting with the vendors that support the IT equipment in the dispatch area. We are currently planning the temporary relocation of the dispatch area to start construction.
2	ADM 128	TS	ADM 128 / Reconfigure the entire space of the Registrar's office.	Remodeling	QUOTES	Sep-12	Mar-15	Mar-15			CSU		No		PLANNING	Pending a response from Cheri Sydney to meet and identify a schedule.
3	V.P. of Administration and Finance	TS	ADM - 213 Office Renovation Project	Remodeling	Quotes	Jul-13	Mar-15	Mar-15			CSU		NO		PLANNING	Pending a meeting with the VP to discuss the construction schedule for this space.
4	DH Chapel	MH	DH 3rd fl, REMODEL-Build out for Chapel in DH 3rd fl	RENOVATION	Quote	Jul 2011	July 2014	April 2015	\$80,000		CSU	P0042170	NO	Holabird	PREDESIGN	To be designed with COP
5	Greek Org Garden	MH	Exterior near Cook	Landscape	Quote	Jul-14	Jul-14	Aug-14	varies		CSU		NO	Home Depot	Construction	Student activities to confirm up budget. Bricks and pavers have been painted & brought to site. Administration wanted to utilize existing benches which were brought to site.
6	DH Theater Classroom	MH	DH First Floor 116. Create Classroom /Black Box Theater	RENOVATION	Quote	Aug-14	Dec-14		TBD		CSU		No		PREDESIGN	First Meeting held with Users in August 2014. Project to be estimated based on quotes being received. Theater Items moved out of files. Request for funding needed by Users.
7	CTA Turnaround Repair	DJ	CTA Turnaround - 95th Entrance - Repair collapsed concrete and Trench drain	Site Improvement	Quotes	Aug-15	Oct-15	Nov-15	\$25K		CTA		NO		PLANNING	Project Manager has contacted Gerald Nichols, Vice President, Legislative Affairs Government & Community Relations, CTA. Mr Nichols will schedule an inspection to access concrete.

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1	ADM 128	TS	ADM 128 / Reconfigure the entire space of the Registrar's office.	Remodeling	QUOTES	January 2012	Sep-12					No		HOLD	It appears this project is on hold. Pending further direction from the administration.	
2	Campus Signage	TS	Campus-wide/ Install signage at the four (4) corners of the campus			TBD	TBD	TBD	\$1,000,000	TBD		YES/NO		HOLD	This project is on hold indefinitely at this time. The dollar amount has been changed from \$700,000 to \$1,000,000 per the Chief on 2-23-11	
3	CMAT Remodeling Project	TS	DH 116 - Flooring Installation Project	Remodeling	QUOTES	Oct-13		Jun-14			CSU	NO		HOLD	Met with Dr. List, submitted proposals and remodeling request form. No reply from the department this project. This project is on hold.	
4	CRSUB 168 - Counseling Center	TS	CRSUB 168 / Replace the flooring, refinish the doors to all the offices, paint all the offices replace the front desk reception space.	Remodeling	QUOTES	March 2012	TBD					NO		HOLD	It appears this project is on hold. Pending further direction from the administration.	
5	CRSUB 268/ Dean's Office	TS	CRSUB 268/ Renovation	Renovation	QUOTES	Dec-12	Feb-12					NO		HOLD	This project is on hold since the Dean is leaving the university.	
6	CRSUB 268/ Dean's Office	TS	CRSUB 268/ Renovation	Renovation	QUOTES	Dec-12	Feb-12					NO		HOLD	This project is on hold since the Dean is leaving the university.	
7	CRSUB Fine Dining	TS	CRSUB/ Fine Dining Renovation, replace the flooring, reconfigure the space with new furniture and new window treatments.	Remodeling	QUOTES	Dec-12					CSU	NO		HOLD	Pending PM responses to the SPO. This will be done by the end of the week.	
8	CSU Child Care Center	TS	Construct a new Child Care Center			TBD	TBD	TBD	TBD	TBD		YES		HOLD	The university has decided to construct a stand alone building.	
9	Education 104 and 105	TS	REPAIR / REMODEL - Clean the two spaces and remove all of the dated, obsolete material in the two former classrooms.	Remodeling		January 2012	TBD	TBD			None at this time	NO		HOLD	Pending direction from the administration as to how they would like to proceed. The previous cost in 2010 were approximately \$40,000 dollars for 104, 105 and 106.	
10	Education Labs	TS	EDU 104, 105, 106 Disposal of Shop Equipment	Remodeling	Quotes	Oct-12		Aug-14			CSU	NO		HOLD	We have the proposals for removing the equipment from the labs. The cheapest quote is for \$35,000.	

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11 Elevator Upgrade QBS #1326PP	TS	<u>Elevator Upgrade</u>	Repair	QBS	Jan-13					CSU		YES		HOLD	The project has been put on hold due to funding. Once funding is available we can proceed A/E selection and procurement.
12 Erect Mobile Unit from the Wellness Center	TS	<u>ADM 131/ Wellness Center</u>	Site Improvement	IFB - 1363PP	May-12	May-14		\$600,000		CSU		YES		HOLD	As of August 28, 2013, per Chief Watson, this project is on hold due to funding
13 Information Technology Remodel ADM 101	TS	<u>ADM 101 / Information Technology Remodeling</u>	Renovation		July 2011	Dec-11	Mar-12	\$52,368			Multiple Purchase Orders	NO		HOLD	Pending additional costs from the vendor.
14 Office of Creative and Print Services	TS	<u>ADM 130/ Office of Creative and Print Services, work entails replacing the ceiling.</u>	Remodeling		Nov-12	Spring 2013				CSU		NO		HOLD	Pending purchase orders from the department so that we can establish the schedule.
15 Remodel the President's kitchen in his conference room	TS	<u>ADM 313 / Modernize the kitchen in the President's Conference Room.</u>	Remodeling		October 2011	TBD	TBD					NO		HOLD	This project has been put on hold indefinitely.
16 TRIO Relocation Project	TS	<u>CRSUB- 150- African American Male Resource Center</u>	Remodeling	Quotes	Jul-13	May-14		\$9,008		CSU		NO		HOLD	<b>Project on hold due to senior administration but expected to be active in the very near future:</b> We have to create an office space for Kwesi and he want's a new floor. The flooring materials are \$3,158.25. The partitions are \$5,849.75. Our in house carpenters will install the flooring. Pending the green light to move forward with the partitons and flooring before we can schedule anything.
17 TRIO Relocation Project	TS	<u>CRSUB- 160</u>	Remodeling	Quotes	Jul-13	May-14		\$2,066		CSU		NO		HOLD	<b>Poject on hold due to senior administration but exepcted to be active in the very near future:</b> This is the space where the actual TRIO Program will relocate. This space will require a new floor, and painting. Pending painting colors and for the current tenants ( Kwesi and Alumni Affairs) to move.
18 TRIO Relocation Project	TS	<u>CRSUB- 167</u>	Remodeling	Quotes	Jul-13	May-14				CSU		NO		HOLD	<b>Project on hold due to senior administration but expected to b active in the very near future:</b> Jasmika Cook the program director for TRIO will relocate from DH 215 to CRSUB 167. Pending paint colors from the department to scheudle the painting.

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19	TRIO Relocation Project	TS	CRSUB- 203	Remodeling	Quotes	Jul-13	May-14		\$1,509		CSU		NO		HOLD	Project on hold due to senior administration but expected to be active in the very near future. This is the future home of Alumni Affairs. Pending the color selections for painting and green light to move forward with the flooring. Our in house carpenters will install the floor.
20	Cook Merger of Admission & Registration 1 <sup>st</sup> Floor	MH	RENOVATION- Build out of first floor space in Cook Administration building to accommodate admissions and registration for easy student access. Pursuing design	Renovation	RFP	2010		TBD	\$1,187,000				YES/YES		HOLD	Hold due to decision in response to RUC.
21	Master Plan	MH	Campus- Provide update for current Master Plan	PLANNING	Sole Source (for AE)	Nov 2012			\$200,000		CSU		YES		HOLD	On Hold pending discussions with Admin & Fin, Legal, Foundation and Purchasing. Competitive solicitation Sole Source info given to Purchasing 2/27/13.
22	JDC Roof	MH	JDC Roof repair to roof & drain over pool.	REPAIR	Quote	July 2013			\$4,000		CSU		NO	Olsoon	HOLD	
23	Aquaponics Renovation QBS# 1284PP	DJ	9601 Cottage - Renovations of lab space	Renovation	QBS/IFB	Jun-12	TBD	TBD	\$2.75M		CSU, Grant	1.P0036650 2.P0039474	YES/YES	1. Preservation Services 2. Matrix Engineering 3.4240 Arch	HOLD	AE has completed Design Phase. Currently, the Aquaponics team has been given approvals to begin fund raising with goal of \$4 - 5 Million to for construction. Goal date is 1st quarter of 2015. AE has elected to not extend their contract past the current expiration date of December 31, 2014. Will meet with Purchasing and Legal to determine next steps to take.
24	Parking lots and roadways improvement Phase III	DJ	Phase III - A Lots & CSU Drive - Re-asphalt lots and CSU Drive.	Site Improvement	IFB	May-11	Jun-16	Nov-16	\$4M		CSU		YES/YES		HOLD	