DIRECTOR OF ENGINEERING REPORT

Nov 18, 2026

District Engineering manages projects, consultants, contractors, and equipment suppliers. Consultant reports and Project Managers reports are included in this section along with details regarding the status of the associated study, design, or construction projects.

ACTIVE PROJECTS

22ENG31 ADMINISTRATIVE WORKFORCE CENTER

SCOPE: Construction and commissioning of a new 26,000 sq ft Administration Building. The building includes the addition of a new Wastewater Treatment Plant laboratory facility, administration offices, maintenance offices, break room, multi-purpose meeting room.

Contractor: Christy- Foltz
Engineer: AEX
R.E. Inspector: SDD

Original Contract Price: $14,961,550
Sum of Change Orders: $27,064
Total Value: $14,988,614

Advertise	Pre-bid	Bid Open	Final Award	Notice to Proceed	Pre-Construction	Contract Completion Dates
06/25/24	07/02/24	07/30/24	09/27/24	10/09/24	10/08/24	10/9/25

Key Activities: Staff has received a request from the architect for additional compensation for services that were outside the contract. Attached are 3 letters from the architect outlining the requested additional compensation. The request comes in four components:

1.	Services provided after the construction completion date.	$37,595.00
2.	Services provided due to construction issues.	$19,488.75
3.	Additional Owner requested services.	$51,551.65
4.	Reimbursement to SDD from AEX	($27,525.60)
	NET REQUEST FOR ADDITIONAL COMPENSATION	$81,109.80

Items 1&2 above are the same items 27a and 27b in CO#04. Staff has presented C-F with the amounts in 1 and 2.

Pending Change Items

Num.	Description	Value
1	FO04 – Nitrogen piping modification to vacuum	$1,135.00
2	RFP11 – Modify Power supply to WWHP-1	$1,122.00
3	Lab ceiling grid transition modification	$ 211.00
4	RFPCO04 - Add 2 conduits for communication antennas to roof top.	$ 969.00
5	RFPCO06 - Install Local electrical disconnects on Lab roof mounted blowers	$6,425.00
6	Install additional Data cables and power in IT offices and Data Rack A	$1,195.00
7	RFPCO07 - Add additional light in penthouse mechanical room	$1,074.00
8	RFP13 - Add power supply to electric hand dryer in shower 501a	$2,451.00
9	ASI10 - Modify flooring layout in Board Room	$2,426.00
10	WCD11 - Modify coatings in the Lobby (T&M)	$5,850.88
11	ASI09 - Door Header Revision in Engineering Office (Room 305a)	$5,513.67 [1]
12	ASI12 - Change flooring in room 506	$3,785.00
13	Remove Masonry and Metal Panel in Lobby Vestibule	($ 315.00)
14	Add RPZ on vacuum pump.	$2,516.00
15	Add vacuum ports in lab rooms (408 and 410)	$5,002.03
16	Modifications to vacuum system (T&M)	$9,819.80 [3]
17	Reconciling South Parking Lot Base Material	($6,299.00)
18	Shore up unsuitable foundation soils at SW corner of building (T&M)	$1,063.00

19	Provide additional concrete sidewalk and housekeeping pads	$4,484.49
20	Add condensate drain pan/ line beneath heat recovery unit in lab	$3,470.00
21	Install larger expansion tank on HW loop	$4,776.00[1]
23	Installation of a higher capacity exhaust fan (EF-5)	$12,339.00[1]
26	Expense for heating the new building for construction purposes.	($7,343.00) [4]
27a	**AEX expenses for work required beyond completion date (i.e. progress meetings, pay app reviews, etc.)**	**($37,595.00)**
27b	**AEX expenses caused by C-F construction issues.**	**($19,488.75)**
29	Additional Rock removal T&M	$3,602.00
	Current amount of CO#04	**$8,189.12**

1. *Designer is covering the cost of this item*
2. *There was disagreement on the party responsible for providing dishwasher accessories. Contractor was told that SDD intends to withhold the cost of the accessories from final payment.*
3. *The cost of the design and labor to install the modifications is being borne by the designer, SDD agreed to pay for the materials required.*
4. *Owner expenses for heating due to the extension of construction beyond contract completion date.*
5. *Construction debris (plastic from interior light fixtures) was blown into the wastewater process tanks and subsequently pulled into the effluent station plant water pump impellers. (spec 01-5000, pp1.09)*

SDD and AEX agreed on a path forward to resolve the undersized ductwork on heat pump 13 this last period.

UPCOMING PROJECTS:

Nutrient Reduction Improvements:

SCOPE: The project comprises 6 divisions of work awarded to a single general contractor. The resulting work will install new processes and improvements in the plant to remove nutrients from the water and enable SDD to meet regulatory guidelines for effluent water quality.

- Project was advertised this last period. A follow-up site visit for bidders was held as scheduled on November 10th. Addendum #2 is being prepared to be issued this week. Bid Opening is still planned for December 3, 2026.
- Construction Management (CM) Services: Tylin continued review of project plans this last period. BV and SDD are meeting with them bi-weekly to discuss Risk Items that they identify as they review the plans sets. *An amendment (01) to the CM agreement to incorporate language that needs included for the SRF program is before the board for consideration.*
- SRF Funding: Ongoing coordination with IEPA. The project permit from IDNR was received during this period. Draft of the loan application was reviewed and modifications are being made. Staff anticipates submission of the loan application by the end of the month.
- The existing agreement with Black and Veatch did not include Construction Related Services. Staff has continued negotiating the scope of work and level of effort associated with CRS activity with BV. Amendment (06) is expected to be before the board for consideration that incorporates both CRS services and SRF required language into the existing agreement in December.

Redesign of Country Club Pump Station: The Design agreement with Clark Dietz Engineers was executed on 09/23/26. Kickoff meeting for redesign was held on 11/11/26.

Stevens Creek Supplemental Trestle Coating: Premature degradation was observed in the cementitious coatings of the HOBAS pipe trestles that were installed in 1997. Cleaning and application of an epoxy coating has been recommended by the HOBAS pipe manufacturer to maximize life expectancy of the

pipe material. Staff is preparing specifications for the repair, however over the last month, a portion of the trestle pipe was burned in a property owners "semi-controlled burn" causing some additional damage to the pipe. The manufacturer provided comments on repair methods to be employed to the damaged areas this last period. Plans and specifications are being prepared. Information was prepared for insurance carrier review this period.

INTERGOVERNMENTAL ACTIVITIES

1. Ongoing coordination with the CITY on the Brush College Pump Station and force main. Project design is approaching completion with an expectation of advertising to bid next month.

If there are questions, please contact me at 462-9349, or by email at DonM@sddcleanwater.org.

PROJECT MANAGER REPORT

November 18th, 2026

District Engineering manages projects, consultants, contractors, and equipment suppliers. Consultant reports and Project Managers reports are included in this section along with details regarding the status of the associated study, design, or construction projects.

ACTIVE PROJECTS

2025 WWTP Upgrades Final Clarifiers and Aeration Gates

SCOPE: The project includes replacement of the broken floor in clarifier #11; replacement of 3 final clarifier mechanisms in the south final clarifier cluster, replacement of weir structures in the division structures and rehabilitation of 3 influent channel gates and rehabilitation of 20 gates in the nitrification aeration tanks.

Contractor:	Plocher Construction	Original Contract Price:	$ 8,417,000
Engineer:	SDD	Sum of Change Orders:	$ 19,431
R.E. Inspector:	SDD	Total Value:	$ 8,436,431

Advertise	Pre-bid	Bid Open	Final Award	Notice to Proceed	Pre-Construction	Contract Completion Dates
04/04/25	04/24/25	05/20/25	06/20/25	09/27/25	10/15/25	450 days

Key Activities: Clarifier #12 is fully operational and Clarifier #10 is complete and ready for startup testing. Construction activity will now shift to installing new gates in aeration basin tanks 3 through 6.

Pending Change Order: Delete UNOX clarifier demolition from the contract. Add new floor PRV lids for Clarifier #12.

24ENG06 Eastside Interceptor CIPP Rehabilitation

SCOPE: This interceptor was originally installed in 1953 and is experiencing various forms of failures as noted in the most recent PACP rating. The work includes Eastside Branches 739B and 739C and the main trunk from MH 9 North to 739C tie-in.

The project will include heavy cleaning, inspection, and installation of cured-in-place structural lining of 11,233 lineal feet of pipe in the Eastside interceptor system. Contractor will apply 530 lineal feet of cementitious lining to manholes and reinstate all taps and connections to the interceptor.

Contractor:	SAK Construction	Original Contract Price:	$ 4,694,769
Engineer:	Farnsworth Group	Sum of Change Orders:	$
R.E. Inspector:	SDD	Total Value:	$

Advertise	Pre-bid	Bid Open	Notice of Award	Notice to Proceed	Pre-Construction	Contract Completion Dates
12/08/25	02/03/26	02/24/25	05/21/26	06/09/26	06/23/26	

Key Activities: Bypass piping was constructed and lining from William St. south has resumed.

Eastside Interceptor CIPP Rehabilitation Progress Photos



Bypass Pump Setup
Intersection of N. Lakeshore Dr. & William St.



Bypass Pipe
On road edge of William St. bridge protected by Jersey barrier



Bypass Outlet
Output emptying into Country Club Interceptor
Corner of N. Country Club Rd. & William St.



24ENG07 Digester #1 Lid Replacement

SCOPE: The project will remove the existing lid and replace with a new contractor procured lid. Existing linear motion mixer mechanism will be reused with replacement of the mixing equipment.

Contractor:	Grunloh Building Inc.	Original Contract Price:	$ 3,597,392
Engineer:	Donohue & Associates	Sum of Change Orders:	$
R.E. Inspector:	SDD	Total Value:	$ 3,597,392

Advertise	Pre-bid	Bid Open	Final Award	Notice to Proceed	Pre-Construction	Contract Completion Dates
12/02/25	12/17/25	01/14/26	01/29/26	02/10/26	02/10/26	08/07/27

Key Activities: Concrete ballasts have been poured into pre-cast forms for the lid. Modifications to the laydown area design are pending adjustments for Digester #2 installation.

Pending Change Order: Delete clean out of Digester #1. Change project scope to Digester #2. Modify size of drainage to accommodate dig 1 and 2 cover construction.

25ENG22 Neuros Blower #5 Installation

SCOPE: The project will remove the existing 600HP Hoffman blower and install an owner procured Neuros NX250 high efficiency turbo blower.

Contractor:	Grunloh Building, Inc.	Original Contract Price:	$ 232,696.70
Engineer:	SDD	Sum of Change Orders:	$
R.E. Inspector:	SDD	Total Value:	$

Advertise	Pre-bid	Bid Open	Final Award	Notice to Proceed	Pre-Construction	Contract Completion Dates
01/06/26	02/12/26	03/05/26	03/20/26	04/07/26	04/14/2026	

Key Activities: Programming is complete and the new blower is operational.

26ENG17 Sewer Televising & Rating - 2026

SCOPE: The project will televise, inspect, and deliver PACP ratings on 42,500 lineal feet of district interceptors including: 765A (Spring Creek – Wildwood), 765B (Spring Creek – Southeast), 765B1 (Spring Creek Southeast 10”), 737 (South Steven’s Creek), 753 (Southeast 42”), 733 (Damon North), and 735 (Damon South).

Key Activities: The project is 37% complete. Damon North interceptor and Spring Creek Southeast are each 90% complete. Multiple issues have been identified with Damon North and Damon South that will require additional inspection and evaluation.

26MNT07 2026 Fence Replacement

SCOPE: The project will replace chain link fencing at the Damon pump station, privacy fence at the Riverview pump station, and replace chain link and barbed wire along the north levee wall in the plant.

Contractor:	General Fence	Original Contract Price:	$ 136,810
Engineer:	SDD	Sum of Change Orders:	$
R.E. Inspector:	SDD	Total Value:	$ 136,810

Advertise	Pre-bid	Bid Open	Final Award	Notice to Proceed	Pre-Construction	Contract Completion Dates
08/03/26	08/18/26	09/01/26	09/24/26	10/14/26	10/02/26	

Key Activities: Fencing is replaced at Riverview pump station. Replacement at Damon Pump Station and the plant north levee wall are pending material deliveries.

26COL51 New Main Pipe Protections

SCOPE: The project will repair a crevasse that has formed over the New Main Interceptor at the south terminus of Taylor Ave. A catch basin with two 14" storm water pipes will be installed and an overflow will be established to direct storm water away from the easement and prevent future erosion.

Contractor:	Entler Excavating Co. Inc.	Original Contract Price:	$ 63,746
Engineer:	SDD	Sum of Change Orders:	$
R.E. Inspector:	SDD	Total Value:	$ 63,746

Advertise	Pre-bid	Bid Open	Final Award	Notice to Proceed	Pre-Construction	Contract Completion Dates
08/12/26	08/27/26	09/10/26	09/24/26	10/08/26	10/01/26	

Key Activities: The crevasse is repaired and the storm water structure is installed. Rip rap cover is in place to create a storm water overflow. Repair of the fencing and installation of an access gate are still pending.

24ENG51 Plant Sanitary 12" CIPP Lining

SCOPE: The project will install a CIPP lining in the 100 year old, 12" vitreous clay pipe that serves a storm and sanitary drain for the plant facilities.

Contractor:	Visu-Sewer	Original Contract Price:	$ 56,575
Engineer:	SDD	Sum of Change Orders:	$ ---------
R.E. Inspector:	SDD	Total Value:	$ 56,575

Advertise	Pre-bid	Bid Open	Final Award	Notice to Proceed	Pre-Construction	Contract Completion Dates
08/12/26	08/27/26	09/17/26	09/24/26	10/14/26		

Key Activities: Visu-Sewer has completed heavy cleaning and televising. Lining will be performed the week of November 30th.

045 Building Demolition

SCOPE: The project will demolish and dispose of all super structure and terminate utility connections. Foundations and floors will be completely removed from the north Admin wing and backfilled to grade. The north and west wall of the Lab, the north wall of the original 1992 structure, and the north and east walls of the Board Room wing will remain as retaining walls. Concrete floors in these areas will be removed leaving all caissons and grade beams intact. Compacted gravel will be installed to provide space for lay down and parking for contractor trailers during the upcoming Nutrient Reduction Improvement upgrade projects.

Contractor:		Original Contract Price:	$
Engineer:	SDD	Sum of Change Orders:	$
R.E. Inspector:	SDD	Total Value:	$

Advertise	Pre-bid	Bid Open	Final Award	Notice to Proceed	Pre-Construction	Contract Completion Dates
10/08/2026	10/27/2026	11/10/2026				

Key Activities: The engineering estimate for this project is $911,090. Two bids were received on November 10th. *One bid was withdrawn as allowed by Illinois Administrative Code Title44 Section 1300.2038 and the remaining low bid from Entler Excavating is presented for consideration.*

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October 14, 2026

Don Miller, P.E., MEng
Director of Engineering
Sanitary District of Decatur
501 Dipper Lane
Decatur, Illinois 62522

RE: **SDD ADMINISTRATIVE WORKFORCE CENTER**
ADDITIONAL A/E SERVICES RELATED TO CONSTRUCTION ISSUES
(AEX 6692)

Dear Don:

As requested, Architectural Expressions has reviewed the construction-related issues that arose during the construction and closeout phases of the SDD Administrative Workforce Center project and evaluated the additional professional services required to address those matters. The purpose of this letter is to summarize the nature of those issues and the resulting additional effort incurred by AEX beyond the scope of routine construction administration services contemplated under the original agreement.

While normal construction administration includes periodic site observations, review of submittals, processing RFIs, and attendance at scheduled progress meetings, this project required substantial additional services associated with field deficiencies, corrective design efforts, contractor coordination, change directives, extended closeout activities, and the resolution of construction-related disputes. These efforts extended well beyond the originally anticipated construction duration and required significant involvement from multiple AEX staff members and consultants.

Major Construction Issues Requiring Additional Services

Electrical and Lighting

During construction, AEX was required to provide additional services to address electrical and lighting-related field issues that arose after installation activities commenced. The work involved review of field conditions, evaluation of contractor-installed work, development of corrective recommendations, and review of proposed solutions to maintain compliance with the design intent and project requirements. The additional professional services associated with electrical and lighting issues totaled **$2,380.00**.

Specific construction-related issues included:

- Defective light fixture lenses review and replacement.

Structural

During construction, AEX was required to provide additional architectural and engineering services to address structural construction deficiencies and coordination issues identified in the field. These efforts included evaluation of contractor-installed work that differed from the contract documents, review of structural and masonry-related deficiencies, development of corrective recommendations, and verification that proposed remedial measures would satisfy project requirements. Professional services associated with these structural issues totaled **$522.50**.

Specific construction-related issues included:

- CMU installation at the harden rooms in coordination of penetrations and bond beam & reinforcing install.

Roofing and Roof Insulation

During construction, significant additional professional services were required to address roofing and roof insulation installation issues that differed from the requirements of the contract documents. These issues required extensive review of contractor work, evaluation of proposed corrective measures, responses to RFIs, coordination with consultants, and development of solutions necessary to maintain the performance and integrity of the building envelope. Additional effort was also required to review compliance of roofing assemblies, insulation installation, air and water barrier continuity, and related field conditions. Because these matters arose from construction execution, coordination, and installation deficiencies rather than normal construction administration activities, AEX provided substantial additional architectural and engineering services beyond the original scope. The additional professional services associated with this issue totaled **$4,538.75**.

Specific construction-related issues included:

- Installation of roofing material edge details at the parapet.
- Air seal installation at the parapet-to-roof interface and providing revised details for correction.
- On-site review and coordination related to roof leaks attributed to incomplete roofing work.

Wall Construction and Finishes

Additional architectural and engineering services were needed to evaluate field construction that differed from the contract documents, including review of corrective measures, coordination with consultants, and development of solutions necessary to resolve construction deficiencies. These efforts were required to address contractor-executed work and ensure compliance with the project requirements, resulting in additional professional services totaling approximately **$6,325.00**.

Specific construction-related issues included:

- Exterior sheathing air sealing and location of specific weather barrier coordination.
- Masonry veneer wainscot control joints coordination.
- Time associated with the painting schemes that were incorrectly installed throughout the building.
- Time associated with resolving carpet tile ordering issues.
- Time associated with the installation of an incorrect epoxy flooring system and associated materials that did not conform to the project requirements.

Door Installation

Field installation and coordination deficiencies were found that required additional architectural review, interpretation of the contract documents, evaluation of corrective measures, and coordination with the contractor. These services were beyond those anticipated under the original design scope and resulted in additional professional services totaling approximately **$1,568.75**.

Specific construction-related issues included:

- Review of the hollow metal door frame install issues and misaligned frames and joints.
- Review of door position switch issues.
- Review of clean agent system door requirements for construction and testing.

Mechanical and HVAC

During construction, significant additional architectural and engineering services were required to address mechanical and HVAC installation and coordination issues encountered in the field. These efforts included evaluation of contractor-installed work, investigation of system conflicts, review of proposed corrective measures, coordination with the contractor and specialty subcontractors, and development of revisions necessary to maintain system functionality and compliance with the project requirements. Particular effort was required to address HVAC routing conflicts, laboratory system coordination, equipment-related modifications, and other mechanical issues that arose during construction and were not part of the anticipated construction administration scope. These additional professional services resulted in fees totaling **$3,018.75**.

Specific construction-related issues included:

- Additional design services requested during submittal review of compressed gas bottle rack and substitution request for specialty gas manifolds
- Onsite meeting to review duct openings through the hardened room wall and follow up structural design coordination and duct redesign.
- Drawing revisions and field directives to coordinate the Incubator refrigerant pipe routing and condenser locations.
- Post HVAC start-up meetings to review performance issues (high humidity)

Fire Protection Routing Conflicts

Fire protection was a delegated design service provided by the contractor which required 7 hours of additional architectural services by Lawrence R. Livergood and James P. Solon to evaluate and resolve field coordination issues related to fire protection system routing. The additional professional services attributable to this issue totaled **$1,135.00**.

Specific construction-related issues included:

- Fire sprinkler pipe conflicts with door headers and ceiling bulkheads.

SUMMARY OF ADDITIONAL SERVICES

Additional Service	Fee
Electrical and Lighting	$2,380.00
Structural	$522.50
Roofing and Roof Insulation	$4,538.75
Wall Construction and Finishes	$6,325.00
Door Installation	$1,568.75
Mechanical and HVAC	$3,018.75
Fire Protection Routing Conflicts	$1,135.00
Total Additional Services	**$19,488.75**

The additional services described above were necessitated by field conditions, installation deficiencies, non-conforming work, coordination conflicts, and corrective design efforts. These services required substantial time and resources from AEX personnel and consultants and extended beyond the level of effort anticipated under the original construction administration scope.

AEX respectfully requests approval of $19,488.75 for these additional services.

Sincerely,

ARCHITECTURAL EXPRESSIONS, LLP

J. RYAN ANDERSON, AIA

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October 14, 2026

Don Miller, P.E., MEng
Director of Engineering
Sanitary District of Decatur
501 Dipper Lane
Decatur, Illinois 62522

RE: SDD ADMINISTRATIVE WORKFORCE CENTER
ADDITIONAL SERVICES RESULTING FROM EXTENDED COMPLETION DATE
(AEX 6692)

Dear Don:

As construction of the New Administration and Laboratory Facility extended significantly beyond the anticipated completion date, Architectural Expressions, LLP was required to provide additional construction oversight and project meeting services beyond those contemplated in the original scope of services. These additional efforts were necessary to support project completion, address unresolved field issues, review contractor progress, and assist the District in maintaining project momentum during the extended construction period.

The additional services are summarized in the following four categories.

Extended Construction Meetings

The prolonged construction duration required numerous additional progress meetings, coordination meetings, site reviews, and discussions with the District, contractor, subcontractors, and consultants. These meetings were necessary to review contractor progress, address ongoing construction issues, coordinate corrective actions, evaluate field conditions, monitor outstanding work, and assist in moving the project toward completion.

These services continued beyond the construction period anticipated in AEX's original scope and resulted in additional professional fees of **$18,755.00**.

Extended Submittal Services

Because construction activities continued beyond the anticipated completion date, AEX was required to review additional product data, shop drawings, substitutions, resubmittals, and revised documentation after the original construction administration period would normally have concluded.

These reviews required architectural and engineering evaluation, consultant coordination, and communication with the contractor to determine compliance with the contract documents. The additional professional fees associated with extended submittal services totaled **$1,283.75**.

Extended RFIs, Directives, and Change Orders

The extended construction period also generated continuing Requests for Information, field directives, clarification requests, coordination issues, proposed changes, and change order documentation requiring involvement by AEX.

These services included evaluating field conditions, coordinating consultant input, preparing responses and supplemental direction, reviewing proposed corrective measures, documenting required revisions, evaluating contractor pricing, and assisting the District with the administration and reconciliation of contract changes.

The additional professional fees associated with extended RFIs, directives, and change orders totaled **$14,608.75**.

Extended Pay Application Review

The extended project duration resulted in additional contractor pay applications requiring architectural review and payment recommendations. These services included reviewing the contractor's applications, evaluating reported progress, verifying completed work, reviewing stored materials and contract balances, coordinating questions with the contractor and District, and assessing appropriate payment and retainage.

The number and duration of these reviews exceeded the effort anticipated in the original scope of services. The additional professional fees associated with extended pay application review totaled **$2,947.50**.

Summary of Additional Services

Additional Service	Fee
Extended Construction Meetings	$18,755.00
Extended Submittal Services	$1,283.75
Extended RFIs, Directives, and Change Orders	$14,608.75
Extended Pay Application Review	$2,947.50
Total Additional Services	**$37,595.00**

The additional services described above were required because construction activities continued substantially beyond the anticipated completion date and ongoing professional involvement remained necessary to coordinate the work, address unresolved issues, administer the construction contract, and protect the District's interests through project completion.

AEX respectfully requests approval of $37,595.00 for the additional construction oversight and project meeting services.

We appreciate the opportunity to continue assisting the Sanitary District of Decatur with the completion and closeout of this project.

Sincerely,

ARCHITECTURAL EXPRESSIONS, LLP

J. RYAN ANDERSON, AIA

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November 9, 2026

Don Miller, P.E., MEng
Director of Engineering
Sanitary District of Decatur
501 Dipper Lane
Decatur, Illinois 62522

RE: SDD ADMINISTRATION WORKFORCE CENTER
FEE REQUEST FOR ADDITIONAL SERVICES
(AEX #6692)

Dear Don,

Our last invoice submitted for payment was our June 2025 invoice. Since we were approaching the Not-To-Exceed (NTE) provision in the design services agreement, we pause further invoicing with the expectation that the project would reach Substantial Completion by October 9, 2025, as indicated in the construction agreement. Since that time, we feel we have provided additional services that are not considered basic design services per the agreement. These services are as follows:

SERVICES RESULTING FROM EXTENDED COMPLETION DATE

Substantial Completion was officially achieved on March 13, 2026, which had a direct impact on the additional time we were required to commit to this project, as follows:

- Extended Construction Meeting Representation
- Extended Submittal Services
- Extended RFI, Directives and Change Orders
- Extended Pay Application Review

Our additional costs associated with these services are as follows:

DESCRIPTION	AMOUNT
Extended Construction Meeting Representation	18,755.00
Extended Submittal Services	1,283.75
Extended RFI, Directives and Change Orders	14,608.75
Extended Pay Application Review	2,947.50
Total Extended Services	**37,595.00**

Please see our letter of justification dated October 14, 2026, that provides additional breakdown on these extended services.

FIELD ISSUES RELATED TO CONSTRUCTION

In addition to the extended construction window, the design agreement also established an expectation on the amount of effort needed to assist with field-related construction issues that are not related to design issues or construction documentation.

These services included:

- Electrical and Lighting
- Structural
- Roofing and Roof Insulation
- Wall Construction and Finishes
- Door Installation
- Mechanical and HVAC
- Fire Protection Routing Conflicts

Our additional costs associated with these services are as follows:

DESCRIPTION	AMOUNT
Electrical and Lighting	2,380.00
Structural	522.50
Roofing and Roof Insulation	4,538.75
Wall Construction and Finishes	6,325.00
Door Installation	1,568.75
Mechanical and HVAC	3,018.75
Fire Protection Routing Conflicts	1,135.00
Total Additional Construction Related Services	**19,488.75**

Please see our letter of justification dated October 14, 2026, that provides additional breakdown regarding these issues.

ADDITIONAL CLIENT SERVICES

The design agreement also identified services that are considered either supplemental, additional or reimbursable with respect to the basic design services. The following services were provided at the request of the district, which we feel are subject to additional compensation.

- Expanded Field Observation and Reporting

  The agreement required periodic trips to the jobsite to help establish general conformance with the contract documents as a basic service. These trips were included with each bi-weekly progress meeting.

  During construction we were asked to assist with written reports to help the sanitary district document progress. This service resulted in 29 field reports and additional trips to the jobsite which we feel is an additional service per the design agreement.

- Expanded Punch List Services

  Typically punch list services are provided upon notification from the contractor that their work is complete, followed by a walkthrough, punch list report, and another walkthrough to confirm the work is complete.

  At the district's request, the punch list review was started in advance of the contractor's notification and completed in multiple phases. Although we feel this was productive and helped keep the project on track, the phased approach, together with punching out incomplete work, added significant time to this task.

  Please note, our time associated with final walkthrough, combined report assembly, and follow up walkthrough were completed as a basic service and is not included in this request.

- Outside Contractor Coordination

  The sanitary district was responsible for the direct procurement of the fire alarm, security system, wayfinding signage, and IT/network wiring. The time associated with coordinating this work during the construction phase is considered an additional service. [drawing updates from SWR?]

- Requested Flooring Modifications

  The conference room layout was altered during the construction phase which required a review of the floor outlets, carpet alterations, and a revised furnishing plan to document the changes for contractor pricing.

- Independent Consultant Coordination (Lab)

  Assistance was provided for several construction related issues, such as dishwashing equipment, countertops, sink relocations, and incubator specifications, that we feel should have been the responsibility of the district's independent lab design firm.

- Furnishings Procurement Assistance

  District staff requested several meetings during construction for assistance with finalizing the furnishing requirements which resulted in 5-7 reconfigured plans that also included casework and outlet revisions. These revisions were then used by the district for new furnishings procurement and issued to the contractor for final construction coordination.

- Rebate Assistance

  Consultation was provided for Federal tax incentives and Ameren energy rebates.

Our additional costs associated with these services are as follows:

DESCRIPTION	AMOUNT
Expanded Field Observation and Reporting	14,737.50
Expanded Punch List Services	17,792.50
Outside Contractor Coordination	2,112.50
Requested Flooring Modifications	2,017.50
Independent Consultant Coordination (Lab)	4,351.25
Furnishings Procurement Assistance	9,752.90
Rebate Assistance	787.50
Total Additional Client Services	**51,551.65**

CREDITS

We also acknowledge the following work items that have resulted in rework costs for which AEX has agreed to credit back to the district:

- Vacuum System Changes in Utility Room 418

  The contract requirement included basic provisions to provide a vacuum pump, vacuum piping, sealant water piping and vacuum pump power. Missing components were added in the vacuum system to automate the operation, reduce pump short-cycling, and further protect the system during operation.

- Sliding Door Header Alignment

  The height of the storage room doors was specified incorrectly requiring the header to be repositioned after install.

- Installation of higher capacity exhaust fan (EF-5)

  EF-5 is a general exhaust fan in the lab that works inversely to the lab fume hood exhaust fans. The fan was sized assuming at least one fume hood would run at any given time. The fan was replaced with a larger capacity fan that can work with no fume hoods running.

- Install larger expansion tank on HW loop

  The heating HW system volume was increased significantly during construction because of a change in best practices across the modular chiller industry. The system's expansion tank needed to increase because of the added volume, but it was not discovered until after the system began operation.

The credits associated with these work items are provided as follows:

DESCRIPTION	AMOUNT
Vacuum System Changes in Utility Room 418	-4,910.00
Sliding Door Header Alignment	-5,500.00
Installation of higher capacity exhaust fan (EF-5)	-12,339.00
Install larger expansion tank on HW loop	-4,776.60
Credits Against Fee Request	**-27,525.60**

REQUESTED FEE ADJUSTMENT

A summary of these requested fee adjustments is as follows:

DESCRIPTION	AMOUNT
Extended Services	37,595.00
Field Issues Related to Construction	19,488.75
Additional Client Services	51,551.65
Credits Against Fee Request	-27,525.60
Total Fee Request	**81,109.80**

We respectfully request these extended and additional services as well as any warranty and closeout services not specifically included as basic services in the agreement be accepted for invoicing over our current Not-To-Exceed fee of $938,000.00 so that we can submit our final invoice for this project.

Sincerely,

ARCHITECTURAL EXPRESSIONS, LLP

J. RYAN ANDERSON, AIA

Sanitary District of Decatur

CONTRACTOR PROPOSAL - BID TABULATION

Project: **045 Building Demolition**
Bid Date: **11/10/2026**
Bid Time: **10:00 AM**

Item #	Pay Item	QTY	UOM	Engineers Estimate		Entler Excavating Inc.	
				Unit Price	Total	Unit Price	Total
1	Disconnect and terminate all utilities from the building.	1	LS	$ 7,264	$ 7,264	$ 27,000	$ 27,000
2	Remove and dispose all materials inside the building.	1	LS	$ 51,741	$ 51,741	$ 654,000	$ 654,000
3	Demolish and dispose of building debris	1	LS	$ 469,200	$ 469,200	$ 1,000	$ 1,000
4	Backfill and compact north wing basement with clay.	1	LS	$ 40,940	$ 40,940	$ 25,000	$ 25,000
5	Install 6” compacted CA6 under all remaining basement floors.	1	LS	$ 9,177	$ 9,177	$ 20,000	$ 20,000
6	Establish finish grade over north wing with new topsoil.	1	LS	$ 7,500	$ 7,500	$ 10,000	$ 10,000
7	Perform final grading and seeing	1	LS	$ 5,000	$ 5,000	$ 10,000	$ 10,000
8	Establish 225 lineal feet, more or less, of safety fence. Install new fence posts with reclaimed top rail and chain link and new 4” yellow corrugated pipe on top rail	225	LF	$ 50	$ 11,250	$ 40	$ 9,000
9	Demolish east stairs and reestablish sidewalk	1	LS	$ 10,000	$ 10,000	$ 10,000	$ 10,000
10	Install Mountable curb adjacent to south pavement	180	LF	$ 260	$ 46,800	$ 90	$ 16,200
11	Install conduit from Quazite box and transformer through foundation	1	LS	$ 5,000	$ 5,000	$ 10,000	$ 10,000
12	Concrete infill of knock out wall and corner bracing.	1	LS	$ 10,000	$ 10,000	$ 27,500	$ 27,500
13	Removal of all remaining building contents	1	LS	$ 5,000	$ 5,000		$ -
14	Miscelaneous Contingency	1	LS	$ 65,000	$ 65,000	$ 65,000	$ 65,000
				OH&P	$ 167,218		
					$ -		$ -
					$ -		$ -
	TOTAL BID AS READ:				$ 911,090.73		$ 884,700.00
	Total Bid as Corrected				$ 911,090.73		**$ 884,700.00**