

From: [Shymansky, Shannon C.](#)
To: [Shymansky, Shannon C.](#)
Subject: IVHQ Quincy, IL - Historic/MOA - legal
Date: Friday, July 16, 2021 1:04:33 PM
Attachments: [image001.png](#)
[il.va.ivh quincy campus reconstruction and water system replacement.MOA FINAL 5.6.21.docx](#)
Importance: High

From: Bennett, Alec (CFM) <Alec.Bennett@va.gov>
Sent: Thursday, May 6, 2021 12:47 PM
To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Cc: Gaug, Anna <Anna.Gaug@va.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Watson, Connie J. <Connie.Watson@illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; r.ramachandran@perkinseastman.com; Henry Zimoch <hzimoch@hpzs.com>
Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal
Importance: High

Anthony,

I hope you are doing well.

VA OGC had only very minor edits to the Quincy MOA. Please see attached in track changes.

If this looks good to SHPO, please let me know, and I will: 1) accept changes, 2) ask the VA signatory to sign, and then 3) send out the MOA for SHPO and ILDVA for signatures.

Thank you for all your help with this!

Best Regards,
Alec

Alec Bennett
Senior Historic Preservation Specialist
Department of Veterans Affairs
Cell: 202.855.0727

From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Sent: Monday, May 3, 2021 2:05 PM
To: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>; Bennett, Alec (CFM) <Alec.Bennett@va.gov>
Cc: Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry Zimoch <hzimoch@hpzs.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Porter, Melissa <Melissa.Porter@illinois.gov>
Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

I have to add another email to our inboxes about this draft MOA...

IDNR legal has reviewed the draft MOA and added one phrase to the Dispute Resolution section (IV.A). See attached with changes tracked. That should capture all of the SHPO's changes.

Anthony Rubano, Deputy State Historic Preservation Officer

Illinois State Historic Preservation Office

Illinois Department of Natural Resources

One Old State Capitol Plaza

Springfield, Illinois 62701

Please contact me through email rather than my office phone:

anthony.rubano@illinois.gov

From: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Sent: Monday, May 3, 2021 1:18 PM

To: Bennett, Alec (CFM) <Alec.Bennett@va.gov>; Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Cc: Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry Zimoch <hzimoch@hpzs.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Porter, Melissa <Melissa.Porter@illinois.gov>

Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal

Thank you Alec and Anthony for the confirmations on Schapers.

This looks good to me as well.

With best wishes

Ramu

L. Ramu Ramachandran, AIA, LEED AP

Associate Principal

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From: Bennett, Alec (CFM) <Alec.Bennett@va.gov>

Sent: Monday, May 3, 2021 12:35 PM

To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Cc: Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry Zimoch <hzimoch@hpzs.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>

Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

CAUTION: External E-mail

Anthony,

Thank you. USDVA concurs with including Schapers as mitigation and folding it back into the MOA.

I've attached the MOA from this morning with two additions in track changes: 1) the CDB number, and 2) Schapers Hospital in the mitigation.

If you could give the OK on this version, it would be greatly appreciated.

Ramu,

I believe you asked the ILDVA general counsel to review the updated MOA. Once this review is complete, USDVA general counsel will need a couple of days to review before we can start circulating for signatures.

Believe this is the path forward but please let me know if there is something I am missing.

Best Regards,
Alec

Alec Bennett
Senior Historic Preservation Specialist
Department of Veterans Affairs
Cell: 202.855.0727

From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Sent: Monday, May 3, 2021 12:38 PM

To: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>; Bennett, Alec (CFM) <Alec.Bennett@va.gov>; Henry Zimoch <hzimoch@hpzs.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.gov>; Porter, Melissa <Melissa.Porter@Illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>

Subject: [EXTERNAL] RE: IVHQ Quincy, IL - Historic/MOA - legal

We're happy to keep Schapers in as mitigation for this undertaking. If Schapers is demolished in future, we'll deal with that undertaking and its attendant mitigation then. We are not able to consider past actions as mitigation for future adverse effects; however, CJ and I feel that whatever mitigation there may be for a possible demo of Schapers should and will take into consideration the Schapers recordation happening now and that the future mitigation should, therefore, be less than what we would normally ask.

Unless you disagree, I don't think that we need to change the draft MOA to explain why Schapers is being recorded but is not a part of the adverse effect that is being mitigated.

Anthony Rubano, Deputy State Historic Preservation Officer
Illinois State Historic Preservation Office
Illinois Department of Natural Resources
One Old State Capitol Plaza
Springfield, Illinois 62701
Please contact me through email rather than my office phone:
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From: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>
Sent: Monday, May 3, 2021 10:58 AM
To: Bennett, Alec (CFM) <Alec.Bennett@va.gov>; Henry Zimoch <hzimoch@hpzs.com>; Rubano, Anthony <Anthony.Rubano@Illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>
Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>
Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal

Alec is right, and thank you Anthony for asking about Schapers.

An answer on Schapers:

Not intended for demolition (for now) .

The demolition of Schapers was dropped as part of a Value Engineering exercise. It is going to be left unused, but with heating and cooling systems in place. Residents are going to be using the building until the new building is complete and they can be moved over.

A question on Schapers:

Knowing how difficult it is for Gwen and IDVA to have these studies authorized and completed, and knowing that the DVA may seek keep open their options to demolish it in the future (maybe separate funds / as an independent project in the future, can it continue to remain as part of the HABS submissions? I understand Anthony and laec may need to discuss this as a side bar and let us know your opinion.

With thanks

Ramu

L. Ramu Ramachandran, AIA, LEED AP

Associate Principal

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From: Bennett, Alec (CFM) <Alec.Bennett@va.gov>
Sent: Monday, May 3, 2021 10:52 AM
To: Henry Zimoch <hzimoch@hpzs.com>; Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Ramu Ramachandran <R.Ramachandran@perkinseastman.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>
Cc: Diehl, Gwen <Gwen.Diehl@Illinois.gov>; Porter, Melissa <Melissa.Porter@Illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>
Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

CAUTION: External E-mail

According to a email I received from Chris MacGibbon on March 17, Schapers is no longer proposed to be demolished. That is why it was removed from the current version of the MOA.

Chris – please confirm.

Thank you,
Alec

Alec Bennett
Senior Historic Preservation Specialist
Department of Veterans Affairs
Cell: 202.855.0727

From: Henry Zimoch <hzimoch@hpzs.com>
Sent: Monday, May 3, 2021 11:47 AM
To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Ramu Ramachandran <R.Ramachandran@perkinseastman.com>
Cc: Diehl, Gwen <Gwen.Diehl@Illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@Illinois.gov>; Bennett, Alec (CFM) <Alec.Bennett@va.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>
Subject: [EXTERNAL] RE: IVHQ Quincy, IL - Historic/MOA - legal

Hello Anthony,

Schapers Hospital is one of the original 8 buildings included in the previous MOA, and should be included in the current iteration.

Henry Zimoch, AIA
Senior Principal
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Preserving a Sustainable Future



From: Rubano, Anthony [<mailto:Anthony.Rubano@Illinois.gov>]
Sent: Monday, May 03, 2021 10:41 AM
To: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>
Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>;
Porter, Melissa <Melissa.Porter@illinois.gov>; Alec Bennett (Alec.Bennett@va.gov)
<Alec.Bennett@va.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry Zimoch
<hzimoch@hpzs.com>
Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

Hi Ramu,

We are not able to issue a letter or email that accepts fieldwork or the HABS images until the MOA is signed. We have no problem receiving the water tower fieldwork and HABS images separately from the rest. We already have the fieldwork and the HABS images for the following structures:

1. Elmore Infirmary
2. Fletcher Infirmary
3. Kent Infirmary
4. Markword Infirmary
5. Northern Guest House
6. Schapers Hospital
7. Truck Maintenance Garage
8. Vehicle Garage

We can issue an acceptance letter/email for those 8 upon MOA signature, and work can begin to those specific buildings. When the water tower field notes and images are submitted, we can deal with those separately and at a later date.

One last thing: Schapers is not listed in the draft MOA, but HABS images have been taken of it. Can you and Henry refresh my memory – is Schapers being demolished? Do we need to add it to the MOA?

One last, last thing: We have a new division head, Carey Mayer, so I have replaced Bob Appleman's name with hers on our signature page. That's the only change to the attached draft since I forwarded the draft MOA on 4/30.

Anthony Rubano, Deputy State Historic Preservation Officer
[Illinois State Historic Preservation Office](#)
[Illinois Department of Natural Resources](#)
One Old State Capitol Plaza
Springfield, Illinois 62701
Please contact me through email rather than my office phone:
anthony.rubano@illinois.gov

From: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>
Sent: Monday, May 3, 2021 8:52 AM
To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Alec Bennett (Alec.Bennett@va.gov) <Alec.Bennett@va.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry G. Zimoch (hzimoch@hpzs.com) <hzimoch@hpzs.com>
Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal

Dear Anthony:

I have forwarded the document to Henry Zimoch at HPZS for their information. I would like to express my gratitude to the USDVA and IL SHPO for helping shepherd us through this process and expediting your interactions and reviews.

As the execution of the MOA gets close, I have a request on behalf of the state.

1. The Design Build contractor intends start of demo June 1st, and awaits CDB's authorization to do so. In this context, would the IL SHPO accept the HABS field work on the buildings now.....and allow the HABS field work for the Water Tower to be submitted later (the water tower was added only a few weeks ago)?
2. Would Alec at the USDVA please inform us and the IL SHPO if they have a format the acceptance of the work? (Email/letter etc.).

We look set on this end. HABS digital final photographs have been sent to the IL SHPO for review, and the start of this review period is awaiting the execution of the MOA.

With best wishes and hope everyone has a great week,
Ramu

L. Ramu Ramachandran, AIA, LEED AP
Associate Principal

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From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Sent: Friday, April 30, 2021 3:12 PM

To: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>
Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>;
Porter, Melissa <Melissa.Porter@illinois.gov>; Alec Bennett (Alec.Bennett@va.gov)
<Alec.Bennett@va.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>
Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

CAUTION: External E-mail

This week, we heard back from the National Park Service with some minor suggestions to the recordation parts of the MOA. I have incorporated them into the draft with changes tracked. See attached. No content was changed. The NPS said it would normally treat the water tower as a HAER recordation, but since it is a part of a larger submission of HABS recordations, they would rather keep the tower with the HABS submission and not a stand-alone HAER. We're sending the attached revised MOA back to our legal just to get their blessing. We'll let you know if they would like to change anything.

Please provide any comment you all may have. Enjoy the weekend.

Anthony Rubano, Deputy State Historic Preservation Officer
[Illinois State Historic Preservation Office](#)
[Illinois Department of Natural Resources](#)
One Old State Capitol Plaza
Springfield, Illinois 62701
Please contact me through email rather than my office phone:
anthony.rubano@illinois.gov

From: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>
Sent: Monday, April 26, 2021 12:15 PM
To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>
Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>;
Porter, Melissa <Melissa.Porter@illinois.gov>; Alec Bennett (Alec.Bennett@va.gov)
<Alec.Bennett@va.gov>
Subject: [External] IVHQ Quincy, IL - Historic/MOA - legal

Dear Anthony and CJ:
Hope you had a great weekend.

I heard that the MOA is in its final stages with a legal review at IL SHPO/IDNR. With the IDVA being a signatory, Gwen mentioned that the IDVA legal team would ask for a quick review.

Would you be willing to forward the final-draft-for-review with Gwen for this review purpose? We would hope this would help expedite the overall process.

With best wishes, and hope you have a great week,

Ramu

L. Ramu Ramachandran, AIA, LEED AP

Associate Principal

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**MEMORANDUM OF AGREEMENT AMONG
THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS,
THE ILLINOIS DEPARTMENT OF VETERANS' AFFAIRS AND THE
ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF CERTAIN BUILDINGS AND THE
REPLACEMENT OF THE WATER SYSTEM AT
THE ILLINOIS VETERANS' HOME AT QUINCY, ILLINOIS
(SHPO LOG #013012819)
(CDB Project No. 040-010-115)**

WHEREAS, the Illinois Department of Veterans' Affairs (ILDVA) owns and administers the Illinois Veterans' Home at 1707 North 12th Street in the City of Quincy, Adams County, IL (Home); and

WHEREAS, ILDVA, working with the Illinois Capital Development Board (CDB), proposes to undertake the demolition of Kent Infirmary (W0650), Elmore Infirmary (W0646), Fletcher Infirmary (W0618), Markword Infirmary (W0647), the Northern Guesthouse (W0603), the Truck Maintenance Garage (W0653), the Vehicle Garage (W0637), and the Water Tower (collectively referred to as Buildings) in the Home; and

WHEREAS, ILDVA will receive a reimbursement grant for the project from the United States Department of Veterans Affairs (USDVA), which constitutes an Undertaking subject to review under Section 106 of the National Historic Preservation Act of 1966, as amended, 54 U.S.C. § 306108, and its implementing regulations (36 CFR Part 800) (Act); and

WHEREAS, the CDB, in its role at the State of Illinois' construction management agency, is to oversee the design and construction of all work on these Buildings as part of the CDB's project number 040-010-115; and 040-010-114.

WHEREAS, ILDVA has been invited to sign this Memorandum of Agreement (Agreement) as an Invited Signatory; and

WHEREAS, the State Historic Preservation Office currently resides within the Illinois Department of Natural Resources (IDNR), and the Director of IDNR is the duly designated State Historic Preservation Officer (SHPO); and

WHEREAS, the SHPO determined on February 21, 2019 that the Home is eligible for listing to the National Register of Historic Places (NRHP) as a historic district, and that the Buildings contribute to that historic district; and

WHEREAS, the USDVA has determined that the Undertaking will have an adverse effect on the Buildings that are eligible for the NRHP; and

WHEREAS, in accordance with 36 CFR § 800.6(a)(1) and 36 CFR § 800.10(b), the USDVA has notified the Advisory Council on Historic Preservation (ACHP) of the adverse effect

determination, and the ACHP has chosen not to participate in the consultation pursuant to 36 CFR§ 800.6(a)(1)(iii);

WHEREAS, USDVA has invited the Osage Nation to participate in consultation pursuant to 36 CFR § 800.2(c)(2), and the Osage Nation did not respond to USDVA’s request to participate; and

WHEREAS, USDVA has invited Landmarks Illinois, the City of Quincy, and Quincy Preserves to participate in consultation pursuant to 36 CFR § 800.2(c), and these potential consulting parties did not respond to USDVA’s request to participate; and

NOW, THEREFORE, the USDVA, ILDVA and the SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations in this Memorandum of Agreement (Agreement) in order to mitigate the adverse effects of this Undertaking to the NRHP-eligible properties.

STIPULATIONS

I. MITIGATION

ILDVA, working with the CDB, shall retain a historical contractor(s) of their choice (Contractor) who meets the Secretary of the Interior’s Qualifications (36 CFR Part 61, https://www.nps.gov/history/local-law/arch_stnds_9.htm) to complete the measures described below. Prior to the completion of the demolition of the Undertaking, ILDVA will ensure that the following HABS recordation (see: <https://www.nps.gov/hdp/standards/index.htm>) is completed by the Contractor for:

- Elmore Infirmary
- Fletcher Infirmary
- Kent Infirmary
- Markword Infirmary
- Northern Guest House
- Schapers Hospital
- Truck Maintenance Garage
- Vehicle Garage
- Water Tower

The Contractor must consult with the SHPO prior to the initiation of the work to ensure that expectations are understood.

A. Recordation

1. Fieldwork: Site Visit, Photography, Measurements

- a. The Contractor shall take site, interior, and exterior digital images of the eight buildings. These photos should be used for reference

in developing the architectural description outlined in I.A.2.d. Field notes/sketches should be used to create the CAD-based sketch plans outlined in I.A.2.a.

- b. The Contractor shall submit draft digital images of the same or very similar views that are proposed for HABS photography to the SHPO for comment. Selection of view and quantity of images shall be done in consultation with the SHPO. Images must include site, elevations, distinctive exterior and interior architectural features, primary interior spaces, and representative non-primary interior spaces. Upon SHPO concurrence in writing of the selected draft views, the Contractor may proceed with taking the final HABS photography as outlined in I.A.1.c.
 - c. Final HABS photographs must be taken by a professional photographer and must include all the views agreed to in I.A.1.b. Photographs must be taken with a large-format film camera using 4" x 5" or larger black-and-white negatives, processed according to HABS/HAER/HALS guidelines, with in-camera perspective correction (as needed).
 - d. Upon completion of I.A.1.a, b, and c, the Contractor shall digitally submit the images and copies of field notes to the SHPO for review and comment. Upon SHPO confirmation in writing that all of the information necessary to complete HABS recordation has been collected, the demolition of the Buildings may commence.
2. Recordation components shall consist of the following items.
- a. Sketch plans, as defined by HABS/HAER/HALS guidelines. For the four buildings: Northern Guest House, Truck Maintenance Garage, Water Tower, and Vehicle Garage for which no drawings exist, they would be letter sized and digitally drawn of the buildings in their current condition. The sketch plans will be included as figures at the end of the relevant report(s) and printed in accordance with Heritage Documentation Programs' (HDP) Transmittal Guidelines. Of the remaining five buildings, they would be 24" x 36" reproductions of original drawings printed drawing-size (see I.A.2.e).
 - b. HABS photographs. Prints from the negatives taken in I.A.1.c must be either wet processed on regular (not resin-coated) photo paper or inkjet-printed, according to HABS/HAER/HALS guidelines. The final size of the prints (either 5" x 7" or 8" x 10") and their mounting and labeling shall be done in accordance with guidance provided by the NPS. Final recordation package must

contain the photo prints, original negatives, and a contact sheet, per HABS/HAER/HALS standards.

- c. Archival digital photography. This set of labeled photos are those taken as a part of the reconnaissance and agreed to as stated in I.A.1.a. They should be printed as directed by HDP staff.
 - d. Narrative and description. A written historic narrative and an architectural description of the eight buildings using HABS-designated outline format printed single sided on regular-weight, archival (non-recycled, with 25% cotton fiber content) bond paper.
 - e. Original and/or historic drawings. Any original and/or historic drawings of the eight buildings scanned at a minimum of 400 ppi and dropped full-size onto HABS title blocks. Verify that the original/historic plans can be reproduced in accordance with the U.S. Copyright Act, as amended (see: <https://www.nps.gov/hdp/standards/copyright.htm>). The finished sheets will be printed on vellum in accordance with HDP's Transmittal Guidelines. The Contractor must consult with the SHPO to determine which extant plans warrant scanning and inclusion in the recordation package.
 - f. Original field notes, if applicable (i.e., field sketches, laser-scan info, photogrammetric data info.)
 - g. Historic images and maps. Photographic copies of illustrative historic images and maps must be scanned, and printed, and labeled according to HABS/HAER/HALS guidelines. The Contractor must consult with the SHPO to determine which historic images and maps warrant scanning and inclusion in the recordation package.
 - h. CD/DVD. Digital versions of items I.A.2.a through I.A.2.g must be saved onto an archival CD/DVD.
3. Draft submission. The Contractor shall email in pdf format and mail a hardcopy of the 95% draft of the items in I.A.2.a through g for each of the eight building to the SHPO for review and comment. When the SHPO accepts in writing each building's 95% draft submission, the Contractor will complete the final documentation for that building as directed in I.A.4.
 4. Final submission. Upon completion of the final documentation, the Contractor shall submit the following for each Building to the SHPO:

- a. One (1) HABS recordation package containing items I.A.2.a, b, c, d, e, f, g, and h.
- b. One (1) recordation package containing items I.A.2.a, c, d, e, g, and h in an archival clamshell.

Upon final approval of each building's package, the SHPO will submit the HABS recordation package to the Heritage Documentation Programs in the National Park Service for eventual deposit in the Library of Congress, and the SHPO will deposit the recordation package with the Abraham Lincoln Presidential Library in Springfield, Illinois.

B. Historic Context and Significance

A written historic context (with illustrations, as necessary) and significance of the Illinois Veterans' Home in Quincy, its development and maturity, including the construction of post-war buildings, must be developed. The Contractor shall email in pdf format and mail a hardcopy of the 95% draft of the Historic Context and Significance to the SHPO for review and comment. When the SHPO accepts in writing the 95% draft submission, the Contractor will complete the final Historic Context and Significance in HABS-designated format printed single sided on regular-weight, archival (non-recycled, with 25% cotton fiber content) bond paper and submit it to the SHPO to be included with the Recordation packages in I.A.4.

II. DURATION

This Agreement shall terminate if its stipulations are not carried out within five (5) years from the date of its execution. Prior to such time, USDVA may consult with the other signatories to reconsider the terms of the Agreement and amend it in accordance with Stipulation V. AMENDMENTS, below. USDVA shall notify the signatories as to the course of action it will pursue.

III. POST-REVIEW DISCOVERIES

If potential historic properties are discovered or unanticipated effects on historic properties found, USDVA shall consult with the SHPO immediately and make reasonable efforts to avoid, minimize, or mitigate adverse effects to such properties. In the event of an unanticipated discovery of human remains or burials, USDVA understands and agrees that it must immediately stop work within the area of discovery, and consult with the SHPO.

IV. DISPUTE RESOLUTION

Should any signatory to this Agreement object at any time to any actions proposed or the manner in which the terms of this Agreement are implemented, USDVA shall consult with the signatories to resolve the objection. If the signatories cannot agree regarding a

dispute, the signatories shall

- A. Forward all documentation relevant to the dispute, including any timely advice or comments regarding the dispute from the signatories and concurring parties and USDVA's proposed resolution, to the ACHP. The ACHP shall provide USDVA with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, USDVA shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, signatories and concurring parties, and provide them with a copy of this written response. USDVA will then proceed according to its final decision.
- B. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day time period, USDVA may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, USDVA shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring parties to the Agreement and provide them and the ACHP with a copy of such written response.
- C. USDVA's responsibility to carry out all other actions subject to the terms of this Agreement that are not the subject of the dispute remain unchanged.

V. AMENDMENTS

This Agreement may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy is signed by all of the signatories.

VI. TERMINATION

If any signatory to this Agreement determines that its terms become impossible to carry out, that party shall immediately consult with the other parties to attempt to develop an amendment per Stipulations V and VI above. If within thirty (30) days an amendment cannot be reached, any signatory may terminate the Agreement upon written notification to the other signatories.

Once this Agreement is terminated, and prior to work continuing on the Undertaking, USDVA must either (a) execute a Memorandum of Agreement pursuant to 36 CFR § 800.6 or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR § 800.7. USDVA shall notify the signatories as to the course of action it will pursue.

VII. COUNTERPARTS; FACSIMILE OR .PDF SIGNATURES

This Agreement may be executed in counterparts, each of which shall be considered an original and together shall be one and the same Agreement. A facsimile or .pdf copy of

this Agreement and any signatures thereon will be considered for all purposes as an original.

VIII. DISTRIBUTION OF AGREEMENT

In order to meet the requirements of Section 106. 36 CFR § 800.6(b)(1)(iv), upon the execution of this Agreement and prior to approving the Undertaking, the USDVA must transmit to the ACHP the executed Agreement along with the documentation specified in Section 800.11(f).

IX. EFFECTIVE DATE

This Agreement is effective on the date signed by USDVA.

EXECUTION of this Agreement by USDVA, ILDVA and the SHPO and the implementation of its terms evidence that USDVA, ~~ILDVA and the SHPO~~ has taken into account the effects of this undertaking on historic properties and have has -afforded the ACHP an opportunity to comment on the effects of the Undertaking in compliance with the Act.

[Signature Pages to follow]

**MEMORANDUM OF AGREEMENT AMONG
THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS,
THE ILLINOIS DEPARTMENT OF VETERANS' AFFAIRS AND THE
ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF CERTAIN BUILDINGS AND THE
REPLACEMENT OF THE WATER SYSTEM AT
THE ILLINOIS VETERANS' HOME AT QUINCY, ILLINOIS
(SHPO LOG #013012819)
(CDB Project No. 040-010-115)**

SIGNATORY

UNITED STATES DEPARTMENT OF VETERANS' AFFAIRS (USDVA)

Signature: _____ Date: _____

Name: _____

Title: _____

**MEMORANDUM OF AGREEMENT AMONG
THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS,
THE ILLINOIS DEPARTMENT OF VETERANS' AFFAIRS AND THE
ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF CERTAIN BUILDINGS AND THE
REPLACEMENT OF THE WATER SYSTEM AT
THE ILLINOIS VETERANS' HOME AT QUINCY, ILLINOIS
(SHPO LOG #013012819)
(CDB Project No. 040-010-115)**

INVITED SIGNATORY

ILLINOIS DEPARTMENT OF VETERANS' AFFAIRS (ILDVA)

Signature: _____ Date: _____

Name: _____

Title: _____

**MEMORANDUM OF AGREEMENT AMONG
THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS,
THE ILLINOIS DEPARTMENT OF VETERANS' AFFAIRS AND THE
ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF CERTAIN BUILDINGS AND THE
REPLACEMENT OF THE WATER SYSTEM AT
THE ILLINOIS VETERANS' HOME AT QUINCY, ILLINOIS
(SHPO LOG #013012819)
(CDB Project No. 040-010-115)**

SIGNATORY

ILLINOIS DEPUTY STATE HISTORIC PRESERVATION OFFICER (SHPO)

By: _____ Date: _____
Carey Mayer, Deputy State Historic Preservation Officer
Illinois Department of Natural Resources

From: [Shymansky, Shannon C.](mailto:Shymansky,Shannon.C)
To: [Shymansky, Shannon C.](mailto:Shymansky,Shannon.C)
Subject: IVHQ Quincy, IL - Historic/MOA - legal
Date: Friday, July 16, 2021 1:08:26 PM
Attachments: [image001.png](#)

From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Sent: Thursday, May 6, 2021 2:21 PM
To: Bennett, Alec (CFM) <Alec.Bennett@va.gov>
Cc: Gaug, Anna <Anna.Gaug@va.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Watson, Connie J. <Connie.Watson@illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; r.ramachandran@perkinseastman.com; Henry Zimoch <hzimoch@hpzs.com>
Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

This looks great. Thanks, Alec. When you send it back to us with all changes accepted, we will forward it internally for signature.

Anthony Rubano, Deputy State Historic Preservation Officer

[Illinois State Historic Preservation Office](#)

[Illinois Department of Natural Resources](#)

One Old State Capitol Plaza

Springfield, Illinois 62701

Please contact me through email rather than my office phone:

anthony.rubano@illinois.gov

From: Bennett, Alec (CFM) <Alec.Bennett@va.gov>
Sent: Thursday, May 6, 2021 12:47 PM
To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Cc: Gaug, Anna <Anna.Gaug@va.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Watson, Connie J. <Connie.Watson@illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; r.ramachandran@perkinseastman.com; Henry Zimoch <hzimoch@hpzs.com>
Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal
Importance: High

Anthony,

I hope you are doing well.

VA OGC had only very minor edits to the Quincy MOA. Please see attached in track changes.

If this looks good to SHPO, please let me know, and I will: 1) accept changes, 2) ask the VA signatory to sign, and then 3) send out the MOA for SHPO and ILDVA for signatures.

Thank you for all your help with this!

Best Regards,
Alec

Alec Bennett
Senior Historic Preservation Specialist
Department of Veterans Affairs
Cell: 202.855.0727

From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Sent: Monday, May 3, 2021 2:05 PM
To: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>; Bennett, Alec (CFM) <Alec.Bennett@va.gov>
Cc: Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry Zimoch <hzimoch@hpzs.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Porter, Melissa <Melissa.Porter@illinois.gov>
Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

I have to add another email to our inboxes about this draft MOA...

IDNR legal has reviewed the draft MOA and added one phrase to the Dispute Resolution section (IV.A). See attached with changes tracked. That should capture all of the SHPO's changes.

Anthony Rubano, Deputy State Historic Preservation Officer
Illinois State Historic Preservation Office
Illinois Department of Natural Resources
One Old State Capitol Plaza
Springfield, Illinois 62701
Please contact me through email rather than my office phone:
anthony.rubano@illinois.gov

From: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>
Sent: Monday, May 3, 2021 1:18 PM
To: Bennett, Alec (CFM) <Alec.Bennett@va.gov>; Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Cc: Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry Zimoch <hzimoch@hpzs.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Porter, Melissa <Melissa.Porter@illinois.gov>
Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal

Thank you Alec and Anthony for the confirmations on Schapers.
This looks good to me as well.
With best wishes
Ramu

L. Ramu Ramachandran, AIA, LEED AP

Associate Principal

PERKINS EASTMAN

The Rookery 209 South LaSalle Street Suite 400 | Chicago, IL 60604 | US

T. +1 312 873 6262 | M. +1 312 237 6683

E. r.ramachandran@perkinseastman.com

www.perkinseastman.com

From: Bennett, Alec (CFM) <Alec.Bennett@va.gov>

Sent: Monday, May 3, 2021 12:35 PM

To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Cc: Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry Zimoch <hzimoch@hpzs.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>

Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

CAUTION: External E-mail

Anthony,

Thank you. USDVA concurs with including Schapers as mitigation and folding it back into the MOA.

I've attached the MOA from this morning with two additions in track changes: 1) the CDB number, and 2) Schapers Hospital in the mitigation.

If you could give the OK on this version, it would be greatly appreciated.

Ramu,

I believe you asked the ILDVA general counsel to review the updated MOA. Once this review is complete, USDVA general counsel will need a couple of days to review before we can start circulating for signatures.

Believe this is the path forward but please let me know if there is something I am missing.

Best Regards,
Alec

Alec Bennett
Senior Historic Preservation Specialist
Department of Veterans Affairs
Cell: 202.855.0727

From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Sent: Monday, May 3, 2021 12:38 PM

To: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>; Bennett, Alec (CFM) <Alec.Bennett@va.gov>; Henry Zimoch <hzimoch@hpzs.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.gov>; Porter, Melissa <Melissa.Porter@Illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>

Subject: [EXTERNAL] RE: IVHQ Quincy, IL - Historic/MOA - legal

We're happy to keep Schapers in as mitigation for this undertaking. If Schapers is demolished in future, we'll deal with that undertaking and its attendant mitigation then. We are not able to consider past actions as mitigation for future adverse effects; however, CJ and I feel that whatever mitigation there may be for a possible demo of Schapers should and will take into consideration the Schapers recordation happening now and that the future mitigation should, therefore, be less than what we would normally ask.

Unless you disagree, I don't think that we need to change the draft MOA to explain why Schapers is being recorded but is not a part of the adverse effect that is being mitigated.

Anthony Rubano, Deputy State Historic Preservation Officer

[Illinois State Historic Preservation Office](#)

[Illinois Department of Natural Resources](#)

One Old State Capitol Plaza

Springfield, Illinois 62701

Please contact me through email rather than my office phone:

anthony.rubano@Illinois.gov

From: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Sent: Monday, May 3, 2021 10:58 AM

To: Bennett, Alec (CFM) <Alec.Bennett@va.gov>; Henry Zimoch <hzimoch@hpzs.com>; Rubano, Anthony <Anthony.Rubano@Illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Porter, Melissa <Melissa.Porter@Illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>

Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal

Alec is right, and thank you Anthony for asking about Schapers.

An answer on Schapers:

Not intended for demolition (for now) .

The demolition of Schapers was dropped as part of a Value Engineering exercise. It is going to be left unused, but with heating and cooling systems in place. Residents are going to be using the building until the new building is complete and they can be moved over.

A question on Schapers:

Knowing how difficult it is for Gwen and IDVA to have these studies authorized and completed, and

knowing that the DVA may seek keep open their options to demolish it in the future (maybe separate funds / as an independent project in the future, can it continue to remain as part of the HABS submissions? I understand Anthony and laec may need to discuss this as a side bar and let us know your opinion.

With thanks

Ramu

L. Ramu Ramachandran, AIA, LEED AP

Associate Principal

PERKINS EASTMAN

The Rookery 209 South LaSalle Street Suite 400 | Chicago, IL 60604 | US

T. +1 312 873 6262 | M. +1 312 237 6683

E. r.ramachandran@perkinseastman.com

www.perkinseastman.com

From: Bennett, Alec (CFM) <Alec.Bennett@va.gov>

Sent: Monday, May 3, 2021 10:52 AM

To: Henry Zimoch <hzimoch@hpzs.com>; Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Ramu Ramachandran <R.Ramachandran@perkinseastman.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.gov>; Porter, Melissa <Melissa.Porter@Illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>

Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

CAUTION: External E-mail

According to a email I received from Chris MacGibbon on March 17, Schapers is no longer proposed to be demolished. That is why it was removed from the current version of the MOA.

Chris – please confirm.

Thank you,

Alec

Alec Bennett

Senior Historic Preservation Specialist

Department of Veterans Affairs

Cell: 202.855.0727

From: Henry Zimoch <hzimoch@hpzs.com>

Sent: Monday, May 3, 2021 11:47 AM

To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@Illinois.gov>; Bennett, Alec (CFM) <Alec.Bennett@va.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>

Subject: [EXTERNAL] RE: IVHQ Quincy, IL - Historic/MOA - legal

Hello Anthony,

Schapers Hospital is one of the original 8 buildings included in the previous MOA, and should be included in the current iteration.

Henry Zimoch, AIA

Senior Principal

Office: 312.944.9600 | Direct: 312.366.2730 | Cell: 312.498.0977

www.hpzs.com

Preserving a Sustainable Future

HPZS

From: Rubano, Anthony [<mailto:Anthony.Rubano@Illinois.gov>]

Sent: Monday, May 03, 2021 10:41 AM

To: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@Illinois.gov>; Alec Bennett (Alec.Bennett@va.gov) <Alec.Bennett@va.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry Zimoch <hzimoch@hpzs.com>

Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

Hi Ramu,

We are not able to issue a letter or email that accepts fieldwork or the HABS images until the MOA is signed. We have no problem receiving the water tower fieldwork and HABS images separately from the rest. We already have the fieldwork and the HABS images for the following structures:

1. Elmore Infirmary
2. Fletcher Infirmary
3. Kent Infirmary
4. Markword Infirmary
5. Northern Guest House
6. Schapers Hospital
7. Truck Maintenance Garage
8. Vehicle Garage

We can issue an acceptance letter/email for those 8 upon MOA signature, and work can begin to those specific buildings. When the water tower field notes and images are submitted, we can deal

with those separately and at a later date.

One last thing: Schapers is not listed in the draft MOA, but HABS images have been taken of it. Can you and Henry refresh my memory – is Schapers being demolished? Do we need to add it to the MOA?

One last, last thing: We have a new division head, Carey Mayer, so I have replaced Bob Appleman's name with hers on our signature page. That's the only change to the attached draft since I forwarded the draft MOA on 4/30.

Anthony Rubano, Deputy State Historic Preservation Officer

Illinois State Historic Preservation Office

Illinois Department of Natural Resources

One Old State Capitol Plaza

Springfield, Illinois 62701

Please contact me through email rather than my office phone:

anthony.rubano@illinois.gov

From: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Sent: Monday, May 3, 2021 8:52 AM

To: Rubano, Anthony <Anthony.Rubano@illinois.gov>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Alec Bennett (Alec.Bennett@va.gov) <Alec.Bennett@va.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry G. Zimoch (hzimoch@hpzs.com) <hzimoch@hpzs.com>

Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal

Dear Anthony:

I have forwarded the document to Henry Zimoch at HPZS for their information. I would like to express my gratitude to the USDVA and IL SHPO for helping shepherd us through this process and expediting your interactions and reviews.

As the execution of the MOA gets close, I have a request on behalf of the state.

1. The Design Build contractor intends start of demo June 1st, and awaits CDB's authorization to do so. In this context, would the IL SHPO accept the HABS field work on the buildings now.....and allow the HABS field work for the Water Tower to be submitted later (the water tower was added only a few weeks ago)?
2. Would Alec at the USDVA please inform us and the IL SHPO if they have a format the acceptance of the work? (Email/letter etc.).

We look set on this end. HABS digital final photographs have been sent to the IL SHPO for review, and the start of this review period is awaiting the execution of the MOA.

With best wishes and hope everyone has a great week,
Ramu

L. Ramu Ramachandran, AIA, LEED AP

Associate Principal

PERKINS EASTMAN

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T. +1 312 873 6262 | M. +1 312 237 6683

E. r.ramachandran@perkinseastman.com

www.perkinseastman.com

From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Sent: Friday, April 30, 2021 3:12 PM

To: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>;

Porter, Melissa <Melissa.Porter@illinois.gov>; Alec Bennett (Alec.Bennett@va.gov)

<Alec.Bennett@va.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>

Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

CAUTION: External E-mail

This week, we heard back from the National Park Service with some minor suggestions to the recordation parts of the MOA. I have incorporated them into the draft with changes tracked. See attached. No content was changed. The NPS said it would normally treat the water tower as a HAER recordation, but since it is a part of a larger submission of HABS recordations, they would rather keep the tower with the HABS submission and not a stand-alone HAER. We're sending the attached revised MOA back to our legal just to get their blessing. We'll let you know if they would like to change anything.

Please provide any comment you all may have. Enjoy the weekend.

Anthony Rubano, Deputy State Historic Preservation Officer

Illinois State Historic Preservation Office

Illinois Department of Natural Resources

One Old State Capitol Plaza

Springfield, Illinois 62701

Please contact me through email rather than my office phone:

anthony.rubano@illinois.gov

From: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Sent: Monday, April 26, 2021 12:15 PM

To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>;

Porter, Melissa <Melissa.Porter@illinois.gov>; Alec Bennett (Alec.Bennett@va.gov)

<Alec.Bennett@va.gov>

Subject: [External] IVHQ Quincy, IL - Historic/MOA - legal

Dear Anthony and CJ:

Hope you had a great weekend.

I heard that the MOA is in its final stages with a legal review at IL SHPO/IDNR. With the IDVA being a signatory, Gwen mentioned that the IDVA legal team would ask for a quick review.

Would you be willing to forward the final-draft-for-review with Gwen for this review purpose? We would hope this would help expedite the overall process.

With best wishes, and hope you have a great week,

Ramu

L. Ramu Ramachandran, AIA, LEED AP

Associate Principal

PERKINS EASTMAN

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T. +1 312 873 6262 | M. +1 312 237 6683

E. r.ramachandran@perkinseastman.com

www.perkinseastman.com

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From: [Shymansky, Shannon C.](mailto:Shymansky,Shannon.C)
To: [Shymansky, Shannon C.](mailto:Shymansky,Shannon.C)
Subject: IVHQ Quincy, IL - Historic/MOA - legal
Date: Friday, July 16, 2021 1:13:07 PM
Attachments: [image001.png](#)
[il.va.ivh.quincy.campus.reconstruction.and.water.system.replacement.MOA.FINAL.pdf](#)

From: Bennett, Alec (CFM) <Alec.Bennett@va.gov>
Sent: Thursday, May 13, 2021 9:06 AM
To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Cc: Gaug, Anna <Anna.Gaug@va.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Watson, Connie J. <Connie.Watson@illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; r.ramachandran@perkinseastman.com; Henry Zimoch <hzimoch@hpzs.com>
Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal

Anthony,

I hope you are doing well. Please see the attached MOA for the Quincy redevelopment, signed by USDVA. Would SHPO like to sign next, or would you like ILDVA to sign before SHPO?

Thank you again for all your help during this process.

Best Regards,
Alec

Alec Bennett
Senior Historic Preservation Specialist
Department of Veterans Affairs
Cell: 202.855.0727

From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Sent: Thursday, May 6, 2021 3:21 PM
To: Bennett, Alec (CFM) <Alec.Bennett@va.gov>
Cc: Gaug, Anna <Anna.Gaug@va.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Watson, Connie J. <Connie.Watson@illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; r.ramachandran@perkinseastman.com; Henry Zimoch <hzimoch@hpzs.com>
Subject: [EXTERNAL] RE: IVHQ Quincy, IL - Historic/MOA - legal

This looks great. Thanks, Alec. When you send it back to us with all changes accepted, we will forward it internally for signature.

Anthony Rubano, Deputy State Historic Preservation Officer
[Illinois State Historic Preservation Office](#)
[Illinois Department of Natural Resources](#)

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Springfield, Illinois 62701
Please contact me through email rather than my office phone:
anthony.rubano@illinois.gov

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Sent: Thursday, May 6, 2021 12:47 PM
To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Cc: Gaug, Anna <Anna.Gaug@va.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Watson, Connie J. <Connie.Watson@illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; r.ramachandran@perkinseastman.com; Henry Zimoch <hzimoch@hpzs.com>
Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal
Importance: High

Anthony,

I hope you are doing well.

VA OGC had only very minor edits to the Quincy MOA. Please see attached in track changes.

If this looks good to SHPO, please let me know, and I will: 1) accept changes, 2) ask the VA signatory to sign, and then 3) send out the MOA for SHPO and ILDVA for signatures.

Thank you for all your help with this!

Best Regards,
Alec

Alec Bennett
Senior Historic Preservation Specialist
Department of Veterans Affairs
Cell: 202.855.0727

From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Sent: Monday, May 3, 2021 2:05 PM
To: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>; Bennett, Alec (CFM) <Alec.Bennett@va.gov>
Cc: Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry Zimoch <hzimoch@hpzs.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Porter, Melissa <Melissa.Porter@illinois.gov>
Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

I have to add another email to our inboxes about this draft MOA...

IDNR legal has reviewed the draft MOA and added one phrase to the Dispute Resolution section (IV.A). See attached with changes tracked. That should capture all of the SHPO's changes.

Anthony Rubano, Deputy State Historic Preservation Officer

Illinois State Historic Preservation Office

Illinois Department of Natural Resources

One Old State Capitol Plaza

Springfield, Illinois 62701

Please contact me through email rather than my office phone:

anthony.rubano@illinois.gov

From: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Sent: Monday, May 3, 2021 1:18 PM

To: Bennett, Alec (CFM) <Alec.Bennett@va.gov>; Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Cc: Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry Zimoch <hzimoch@hpzs.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Porter, Melissa <Melissa.Porter@illinois.gov>

Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal

Thank you Alec and Anthony for the confirmations on Schapers.

This looks good to me as well.

With best wishes

Ramu

L. Ramu Ramachandran, AIA, LEED AP

Associate Principal

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The Rookery 209 South LaSalle Street Suite 400 | Chicago, IL 60604 | US

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E. r.ramachandran@perkinseastman.com

www.perkinseastman.com

From: Bennett, Alec (CFM) <Alec.Bennett@va.gov>

Sent: Monday, May 3, 2021 12:35 PM

To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Cc: Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry Zimoch <hzimoch@hpzs.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>

Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

CAUTION: External E-mail

Anthony,

Thank you. USDVA concurs with including Schapers as mitigation and folding it back into the MOA.

I've attached the MOA from this morning with two additions in track changes: 1) the CDB number, and 2) Schapers Hospital in the mitigation.

If you could give the OK on this version, it would be greatly appreciated.

Ramu,

I believe you asked the ILDVA general counsel to review the updated MOA. Once this review is complete, USDVA general counsel will need a couple of days to review before we can start circulating for signatures.

Believe this is the path forward but please let me know if there is something I am missing.

Best Regards,
Alec

Alec Bennett
Senior Historic Preservation Specialist
Department of Veterans Affairs
Cell: 202.855.0727

From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Sent: Monday, May 3, 2021 12:38 PM

To: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>; Bennett, Alec (CFM) <Alec.Bennett@va.gov>; Henry Zimoch <hzimoch@hops.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>

Subject: [EXTERNAL] RE: IVHQ Quincy, IL - Historic/MOA - legal

We're happy to keep Schapers in as mitigation for this undertaking. If Schapers is demolished in future, we'll deal with that undertaking and its attendant mitigation then. We are not able to consider past actions as mitigation for future adverse effects; however, CJ and I feel that whatever mitigation there may be for a possible demo of Schapers should and will take into consideration the Schapers recordation happening now and that the future mitigation should, therefore, be less than what we would normally ask.

Unless you disagree, I don't think that we need to change the draft MOA to explain why Schapers is being recorded but is not a part of the adverse effect that is being mitigated.

Anthony Rubano, Deputy State Historic Preservation Officer
[Illinois State Historic Preservation Office](#)

Illinois Department of Natural Resources

One Old State Capitol Plaza

Springfield, Illinois 62701

Please contact me through email rather than my office phone:

anthony.rubano@illinois.gov

From: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Sent: Monday, May 3, 2021 10:58 AM

To: Bennett, Alec (CFM) <Alec.Bennett@va.gov>; Henry Zimoch <hzimoch@hpzs.com>; Rubano, Anthony <Anthony.Rubano@illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>

Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal

Alec is right, and thank you Anthony for asking about Schapers.

An answer on Schapers:

Not intended for demolition (for now) .

The demolition of Schapers was dropped as part of a Value Engineering exercise. It is going to be left unused, but with heating and cooling systems in place. Residents are going to be using the building until the new building is complete and they can be moved over.

A question on Schapers:

Knowing how difficult it is for Gwen and IDVA to have these studies authorized and completed, and knowing that the DVA may seek keep open their options to demolish it in the future (maybe separate funds / as an independent project in the future, can it continue to remain as part of the HABS submissions? I understand Anthony and laec may need to discuss this as a side bar and let us know your opinion.

With thanks

Ramu

L. Ramu Ramachandran, AIA, LEED AP

Associate Principal

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E. r.ramachandran@perkinseastman.com

www.perkinseastman.com

From: Bennett, Alec (CFM) <Alec.Bennett@va.gov>

Sent: Monday, May 3, 2021 10:52 AM

To: Henry Zimoch <hzimoch@hpzs.com>; Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Ramu Ramachandran <R.Ramachandran@perkinseastman.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>
Cc: Diehl, Gwen <Gwen.Diehl@Illinois.gov>; Porter, Melissa <Melissa.Porter@Illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>
Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

CAUTION: External E-mail

According to a email I received from Chris MacGibbon on March 17, Schapers is no longer proposed to be demolished. That is why it was removed from the current version of the MOA.

Chris – please confirm.

Thank you,
Alec

Alec Bennett
Senior Historic Preservation Specialist
Department of Veterans Affairs
Cell: 202.855.0727

From: Henry Zimoch <hzimoch@hpzs.com>
Sent: Monday, May 3, 2021 11:47 AM
To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Ramu Ramachandran <R.Ramachandran@perkinseastman.com>
Cc: Diehl, Gwen <Gwen.Diehl@Illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@Illinois.gov>; Bennett, Alec (CFM) <Alec.Bennett@va.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>
Subject: [EXTERNAL] RE: IVHQ Quincy, IL - Historic/MOA - legal

Hello Anthony,

Schapers Hospital is one of the original 8 buildings included in the previous MOA, and should be included in the current iteration.

Henry Zimoch, AIA
Senior Principal
Office: 312.944.9600 | Direct: 312.366.2730 | Cell: 312.498.0977
www.hpzs.com
Preserving a Sustainable Future

HPZS

From: Rubano, Anthony [<mailto:Anthony.Rubano@Illinois.gov>]

Sent: Monday, May 03, 2021 10:41 AM

To: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Alec Bennett (Alec.Bennett@va.gov) <Alec.Bennett@va.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry Zimoch <hzimoch@hpzs.com>

Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

Hi Ramu,

We are not able to issue a letter or email that accepts fieldwork or the HABS images until the MOA is signed. We have no problem receiving the water tower fieldwork and HABS images separately from the rest. We already have the fieldwork and the HABS images for the following structures:

1. Elmore Infirmary
2. Fletcher Infirmary
3. Kent Infirmary
4. Markword Infirmary
5. Northern Guest House
6. Schapers Hospital
7. Truck Maintenance Garage
8. Vehicle Garage

We can issue an acceptance letter/email for those 8 upon MOA signature, and work can begin to those specific buildings. When the water tower field notes and images are submitted, we can deal with those separately and at a later date.

One last thing: Schapers is not listed in the draft MOA, but HABS images have been taken of it. Can you and Henry refresh my memory – is Schapers being demolished? Do we need to add it to the MOA?

One last, last thing: We have a new division head, Carey Mayer, so I have replaced Bob Appleman's name with hers on our signature page. That's the only change to the attached draft since I forwarded the draft MOA on 4/30.

Anthony Rubano, Deputy State Historic Preservation Officer

[Illinois State Historic Preservation Office](#)

[Illinois Department of Natural Resources](#)

One Old State Capitol Plaza

Springfield, Illinois 62701

Please contact me through email rather than my office phone:

anthony.rubano@illinois.gov

From: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Sent: Monday, May 3, 2021 8:52 AM

To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Alec Bennett (Alec.Bennett@va.gov) <Alec.Bennett@va.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry G. Zimoch (hzimoch@hpzs.com) <hzimoch@hpzs.com>
Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal

Dear Anthony:

I have forwarded the document to Henry Zimoch at HPZS for their information. I would like to express my gratitude to the USDVA and IL SHPO for helping shepherd us through this process and expediting your interactions and reviews.

As the execution of the MOA gets close, I have a request on behalf of the state.

1. The Design Build contractor intends start of demo June 1st, and awaits CDB's authorization to do so. In this context, would the IL SHPO accept the HABS field work on the buildings now.....and allow the HABS field work for the Water Tower to be submitted later (the water tower was added only a few weeks ago)?
2. Would Alec at the USDVA please inform us and the IL SHPO if they have a format the acceptance of the work? (Email/letter etc.).

We look set on this end. HABS digital final photographs have been sent to the IL SHPO for review, and the start of this review period is awaiting the execution of the MOA.

With best wishes and hope everyone has a great week,
Ramu

L. Ramu Ramachandran, AIA, LEED AP
Associate Principal

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From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Sent: Friday, April 30, 2021 3:12 PM

To: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Alec Bennett (Alec.Bennett@va.gov) <Alec.Bennett@va.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>

Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

CAUTION: External E-mail

This week, we heard back from the National Park Service with some minor suggestions to the recordation parts of the MOA. I have incorporated them into the draft with changes tracked. See attached. No content was changed. The NPS said it would normally treat the water tower as a HAER recordation, but since it is a part of a larger submission of HABS recordations, they would rather keep the tower with the HABS submission and not a stand-alone HAER. We're sending the attached revised MOA back to our legal just to get their blessing. We'll let you know if they would like to change anything.

Please provide any comment you all may have. Enjoy the weekend.

Anthony Rubano, Deputy State Historic Preservation Officer

Illinois State Historic Preservation Office

Illinois Department of Natural Resources

One Old State Capitol Plaza

Springfield, Illinois 62701

Please contact me through email rather than my office phone:

anthony.rubano@illinois.gov

From: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Sent: Monday, April 26, 2021 12:15 PM

To: Rubano, Anthony <Anthony.Rubano@illinois.gov>; Wallace, Carol <Carol.Wallace@illinois.gov>

Cc: Diehl, Gwen <Gwen.Diehl@illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@illinois.gov>;

Porter, Melissa <Melissa.Porter@illinois.gov>; Alec Bennett (Alec.Bennett@va.gov)

<Alec.Bennett@va.gov>

Subject: [External] IVHQ Quincy, IL - Historic/MOA - legal

Dear Anthony and CJ:

Hope you had a great weekend.

I heard that the MOA is in its final stages with a legal review at IL SHPO/IDNR. With the IDVA being a signatory, Gwen mentioned that the IDVA legal team would ask for a quick review.

Would you be willing to forward the final-draft-for-review with Gwen for this review purpose? We would hope this would help expedite the overall process.

With best wishes, and hope you have a great week,

Ramu

L. Ramu Ramachandran, AIA, LEED AP

Associate Principal

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**MEMORANDUM OF AGREEMENT AMONG
THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS,
THE ILLINOIS DEPARTMENT OF VETERANS' AFFAIRS AND THE
ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF CERTAIN BUILDINGS AND THE
REPLACEMENT OF THE WATER SYSTEM AT
THE ILLINOIS VETERANS' HOME AT QUINCY, ILLINOIS
(SHPO LOG #013012819)
(CDB Project No. 040-010-115)**

WHEREAS, the Illinois Department of Veterans' Affairs (ILDVA) owns and administers the Illinois Veterans' Home at 1707 North 12th Street in the City of Quincy, Adams County, IL (Home); and

WHEREAS, ILDVA, working with the Illinois Capital Development Board (CDB), proposes to undertake the demolition of Kent Infirmary (W0650), Elmore Infirmary (W0646), Fletcher Infirmary (W0618), Markword Infirmary (W0647), the Northern Guesthouse (W0603), the Truck Maintenance Garage (W0653), the Vehicle Garage (W0637), and the Water Tower (collectively referred to as Buildings) in the Home; and

WHEREAS, ILDVA will receive a reimbursement grant for the project from the United States Department of Veterans Affairs (USDVA), which constitutes an Undertaking subject to review under Section 106 of the National Historic Preservation Act of 1966, as amended, 54 U.S.C. § 306108, and its implementing regulations (36 CFR Part 800) (Act); and

WHEREAS, the CDB, in its role at the State of Illinois' construction management agency, is to oversee the design and construction of all work on these Buildings as part of the CDB's project number 040-010-115; and 040-010-114.

WHEREAS, ILDVA has been invited to sign this Memorandum of Agreement (Agreement) as an Invited Signatory; and

WHEREAS, the State Historic Preservation Office currently resides within the Illinois Department of Natural Resources (IDNR), and the Director of IDNR is the duly designated State Historic Preservation Officer (SHPO); and

WHEREAS, the SHPO determined on February 21, 2019 that the Home is eligible for listing to the National Register of Historic Places (NRHP) as a historic district, and that the Buildings contribute to that historic district; and

WHEREAS, the USDVA has determined that the Undertaking will have an adverse effect on the Buildings that are eligible for the NRHP; and

WHEREAS, in accordance with 36 CFR § 800.6(a)(1) and 36 CFR § 800.10(b), the USDVA has notified the Advisory Council on Historic Preservation (ACHP) of the adverse effect

determination, and the ACHP has chosen not to participate in the consultation pursuant to 36 CFR § 800.6(a)(1)(iii);

WHEREAS, USDVA has invited the Osage Nation to participate in consultation pursuant to 36 CFR § 800.2(c)(2), and the Osage Nation did not respond to USDVA's request to participate; and

WHEREAS, USDVA has invited Landmarks Illinois, the City of Quincy, and Quincy Preserves to participate in consultation pursuant to 36 CFR § 800.2(c), and these potential consulting parties did not respond to USDVA's request to participate; and

NOW, THEREFORE, the USDVA, ILDVA and the SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations in this Memorandum of Agreement (Agreement) in order to mitigate the adverse effects of this Undertaking to the NRHP-eligible properties.

STIPULATIONS

I. MITIGATION

ILDVA, working with the CDB, shall retain a historical contractor(s) of their choice (Contractor) who meets the Secretary of the Interior's Qualifications (36 CFR Part 61, https://www.nps.gov/history/local-law/arch_stnds_9.htm) to complete the measures described below. Prior to the completion of the demolition of the Undertaking, ILDVA will ensure that the following HABS recordation (see: <https://www.nps.gov/hdp/standards/index.htm>) is completed by the Contractor for:

- Elmore Infirmary
- Fletcher Infirmary
- Kent Infirmary
- Markword Infirmary
- Northern Guest House
- Schapers Hospital
- Truck Maintenance Garage
- Vehicle Garage
- Water Tower

The Contractor must consult with the SHPO prior to the initiation of the work to ensure that expectations are understood.

A. Recordation

1. Fieldwork: Site Visit, Photography, Measurements

- a. The Contractor shall take site, interior, and exterior digital images of the eight buildings. These photos should be used for reference

in developing the architectural description outlined in I.A.2.d. Field notes/sketches should be used to create the CAD-based sketch plans outlined in I.A.2.a.

- b. The Contractor shall submit draft digital images of the same or very similar views that are proposed for HABS photography to the SHPO for comment. Selection of view and quantity of images shall be done in consultation with the SHPO. Images must include site, elevations, distinctive exterior and interior architectural features, primary interior spaces, and representative non-primary interior spaces. Upon SHPO concurrence in writing of the selected draft views, the Contractor may proceed with taking the final HABS photography as outlined in I.A.1.c.
 - c. Final HABS photographs must be taken by a professional photographer and must include all the views agreed to in I.A.1.b. Photographs must be taken with a large-format film camera using 4" x 5" or larger black-and-white negatives, processed according to HABS/HAER/HALS guidelines, with in-camera perspective correction (as needed).
 - d. Upon completion of I.A.1.a, b, and c, the Contractor shall digitally submit the images and copies of field notes to the SHPO for review and comment. Upon SHPO confirmation in writing that all of the information necessary to complete HABS recordation has been collected, the demolition of the Buildings may commence.
2. Recordation components shall consist of the following items.
- a. Sketch plans, as defined by HABS/HAER/HALS guidelines. For the four buildings: Northern Guest House, Truck Maintenance Garage, Water Tower, and Vehicle Garage for which no drawings exist, they would be letter sized and digitally drawn of the buildings in their current condition. The sketch plans will be included as figures at the end of the relevant report(s) and printed in accordance with Heritage Documentation Programs' (HDP) Transmittal Guidelines. Of the remaining five buildings, they would be 24" x 36" reproductions of original drawings printed drawing-size (see I.A.2.e).
 - b. HABS photographs. Prints from the negatives taken in I.A.1.c must be either wet processed on regular (not resin-coated) photo paper or inkjet-printed, according to HABS/HAER/HALS guidelines. The final size of the prints (either 5" x 7" or 8" x 10") and their mounting and labeling shall be done in accordance with guidance provided by the NPS. Final recordation package must

contain the photo prints, original negatives, and a contact sheet, per HABS/HAER/HALS standards.

- c. Archival digital photography. This set of labeled photos are those taken as a part of the reconnaissance and agreed to as stated in I.A.1.a. They should be printed as directed by HDP staff.
 - d. Narrative and description. A written historic narrative and an architectural description of the eight buildings using HABS-designated outline format printed single sided on regular-weight, archival (non-recycled, with 25% cotton fiber content) bond paper.
 - e. Original and/or historic drawings. Any original and/or historic drawings of the eight buildings scanned at a minimum of 400 ppi and dropped full-size onto HABS title blocks. Verify that the original/historic plans can be reproduced in accordance with the U.S. Copyright Act, as amended (see: <https://www.nps.gov/hdp/standards/copyright.htm>). The finished sheets will be printed on vellum in accordance with HDP's Transmittal Guidelines. The Contractor must consult with the SHPO to determine which extant plans warrant scanning and inclusion in the recordation package.
 - f. Original field notes, if applicable (i.e., field sketches, laser-scan info, photogrammetric data info.)
 - g. Historic images and maps. Photographic copies of illustrative historic images and maps must be scanned, and printed, and labeled according to HABS/HAER/HALS guidelines. The Contractor must consult with the SHPO to determine which historic images and maps warrant scanning and inclusion in the recordation package.
 - h. CD/DVD. Digital versions of items I.A.2.a through I.A.2.g must be saved onto an archival CD/DVD.
3. Draft submission. The Contractor shall email in pdf format and mail a hardcopy of the 95% draft of the items in I.A.2.a through g for each of the eight building to the SHPO for review and comment. When the SHPO accepts in writing each building's 95% draft submission, the Contractor will complete the final documentation for that building as directed in I.A.4.
 4. Final submission. Upon completion of the final documentation, the Contractor shall submit the following for each Building to the SHPO:

- a. One (1) HABS recordation package containing items I.A.2.a, b, c, d, e, f, g, and h.
- b. One (1) recordation package containing items I.A.2.a, c, d, e, g, and h in an archival clamshell.

Upon final approval of each building's package, the SHPO will submit the HABS recordation package to the Heritage Documentation Programs in the National Park Service for eventual deposit in the Library of Congress, and the SHPO will deposit the recordation package with the Abraham Lincoln Presidential Library in Springfield, Illinois.

B. Historic Context and Significance

A written historic context (with illustrations, as necessary) and significance of the Illinois Veterans' Home in Quincy, its development and maturity, including the construction of post-war buildings, must be developed. The Contractor shall email in pdf format and mail a hardcopy of the 95% draft of the Historic Context and Significance to the SHPO for review and comment. When the SHPO accepts in writing the 95% draft submission, the Contractor will complete the final Historic Context and Significance in HABS-designated format printed single sided on regular-weight, archival (non-recycled, with 25% cotton fiber content) bond paper and submit it to the SHPO to be included with the Recordation packages in I.A.4.

II. DURATION

This Agreement shall terminate if its stipulations are not carried out within five (5) years from the date of its execution. Prior to such time, USDVA may consult with the other signatories to reconsider the terms of the Agreement and amend it in accordance with Stipulation V. AMENDMENTS, below. USDVA shall notify the signatories as to the course of action it will pursue.

III. POST-REVIEW DISCOVERIES

If potential historic properties are discovered or unanticipated effects on historic properties found, USDVA shall consult with the SHPO immediately and make reasonable efforts to avoid, minimize, or mitigate adverse effects to such properties. In the event of an unanticipated discovery of human remains or burials, USDVA understands and agrees that it must immediately stop work within the area of discovery, and consult with the SHPO.

IV. DISPUTE RESOLUTION

Should any signatory to this Agreement object at any time to any actions proposed or the manner in which the terms of this Agreement are implemented, USDVA shall consult with the signatories to resolve the objection. If the signatories cannot agree regarding a

dispute, the signatories shall

- A. Forward all documentation relevant to the dispute, including any timely advice or comments regarding the dispute from the signatories and concurring parties and USDVA's proposed resolution, to the ACHP. The ACHP shall provide USDVA with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, USDVA shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, signatories and concurring parties, and provide them with a copy of this written response. USDVA will then proceed according to its final decision.
- B. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day time period, USDVA may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, USDVA shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring parties to the Agreement and provide them and the ACHP with a copy of such written response.
- C. USDVA's responsibility to carry out all other actions subject to the terms of this Agreement that are not the subject of the dispute remain unchanged.

V. AMENDMENTS

This Agreement may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy is signed by all of the signatories.

VI. TERMINATION

If any signatory to this Agreement determines that its terms become impossible to carry out, that party shall immediately consult with the other parties to attempt to develop an amendment per Stipulations V and VI above. If within thirty (30) days an amendment cannot be reached, any signatory may terminate the Agreement upon written notification to the other signatories.

Once this Agreement is terminated, and prior to work continuing on the Undertaking, USDVA must either (a) execute a Memorandum of Agreement pursuant to 36 CFR § 800.6 or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR § 800.7. USDVA shall notify the signatories as to the course of action it will pursue.

VII. COUNTERPARTS; FACSIMILE OR .PDF SIGNATURES

This Agreement may be executed in counterparts, each of which shall be considered an original and together shall be one and the same Agreement. A facsimile or .pdf copy of

this Agreement and any signatures thereon will be considered for all purposes as an original.

VIII. DISTRIBUTION OF AGREEMENT

In order to meet the requirements of Section 106.36 CFR § 800.6(b)(1)(iv), upon the execution of this Agreement and prior to approving the Undertaking, the USDVA must transmit to the ACHP the executed Agreement along with the documentation specified in Section 800.11(f).

IX. EFFECTIVE DATE

This Agreement is effective on the date signed by USDVA.

EXECUTION of this Agreement by USDVA, ILDVA and the SHPO and the implementation of its terms evidence that USDVA has taken into account the effects of this undertaking on historic properties and has afforded the ACHP an opportunity to comment on the effects of the Undertaking in compliance with the Act.

[Signature Pages to follow]

**MEMORANDUM OF AGREEMENT AMONG
THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS,
THE ILLINOIS DEPARTMENT OF VETERANS' AFFAIRS AND THE
ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF CERTAIN BUILDINGS AND THE
REPLACEMENT OF THE WATER SYSTEM AT
THE ILLINOIS VETERANS' HOME AT QUINCY, ILLINOIS
(SHPO LOG #013012819)
(CDB Project No. 040-010-115)**

SIGNATORY

UNITED STATES DEPARTMENT OF VETERANS' AFFAIRS (USDVA)

Signature:  Date: May 13, 2021

Name: Anna Gaug

Title: National Program Manager, State Veterans Homes Construction Grant Program

**MEMORANDUM OF AGREEMENT AMONG
THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS,
THE ILLINOIS DEPARTMENT OF VETERANS' AFFAIRS AND THE
ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF CERTAIN BUILDINGS AND THE
REPLACEMENT OF THE WATER SYSTEM AT
THE ILLINOIS VETERANS' HOME AT QUINCY, ILLINOIS
(SHPO LOG #013012819)
(CDB Project No. 040-010-115)**

INVITED SIGNATORY

ILLINOIS DEPARTMENT OF VETERANS' AFFAIRS (ILDVA)

Signature: _____ Date: _____

Name: _____

Title: _____

**MEMORANDUM OF AGREEMENT AMONG
THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS,
THE ILLINOIS DEPARTMENT OF VETERANS' AFFAIRS AND THE
ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF CERTAIN BUILDINGS AND THE
REPLACEMENT OF THE WATER SYSTEM AT
THE ILLINOIS VETERANS' HOME AT QUINCY, ILLINOIS
(SHPO LOG #013012819)
(CDB Project No. 040-010-115)**

SIGNATORY

ILLINOIS DEPUTY STATE HISTORIC PRESERVATION OFFICER (SHPO)

By: _____ Date: _____
Carey Mayer, Deputy State Historic Preservation Officer
Illinois Department of Natural Resources

From: [Shymansky, Shannon C.](mailto:Shymansky,Shannon.C)
To: [Shymansky, Shannon C.](mailto:Shymansky,Shannon.C)
Subject: IVHQ Quincy, IL - Historic/MOA - legal
Date: Friday, July 16, 2021 1:15:47 PM
Attachments: [image001.png](#)

From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Sent: Thursday, May 13, 2021 11:08 AM
To: Bennett, Alec (CFM) <Alec.Bennett@va.gov>
Cc: Gaug, Anna <Anna.Gaug@va.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Watson, Connie J. <Connie.Watson@illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; r.ramachandran@perkinseastman.com; Henry Zimoch <hzimoch@hpzs.com>
Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

Hi Alec,

It doesn't matter to us who signs next. CJ and I will forward the MOA internally for signature.
Thanks

Anthony Rubano, Deputy State Historic Preservation Officer
[Illinois State Historic Preservation Office](#)
[Illinois Department of Natural Resources](#)
One Old State Capitol Plaza
Springfield, Illinois 62701
Please contact me through email rather than my office phone:
anthony.rubano@illinois.gov

From: Bennett, Alec (CFM) <Alec.Bennett@va.gov>
Sent: Thursday, May 13, 2021 9:06 AM
To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Cc: Gaug, Anna <Anna.Gaug@va.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Watson, Connie J. <Connie.Watson@illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; r.ramachandran@perkinseastman.com; Henry Zimoch <hzimoch@hpzs.com>
Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal

Anthony,

I hope you are doing well. Please see the attached MOA for the Quincy redevelopment, signed by USDVA. Would SHPO like to sign next, or would you like ILDVA to sign before SHPO?

Thank you again for all your help during this process.

Best Regards,
Alec

Alec Bennett
Senior Historic Preservation Specialist
Department of Veterans Affairs
Cell: 202.855.0727

From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Sent: Thursday, May 6, 2021 3:21 PM
To: Bennett, Alec (CFM) <Alec.Bennett@va.gov>
Cc: Gaug, Anna <Anna.Gaug@va.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Watson, Connie J. <Connie.Watson@Illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@Illinois.gov>; r.ramachandran@perkinseastman.com; Henry Zimoch <hzimoch@hpzs.com>
Subject: [EXTERNAL] RE: IVHQ Quincy, IL - Historic/MOA - legal

This looks great. Thanks, Alec. When you send it back to us with all changes accepted, we will forward it internally for signature.

Anthony Rubano, Deputy State Historic Preservation Officer
Illinois State Historic Preservation Office
Illinois Department of Natural Resources
One Old State Capitol Plaza
Springfield, Illinois 62701
Please contact me through email rather than my office phone:
anthony.rubano@Illinois.gov

From: Bennett, Alec (CFM) <Alec.Bennett@va.gov>
Sent: Thursday, May 6, 2021 12:47 PM
To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Cc: Gaug, Anna <Anna.Gaug@va.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Watson, Connie J. <Connie.Watson@Illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@Illinois.gov>; r.ramachandran@perkinseastman.com; Henry Zimoch <hzimoch@hpzs.com>
Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal
Importance: High

Anthony,

I hope you are doing well.

VA OGC had only very minor edits to the Quincy MOA. Please see attached in track changes.

If this looks good to SHPO, please let me know, and I will: 1) accept changes, 2) ask the VA signatory

to sign, and then 3) send out the MOA for SHPO and ILDVA for signatures.

Thank you for all your help with this!

Best Regards,
Alec

Alec Bennett
Senior Historic Preservation Specialist
Department of Veterans Affairs
Cell: 202.855.0727

From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Sent: Monday, May 3, 2021 2:05 PM
To: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>; Bennett, Alec (CFM) <Alec.Bennett@va.gov>
Cc: Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry Zimoch <hzimoch@hpzs.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Porter, Melissa <Melissa.Porter@illinois.gov>
Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

I have to add another email to our inboxes about this draft MOA...

IDNR legal has reviewed the draft MOA and added one phrase to the Dispute Resolution section (IV.A). See attached with changes tracked. That should capture all of the SHPO's changes.

Anthony Rubano, Deputy State Historic Preservation Officer
Illinois State Historic Preservation Office
Illinois Department of Natural Resources
One Old State Capitol Plaza
Springfield, Illinois 62701
Please contact me through email rather than my office phone:
anthony.rubano@illinois.gov

From: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>
Sent: Monday, May 3, 2021 1:18 PM
To: Bennett, Alec (CFM) <Alec.Bennett@va.gov>; Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Cc: Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry Zimoch <hzimoch@hpzs.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Porter, Melissa <Melissa.Porter@illinois.gov>
Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal

Thank you Alec and Anthony for the confirmations on Schapers.
This looks good to me as well.
With best wishes
Ramu

L. Ramu Ramachandran, AIA, LEED AP

Associate Principal

PERKINS EASTMAN

The Rookery 209 South LaSalle Street Suite 400 | Chicago, IL 60604 | US

T. +1 312 873 6262 | M. +1 312 237 6683

E. r.ramachandran@perkinseastman.com

www.perkinseastman.com

From: Bennett, Alec (CFM) <Alec.Bennett@va.gov>

Sent: Monday, May 3, 2021 12:35 PM

To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Cc: Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry Zimoch <hzimoch@hpzs.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.gov>; Porter, Melissa <Melissa.Porter@Illinois.gov>

Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

CAUTION: External E-mail

Anthony,

Thank you. USDVA concurs with including Schapers as mitigation and folding it back into the MOA.

I've attached the MOA from this morning with two additions in track changes: 1) the CDB number, and 2) Schapers Hospital in the mitigation.

If you could give the OK on this version, it would be greatly appreciated.

Ramu,

I believe you asked the ILDVA general counsel to review the updated MOA. Once this review is complete, USDVA general counsel will need a couple of days to review before we can start circulating for signatures.

Believe this is the path forward but please let me know if there is something I am missing.

Best Regards,

Alec

Alec Bennett

Senior Historic Preservation Specialist

Department of Veterans Affairs

Cell: 202.855.0727

From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Sent: Monday, May 3, 2021 12:38 PM

To: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>; Bennett, Alec (CFM) <Alec.Bennett@va.gov>; Henry Zimoch <hzimoch@hpzs.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>

Subject: [EXTERNAL] RE: IVHQ Quincy, IL - Historic/MOA - legal

We're happy to keep Schapers in as mitigation for this undertaking. If Schapers is demolished in future, we'll deal with that undertaking and its attendant mitigation then. We are not able to consider past actions as mitigation for future adverse effects; however, CJ and I feel that whatever mitigation there may be for a possible demo of Schapers should and will take into consideration the Schapers recordation happening now and that the future mitigation should, therefore, be less than what we would normally ask.

Unless you disagree, I don't think that we need to change the draft MOA to explain why Schapers is being recorded but is not a part of the adverse effect that is being mitigated.

Anthony Rubano, Deputy State Historic Preservation Officer

[Illinois State Historic Preservation Office](#)

[Illinois Department of Natural Resources](#)

One Old State Capitol Plaza

Springfield, Illinois 62701

Please contact me through email rather than my office phone:

anthony.rubano@illinois.gov

From: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Sent: Monday, May 3, 2021 10:58 AM

To: Bennett, Alec (CFM) <Alec.Bennett@va.gov>; Henry Zimoch <hzimoch@hpzs.com>; Rubano, Anthony <Anthony.Rubano@Illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>

Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal

Alec is right, and thank you Anthony for asking about Schapers.

An answer on Schapers:

Not intended for demolition (for now) .

The demolition of Schapers was dropped as part of a Value Engineering exercise. It is going to be left unused, but with heating and cooling systems in place. Residents are going to be using the building until the new building is complete and they can be moved over.

A question on Schapers:

Knowing how difficult it is for Gwen and IDVA to have these studies authorized and completed, and knowing that the DVA may seek keep open their options to demolish it in the future (maybe separate funds / as an independent project in the future, can it continue to remain as part of the HABS submissions? I understand Anthony and laec may need to discuss this as a side bar and let us know your opinion.

With thanks
Ramu

L. Ramu Ramachandran, AIA, LEED AP
Associate Principal

PERKINS EASTMAN

The Rookery 209 South LaSalle Street Suite 400 | Chicago, IL 60604 | US
T. +1 312 873 6262 | M. +1 312 237 6683
E. r.ramachandran@perkinseastman.com

www.perkinseastman.com

From: Bennett, Alec (CFM) <Alec.Bennett@va.gov>
Sent: Monday, May 3, 2021 10:52 AM
To: Henry Zimoch <hzimoch@hpzs.com>; Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Ramu Ramachandran <R.Ramachandran@perkinseastman.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>
Cc: Diehl, Gwen <Gwen.Diehl@Illinois.gov>; Porter, Melissa <Melissa.Porter@Illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>
Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

CAUTION: External E-mail

According to a email I received from Chris MacGibbon on March 17, Schapers is no longer proposed to be demolished. That is why it was removed from the current version of the MOA.

Chris – please confirm.

Thank you,
Alec

Alec Bennett
Senior Historic Preservation Specialist
Department of Veterans Affairs
Cell: 202.855.0727

From: Henry Zimoch <hzimoch@hpzs.com>
Sent: Monday, May 3, 2021 11:47 AM
To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Ramu Ramachandran <R.Ramachandran@perkinseastman.com>
Cc: Diehl, Gwen <Gwen.Diehl@Illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Bennett, Alec (CFM) <Alec.Bennett@va.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>
Subject: [EXTERNAL] RE: IVHQ Quincy, IL - Historic/MOA - legal

Hello Anthony,

Schapers Hospital is one of the original 8 buildings included in the previous MOA, and should be included in the current iteration.

Henry Zimoch, AIA
Senior Principal
Office: 312.944.9600 | Direct: 312.366.2730 | Cell: 312.498.0977
www.hpzs.com
Preserving a Sustainable Future



From: Rubano, Anthony [<mailto:Anthony.Rubano@Illinois.gov>]
Sent: Monday, May 03, 2021 10:41 AM
To: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>
Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Alec Bennett (Alec.Bennett@va.gov) <Alec.Bennett@va.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry Zimoch <hzimoch@hpzs.com>
Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

Hi Ramu,

We are not able to issue a letter or email that accepts fieldwork or the HABS images until the MOA is signed. We have no problem receiving the water tower fieldwork and HABS images separately from the rest. We already have the fieldwork and the HABS images for the following structures:

1. Elmore Infirmary
2. Fletcher Infirmary
3. Kent Infirmary
4. Markword Infirmary
5. Northern Guest House
6. Schapers Hospital
7. Truck Maintenance Garage
8. Vehicle Garage

We can issue an acceptance letter/email for those 8 upon MOA signature, and work can begin to

those specific buildings. When the water tower field notes and images are submitted, we can deal with those separately and at a later date.

One last thing: Schapers is not listed in the draft MOA, but HABS images have been taken of it. Can you and Henry refresh my memory – is Schapers being demolished? Do we need to add it to the MOA?

One last, last thing: We have a new division head, Carey Mayer, so I have replaced Bob Appleman's name with hers on our signature page. That's the only change to the attached draft since I forwarded the draft MOA on 4/30.

Anthony Rubano, Deputy State Historic Preservation Officer

Illinois State Historic Preservation Office

Illinois Department of Natural Resources

One Old State Capitol Plaza

Springfield, Illinois 62701

Please contact me through email rather than my office phone:

anthony.rubano@illinois.gov

From: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Sent: Monday, May 3, 2021 8:52 AM

To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Alec Bennett (Alec.Bennett@va.gov) <Alec.Bennett@va.gov>; Wallace, Carol <Carol.Wallace@illinois.gov>; Henry G. Zimoch (hzimoch@hpzs.com) <hzimoch@hpzs.com>

Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal

Dear Anthony:

I have forwarded the document to Henry Zimoch at HPZS for their information. I would like to express my gratitude to the USDVA and IL SHPO for helping shepherd us through this process and expediting your interactions and reviews.

As the execution of the MOA gets close, I have a request on behalf of the state.

1. The Design Build contractor intends start of demo June 1st, and awaits CDB's authorization to do so. In this context, would the IL SHPO accept the HABS field work on the buildings now.....and allow the HABS field work for the Water Tower to be submitted later (the water tower was added only a few weeks ago)?
2. Would Alec at the USDVA please inform us and the IL SHPO if they have a format the acceptance of the work? (Email/letter etc.).

We look set on this end. HABS digital final photographs have been sent to the IL SHPO for review,

and the start of this review period is awaiting the execution of the MOA.

With best wishes and hope everyone has a great week,
Ramu

L. Ramu Ramachandran, AIA, LEED AP

Associate Principal

PERKINS EASTMAN

The Rookery 209 South LaSalle Street Suite 400 | Chicago, IL 60604 | US

T. +1 312 873 6262 | M. +1 312 237 6683

E. r.ramachandran@perkinseastman.com

www.perkinseastman.com

From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Sent: Friday, April 30, 2021 3:12 PM

To: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>;

Porter, Melissa <Melissa.Porter@illinois.gov>; Alec Bennett (Alec.Bennett@va.gov)

<Alec.Bennett@va.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>

Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

CAUTION: External E-mail

This week, we heard back from the National Park Service with some minor suggestions to the recordation parts of the MOA. I have incorporated them into the draft with changes tracked. See attached. No content was changed. The NPS said it would normally treat the water tower as a HAER recordation, but since it is a part of a larger submission of HABS recordations, they would rather keep the tower with the HABS submission and not a stand-alone HAER. We're sending the attached revised MOA back to our legal just to get their blessing. We'll let you know if they would like to change anything.

Please provide any comment you all may have. Enjoy the weekend.

Anthony Rubano, Deputy State Historic Preservation Officer

[Illinois State Historic Preservation Office](#)

[Illinois Department of Natural Resources](#)

One Old State Capitol Plaza

Springfield, Illinois 62701

Please contact me through email rather than my office phone:

anthony.rubano@illinois.gov

From: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Sent: Monday, April 26, 2021 12:15 PM

To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>;

Porter, Melissa <Melissa.Porter@illinois.gov>; Alec Bennett (Alec.Bennett@va.gov)

<Alec.Bennett@va.gov>

Subject: [External] IVHQ Quincy, IL - Historic/MOA - legal

Dear Anthony and CJ:

Hope you had a great weekend.

I heard that the MOA is in its final stages with a legal review at IL SHPO/IDNR. With the IDVA being a signatory, Gwen mentioned that the IDVA legal team would ask for a quick review.

Would you be willing to forward the final-draft-for-review with Gwen for this review purpose? We would hope this would help expedite the overall process.

With best wishes, and hope you have a great week,

Ramu

L. Ramu Ramachandran, AIA, LEED AP

Associate Principal

PERKINS EASTMAN

The Rookery 209 South LaSalle Street Suite 400 | Chicago, IL 60604 | US

T. +1 312 873 6262 | M. +1 312 237 6683

E. r.ramachandran@perkinseastman.com

www.perkinseastman.com

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From: [Shymansky, Shannon C.](mailto:Shymansky,Shannon.C)
To: [Shymansky, Shannon C.](mailto:Shymansky,Shannon.C)
Subject: IVHQ Quincy, IL - Historic/MOA - legal
Date: Friday, July 16, 2021 1:19:17 PM
Attachments: [image001.png](#)

From: Wallace, Carol <Carol.Wallace@Illinois.gov>

Sent: Thursday, May 13, 2021 2:38 PM

To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Bennett, Alec (CFM) <Alec.Bennett@va.gov>

Cc: Gaug, Anna <Anna.Gaug@va.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Watson, Connie J. <Connie.Watson@illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; r.ramachandran@perkinseastman.com; Henry Zimoch <hzimoch@hpzs.com>

Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

I sent the MOA to Carey Mayer for her signature. I will be in touch with our signed version soon.

Thank you all for your work on this!

CJ Wallace
Head of Regulatory Review & Compliance
Illinois State Historic Preservation Office
Illinois Department of Natural Resources
One Old State Capitol Plaza
Springfield, IL 62701
Carol.Wallace@Illinois.gov
Mobile 217-761-0104
Office 217-785-5027

From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Sent: Thursday, May 13, 2021 11:08 AM

To: Bennett, Alec (CFM) <Alec.Bennett@va.gov>

Cc: Gaug, Anna <Anna.Gaug@va.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Watson, Connie J. <Connie.Watson@illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; r.ramachandran@perkinseastman.com; Henry Zimoch <hzimoch@hpzs.com>

Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

Hi Alec,

It doesn't matter to us who signs next. CJ and I will forward the MOA internally for signature.

Thanks

Anthony Rubano, Deputy State Historic Preservation Officer
[Illinois State Historic Preservation Office](#)
[Illinois Department of Natural Resources](#)

One Old State Capitol Plaza
Springfield, Illinois 62701

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anthony.rubano@illinois.gov

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Sent: Thursday, May 13, 2021 9:06 AM

To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Cc: Gaug, Anna <Anna.Gaug@va.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Watson, Connie J. <Connie.Watson@illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; r.ramachandran@perkinseastman.com; Henry Zimoch <hzimoch@hpzs.com>

Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal

Anthony,

I hope you are doing well. Please see the attached MOA for the Quincy redevelopment, signed by USDVA. Would SHPO like to sign next, or would you like ILDVA to sign before SHPO?

Thank you again for all your help during this process.

Best Regards,
Alec

Alec Bennett
Senior Historic Preservation Specialist
Department of Veterans Affairs
Cell: 202.855.0727

From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Sent: Thursday, May 6, 2021 3:21 PM

To: Bennett, Alec (CFM) <Alec.Bennett@va.gov>

Cc: Gaug, Anna <Anna.Gaug@va.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Watson, Connie J. <Connie.Watson@illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; r.ramachandran@perkinseastman.com; Henry Zimoch <hzimoch@hpzs.com>

Subject: [EXTERNAL] RE: IVHQ Quincy, IL - Historic/MOA - legal

This looks great. Thanks, Alec. When you send it back to us with all changes accepted, we will forward it internally for signature.

Anthony Rubano, Deputy State Historic Preservation Officer
[Illinois State Historic Preservation Office](#)
[Illinois Department of Natural Resources](#)
One Old State Capitol Plaza

Springfield, Illinois 62701

Please contact me through email rather than my office phone:

anthony.rubano@illinois.gov

From: Bennett, Alec (CFM) <Alec.Bennett@va.gov>

Sent: Thursday, May 6, 2021 12:47 PM

To: Rubano, Anthony <Anthony.Rubano@illinois.gov>

Cc: Gaug, Anna <Anna.Gaug@va.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Watson, Connie J. <Connie.Watson@illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; r.ramachandran@perkinseastman.com; Henry Zimoch <hzimoch@hpzs.com>

Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal

Importance: High

Anthony,

I hope you are doing well.

VA OGC had only very minor edits to the Quincy MOA. Please see attached in track changes.

If this looks good to SHPO, please let me know, and I will: 1) accept changes, 2) ask the VA signatory to sign, and then 3) send out the MOA for SHPO and ILDVA for signatures.

Thank you for all your help with this!

Best Regards,
Alec

Alec Bennett
Senior Historic Preservation Specialist
Department of Veterans Affairs
Cell: 202.855.0727

From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Sent: Monday, May 3, 2021 2:05 PM

To: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>; Bennett, Alec (CFM) <Alec.Bennett@va.gov>

Cc: Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry Zimoch <hzimoch@hpzs.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Porter, Melissa <Melissa.Porter@illinois.gov>

Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

I have to add another email to our inboxes about this draft MOA...

IDNR legal has reviewed the draft MOA and added one phrase to the Dispute Resolution section (IV.A). See attached with changes tracked. That should capture all of the SHPO's changes.

Anthony Rubano, Deputy State Historic Preservation Officer

Illinois State Historic Preservation Office

Illinois Department of Natural Resources

One Old State Capitol Plaza

Springfield, Illinois 62701

Please contact me through email rather than my office phone:

anthony.rubano@illinois.gov

From: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Sent: Monday, May 3, 2021 1:18 PM

To: Bennett, Alec (CFM) <Alec.Bennett@va.gov>; Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Cc: Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry Zimoch <hzimoch@hpzs.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Porter, Melissa <Melissa.Porter@illinois.gov>

Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal

Thank you Alec and Anthony for the confirmations on Schapers.

This looks good to me as well.

With best wishes

Ramu

L. Ramu Ramachandran, AIA, LEED AP

Associate Principal

PERKINS EASTMAN

The Rookery 209 South LaSalle Street Suite 400 | Chicago, IL 60604 | US

T. +1 312 873 6262 | M. +1 312 237 6683

E. r.ramachandran@perkinseastman.com

www.perkinseastman.com

From: Bennett, Alec (CFM) <Alec.Bennett@va.gov>

Sent: Monday, May 3, 2021 12:35 PM

To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Cc: Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry Zimoch <hzimoch@hpzs.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>

Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

CAUTION: External E-mail

Anthony,

Thank you. USDVA concurs with including Schapers as mitigation and folding it back into the MOA.

I've attached the MOA from this morning with two additions in track changes: 1) the CDB number, and 2) Schapers Hospital in the mitigation.

If you could give the OK on this version, it would be greatly appreciated.

Ramu,

I believe you asked the ILDVA general counsel to review the updated MOA. Once this review is complete, USDVA general counsel will need a couple of days to review before we can start circulating for signatures.

Believe this is the path forward but please let me know if there is something I am missing.

Best Regards,
Alec

Alec Bennett
Senior Historic Preservation Specialist
Department of Veterans Affairs
Cell: 202.855.0727

From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Sent: Monday, May 3, 2021 12:38 PM
To: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>; Bennett, Alec (CFM) <Alec.Bennett@va.gov>; Henry Zimoch <hzimoch@hpzs.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>
Cc: Diehl, Gwen <Gwen.Diehl@Illinois.gov>; Porter, Melissa <Melissa.Porter@Illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>
Subject: [EXTERNAL] RE: IVHQ Quincy, IL - Historic/MOA - legal

We're happy to keep Schapers in as mitigation for this undertaking. If Schapers is demolished in future, we'll deal with that undertaking and its attendant mitigation then. We are not able to consider past actions as mitigation for future adverse effects; however, CJ and I feel that whatever mitigation there may be for a possible demo of Schapers should and will take into consideration the Schapers recordation happening now and that the future mitigation should, therefore, be less than what we would normally ask.

Unless you disagree, I don't think that we need to change the draft MOA to explain why Schapers is being recorded but is not a part of the adverse effect that is being mitigated.

Anthony Rubano, Deputy State Historic Preservation Officer
[Illinois State Historic Preservation Office](#)
[Illinois Department of Natural Resources](#)
One Old State Capitol Plaza

Springfield, Illinois 62701

Please contact me through email rather than my office phone:

anthony.rubano@illinois.gov

From: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Sent: Monday, May 3, 2021 10:58 AM

To: Bennett, Alec (CFM) <Alec.Bennett@va.gov>; Henry Zimoch <hzimoch@hpzs.com>; Rubano, Anthony <Anthony.Rubano@Illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>

Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal

Alec is right, and thank you Anthony for asking about Schapers.

An answer on Schapers:

Not intended for demolition (for now) .

The demolition of Schapers was dropped as part of a Value Engineering exercise. It is going to be left unused, but with heating and cooling systems in place. Residents are going to be using the building until the new building is complete and they can be moved over.

A question on Schapers:

Knowing how difficult it is for Gwen and IDVA to have these studies authorized and completed, and knowing that the DVA may seek keep open their options to demolish it in the future (maybe separate funds / as an independent project in the future, can it continue to remain as part of the HABS submissions? I understand Anthony and laec may need to discuss this as a side bar and let us know your opinion.

With thanks

Ramu

L. Ramu Ramachandran, AIA, LEED AP

Associate Principal

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T. +1 312 873 6262 | M. +1 312 237 6683

E. r.ramachandran@perkinseastman.com

www.perkinseastman.com

From: Bennett, Alec (CFM) <Alec.Bennett@va.gov>

Sent: Monday, May 3, 2021 10:52 AM

To: Henry Zimoch <hzimoch@hpzs.com>; Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Ramu Ramachandran <R.Ramachandran@perkinseastman.com>; MacGibbon, Chris

<Chris.MacGibbon@Illinois.gov>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>

Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

CAUTION: External E-mail

According to a email I received from Chris MacGibbon on March 17, Schapers is no longer proposed to be demolished. That is why it was removed from the current version of the MOA.

Chris – please confirm.

Thank you,
Alec

Alec Bennett
Senior Historic Preservation Specialist
Department of Veterans Affairs
Cell: 202.855.0727

From: Henry Zimoch <hzimoch@hpzs.com>

Sent: Monday, May 3, 2021 11:47 AM

To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Bennett, Alec (CFM) <Alec.Bennett@va.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>

Subject: [EXTERNAL] RE: IVHQ Quincy, IL - Historic/MOA - legal

Hello Anthony,

Schapers Hospital is one of the original 8 buildings included in the previous MOA, and should be included in the current iteration.

Henry Zimoch, AIA

Senior Principal

Office: 312.944.9600 | Direct: 312.366.2730 | Cell: 312.498.0977

www.hpzs.com

Preserving a Sustainable Future

HPZS

From: Rubano, Anthony [<mailto:Anthony.Rubano@Illinois.gov>]

Sent: Monday, May 03, 2021 10:41 AM

To: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Alec Bennett (Alec.Bennett@va.gov) <Alec.Bennett@va.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry Zimoch <hzimoch@hpzs.com>

Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

Hi Ramu,

We are not able to issue a letter or email that accepts fieldwork or the HABS images until the MOA is signed. We have no problem receiving the water tower fieldwork and HABS images separately from the rest. We already have the fieldwork and the HABS images for the following structures:

1. Elmore Infirmary
2. Fletcher Infirmary
3. Kent Infirmary
4. Markword Infirmary
5. Northern Guest House
6. Schapers Hospital
7. Truck Maintenance Garage
8. Vehicle Garage

We can issue an acceptance letter/email for those 8 upon MOA signature, and work can begin to those specific buildings. When the water tower field notes and images are submitted, we can deal with those separately and at a later date.

One last thing: Schapers is not listed in the draft MOA, but HABS images have been taken of it. Can you and Henry refresh my memory – is Schapers being demolished? Do we need to add it to the MOA?

One last, last thing: We have a new division head, Carey Mayer, so I have replaced Bob Appleman's name with hers on our signature page. That's the only change to the attached draft since I forwarded the draft MOA on 4/30.

Anthony Rubano, Deputy State Historic Preservation Officer

[Illinois State Historic Preservation Office](#)

[Illinois Department of Natural Resources](#)

One Old State Capitol Plaza

Springfield, Illinois 62701

Please contact me through email rather than my office phone:

anthony.rubano@illinois.gov

From: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Sent: Monday, May 3, 2021 8:52 AM

To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Alec Bennett (Alec.Bennett@va.gov)

<Alec.Bennett@va.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry G. Zimoch
(hzimoch@hpzs.com) <hzimoch@hpzs.com>

Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal

Dear Anthony:

I have forwarded the document to Henry Zimoch at HPZS for their information. I would like to express my gratitude to the USDVA and IL SHPO for helping shepherd us through this process and expediting your interactions and reviews.

As the execution of the MOA gets close, I have a request on behalf of the state.

1. The Design Build contractor intends start of demo June 1st, and awaits CDB's authorization to do so. In this context, would the IL SHPO accept the HABS field work on the buildings now.....and allow the HABS field work for the Water Tower to be submitted later (the water tower was added only a few weeks ago)?
2. Would Alec at the USDVA please inform us and the IL SHPO if they have a format the acceptance of the work? (Email/letter etc.).

We look set on this end. HABS digital final photographs have been sent to the IL SHPO for review, and the start of this review period is awaiting the execution of the MOA.

With best wishes and hope everyone has a great week,
Ramu

L. Ramu Ramachandran, AIA, LEED AP

Associate Principal

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T. +1 312 873 6262 | M. +1 312 237 6683

E. r.ramachandran@perkinseastman.com

www.perkinseastman.com

From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Sent: Friday, April 30, 2021 3:12 PM

To: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>;

Porter, Melissa <Melissa.Porter@illinois.gov>; Alec Bennett (Alec.Bennett@va.gov)

<Alec.Bennett@va.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>

Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

This week, we heard back from the National Park Service with some minor suggestions to the recordation parts of the MOA. I have incorporated them into the draft with changes tracked. See attached. No content was changed. The NPS said it would normally treat the water tower as a HAER recordation, but since it is a part of a larger submission of HABS recordations, they would rather keep the tower with the HABS submission and not a stand-alone HAER. We're sending the attached revised MOA back to our legal just to get their blessing. We'll let you know if they would like to change anything.

Please provide any comment you all may have. Enjoy the weekend.

Anthony Rubano, Deputy State Historic Preservation Officer

[Illinois State Historic Preservation Office](#)

[Illinois Department of Natural Resources](#)

One Old State Capitol Plaza

Springfield, Illinois 62701

Please contact me through email rather than my office phone:

anthony.rubano@illinois.gov

From: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Sent: Monday, April 26, 2021 12:15 PM

To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>;

Porter, Melissa <Melissa.Porter@illinois.gov>; Alec Bennett (Alec.Bennett@va.gov)

<Alec.Bennett@va.gov>

Subject: [External] IVHQ Quincy, IL - Historic/MOA - legal

Dear Anthony and CJ:

Hope you had a great weekend.

I heard that the MOA is in its final stages with a legal review at IL SHPO/IDNR. With the IDVA being a signatory, Gwen mentioned that the IDVA legal team would ask for a quick review.

Would you be willing to forward the final-draft-for-review with Gwen for this review purpose? We would hope this would help expedite the overall process.

With best wishes, and hope you have a great week,

Ramu

L. Ramu Ramachandran, AIA, LEED AP

Associate Principal

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The Rookery 209 South LaSalle Street Suite 400 | Chicago, IL 60604 | US

T. +1 312 873 6262 | M. +1 312 237 6683

E. r.ramachandran@perkinseastman.com

www.perkinseastman.com

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State of Illinois - CONFIDENTIALITY NOTICE: The information contained in this communication is confidential, may be attorney-client privileged or attorney work product, may constitute inside information or internal deliberative staff communication, and is intended only for the use of the addressee. Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender immediately by return e-mail and destroy this communication and all copies thereof, including all attachments. Receipt by an unintended recipient does not waive attorney-client privilege, attorney work product privilege, or any other exemption from disclosure.

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From: [Shymansky, Shannon C.](#)
To: [Shymansky, Shannon C.](#)
Subject: IVHQ Quincy, IL - Historic/MOA - legal
Date: Friday, July 16, 2021 1:22:14 PM
Attachments: [image001.png](#)
[il.va.lvh.quincy.campus.reconstruction.and.water.system.replacement.MOA.FINAL.pdf](#)

From: Bennett, Alec (CFM) <Alec.Bennett@va.gov>

Sent: Thursday, May 13, 2021 4:13 PM

To: Wallace, Carol <Carol.Wallace@Illinois.gov>; Watson, Connie J. <Connie.Watson@illinois.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>

Cc: Gaug, Anna <Anna.Gaug@va.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; r.ramachandran@perkinseastman.com; Henry Zimoch <hzimoch@hpzs.com>; Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal

CJ,

Great! Thank you very much for the quick turnaround.

Connie and Gwen,

The MOA is now ready to be signed by the State of Illinois VA. Please send it to me after it is signed and then we will be all set.

Best,
Alec

Alec Bennett
Senior Historic Preservation Specialist
Department of Veterans Affairs
Cell: 202.855.0727

From: Wallace, Carol <Carol.Wallace@Illinois.gov>

Sent: Thursday, May 13, 2021 5:05 PM

To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Bennett, Alec (CFM) <Alec.Bennett@va.gov>

Cc: Gaug, Anna <Anna.Gaug@va.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.gov>; Watson, Connie J. <Connie.Watson@illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; r.ramachandran@perkinseastman.com; Henry Zimoch <hzimoch@hpzs.com>

Subject: [EXTERNAL] RE: IVHQ Quincy, IL - Historic/MOA - legal

Please accept the SHPO-signed MOA for the Quincy VA reconstruction and water system replacement.

CJ Wallace
Head of Regulatory Review & Compliance
Illinois State Historic Preservation Office
Illinois Department of Natural Resources
One Old State Capitol Plaza
Springfield, IL 62701
Carol.Wallace@Illinois.gov
Mobile 217-761-0104
Office 217-785-5027

From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Sent: Thursday, May 13, 2021 11:08 AM
To: Bennett, Alec (CFM) <Alec.Bennett@va.gov>
Cc: Gaug, Anna <Anna.Gaug@va.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Watson, Connie J. <Connie.Watson@illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; r.ramachandran@perkinseastman.com; Henry Zimoch <hzimoch@hpzs.com>
Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

Hi Alec,

It doesn't matter to us who signs next. CJ and I will forward the MOA internally for signature.
Thanks

Anthony Rubano, Deputy State Historic Preservation Officer
[Illinois State Historic Preservation Office](mailto:Anthony.Rubano@Illinois.gov)
[Illinois Department of Natural Resources](mailto:Anthony.Rubano@Illinois.gov)
One Old State Capitol Plaza
Springfield, Illinois 62701
Please contact me through email rather than my office phone:
anthony.rubano@illinois.gov

From: Bennett, Alec (CFM) <Alec.Bennett@va.gov>
Sent: Thursday, May 13, 2021 9:06 AM
To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Cc: Gaug, Anna <Anna.Gaug@va.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Watson, Connie J. <Connie.Watson@illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; r.ramachandran@perkinseastman.com; Henry Zimoch <hzimoch@hpzs.com>
Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal

Anthony,

I hope you are doing well. Please see the attached MOA for the Quincy redevelopment, signed by

USDVA. Would SHPO like to sign next, or would you like ILDVA to sign before SHPO?

Thank you again for all your help during this process.

Best Regards,
Alec

Alec Bennett
Senior Historic Preservation Specialist
Department of Veterans Affairs
Cell: 202.855.0727

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Sent: Thursday, May 6, 2021 3:21 PM
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This looks great. Thanks, Alec. When you send it back to us with all changes accepted, we will forward it internally for signature.

Anthony Rubano, Deputy State Historic Preservation Officer
Illinois State Historic Preservation Office
Illinois Department of Natural Resources
One Old State Capitol Plaza
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Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal
Importance: High

Anthony,

I hope you are doing well.

VA OGC had only very minor edits to the Quincy MOA. Please see attached in track changes.

If this looks good to SHPO, please let me know, and I will: 1) accept changes, 2) ask the VA signatory to sign, and then 3) send out the MOA for SHPO and ILDVA for signatures.

Thank you for all your help with this!

Best Regards,
Alec

Alec Bennett
Senior Historic Preservation Specialist
Department of Veterans Affairs
Cell: 202.855.0727

From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Sent: Monday, May 3, 2021 2:05 PM
To: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>; Bennett, Alec (CFM) <Alec.Bennett@va.gov>
Cc: Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry Zimoch <hzimoch@hpzs.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Porter, Melissa <Melissa.Porter@illinois.gov>
Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

I have to add another email to our inboxes about this draft MOA...

IDNR legal has reviewed the draft MOA and added one phrase to the Dispute Resolution section (IV.A). See attached with changes tracked. That should capture all of the SHPO's changes.

Anthony Rubano, Deputy State Historic Preservation Officer
[Illinois State Historic Preservation Office](#)
[Illinois Department of Natural Resources](#)
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Please contact me through email rather than my office phone:
anthony.rubano@illinois.gov

From: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>
Sent: Monday, May 3, 2021 1:18 PM
To: Bennett, Alec (CFM) <Alec.Bennett@va.gov>; Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Cc: Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry Zimoch <hzimoch@hpzs.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Porter, Melissa <Melissa.Porter@illinois.gov>
Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal

Thank you Alec and Anthony for the confirmations on Schapers.

This looks good to me as well.

With best wishes

Ramu

L. Ramu Ramachandran, AIA, LEED AP

Associate Principal

PERKINS EASTMAN

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E. r.ramachandran@perkinseastman.com

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From: Bennett, Alec (CFM) <Alec.Bennett@va.gov>

Sent: Monday, May 3, 2021 12:35 PM

To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Cc: Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry Zimoch <hzimoch@hpzs.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Diehl, Gwen <Gwen.Diehl@Illinois.gov>; Porter, Melissa <Melissa.Porter@Illinois.gov>

Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

CAUTION: External E-mail

Anthony,

Thank you. USDVA concurs with including Schapers as mitigation and folding it back into the MOA.

I've attached the MOA from this morning with two additions in track changes: 1) the CDB number, and 2) Schapers Hospital in the mitigation.

If you could give the OK on this version, it would be greatly appreciated.

Ramu,

I believe you asked the ILDVA general counsel to review the updated MOA. Once this review is complete, USDVA general counsel will need a couple of days to review before we can start circulating for signatures.

Believe this is the path forward but please let me know if there is something I am missing.

Best Regards,

Alec

Alec Bennett
Senior Historic Preservation Specialist
Department of Veterans Affairs
Cell: 202.855.0727

From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Sent: Monday, May 3, 2021 12:38 PM
To: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>; Bennett, Alec (CFM) <Alec.Bennett@va.gov>; Henry Zimoch <hzimoch@hpzs.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>
Cc: Diehl, Gwen <Gwen.Diehl@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>
Subject: [EXTERNAL] RE: IVHQ Quincy, IL - Historic/MOA - legal

We're happy to keep Schapers in as mitigation for this undertaking. If Schapers is demolished in future, we'll deal with that undertaking and its attendant mitigation then. We are not able to consider past actions as mitigation for future adverse effects; however, CJ and I feel that whatever mitigation there may be for a possible demo of Schapers should and will take into consideration the Schapers recordation happening now and that the future mitigation should, therefore, be less than what we would normally ask.

Unless you disagree, I don't think that we need to change the draft MOA to explain why Schapers is being recorded but is not a part of the adverse effect that is being mitigated.

Anthony Rubano, Deputy State Historic Preservation Officer
Illinois State Historic Preservation Office
Illinois Department of Natural Resources
One Old State Capitol Plaza
Springfield, Illinois 62701
Please contact me through email rather than my office phone:
anthony.rubano@illinois.gov

From: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>
Sent: Monday, May 3, 2021 10:58 AM
To: Bennett, Alec (CFM) <Alec.Bennett@va.gov>; Henry Zimoch <hzimoch@hpzs.com>; Rubano, Anthony <Anthony.Rubano@Illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>
Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>
Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal

Alec is right, and thank you Anthony for asking about Schapers.

An answer on Schapers:
Not intended for demolition (for now) .

The demolition of Schapers was dropped as part of a Value Engineering exercise. It is going to be left unused, but with heating and cooling systems in place. Residents are going to be using the building until the new building is complete and they can be moved over.

A question on Schapers:

Knowing how difficult it is for Gwen and IDVA to have these studies authorized and completed, and knowing that the DVA may seek keep open their options to demolish it in the future (maybe separate funds / as an independent project in the future, can it continue to remain as part of the HABS submissions? I understand Anthony and laec may need to discuss this as a side bar and let us know your opinion.

With thanks

Ramu

L. Ramu Ramachandran, AIA, LEED AP

Associate Principal

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From: Bennett, Alec (CFM) <Alec.Bennett@va.gov>

Sent: Monday, May 3, 2021 10:52 AM

To: Henry Zimoch <hzimoch@hpzs.com>; Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Ramu Ramachandran <R.Ramachandran@perkinseastman.com>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>

Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

CAUTION: External E-mail

According to a email I received from Chris MacGibbon on March 17, Schapers is no longer proposed to be demolished. That is why it was removed from the current version of the MOA.

Chris – please confirm.

Thank you,
Alec

Alec Bennett
Senior Historic Preservation Specialist
Department of Veterans Affairs
Cell: 202.855.0727

From: Henry Zimoch <hzimoch@hpzs.com>
Sent: Monday, May 3, 2021 11:47 AM
To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Ramu Ramachandran <R.Ramachandran@perkinseastman.com>
Cc: Diehl, Gwen <Gwen.Diehl@Illinois.gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Bennett, Alec (CFM) <Alec.Bennett@va.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>
Subject: [EXTERNAL] RE: IVHQ Quincy, IL - Historic/MOA - legal

Hello Anthony,

Schapers Hospital is one of the original 8 buildings included in the previous MOA, and should be included in the current iteration.

Henry Zimoch, AIA
Senior Principal
Office: 312.944.9600 | Direct: 312.366.2730 | Cell: 312.498.0977
www.hpzs.com
Preserving a Sustainable Future



From: Rubano, Anthony [<mailto:Anthony.Rubano@Illinois.gov>]
Sent: Monday, May 03, 2021 10:41 AM
To: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>
Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Alec Bennett (Alec.Bennett@va.gov) <Alec.Bennett@va.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry Zimoch <hzimoch@hpzs.com>
Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

Hi Ramu,

We are not able to issue a letter or email that accepts fieldwork or the HABS images until the MOA is signed. We have no problem receiving the water tower fieldwork and HABS images separately from the rest. We already have the fieldwork and the HABS images for the following structures:

1. Elmore Infirmary
2. Fletcher Infirmary
3. Kent Infirmary
4. Markword Infirmary
5. Northern Guest House

6. Schapers Hospital
7. Truck Maintenance Garage
8. Vehicle Garage

We can issue an acceptance letter/email for those 8 upon MOA signature, and work can begin to those specific buildings. When the water tower field notes and images are submitted, we can deal with those separately and at a later date.

One last thing: Schapers is not listed in the draft MOA, but HABS images have been taken of it. Can you and Henry refresh my memory – is Schapers being demolished? Do we need to add it to the MOA?

One last, last thing: We have a new division head, Carey Mayer, so I have replaced Bob Appleman's name with hers on our signature page. That's the only change to the attached draft since I forwarded the draft MOA on 4/30.

Anthony Rubano, Deputy State Historic Preservation Officer

[Illinois State Historic Preservation Office](#)

[Illinois Department of Natural Resources](#)

One Old State Capitol Plaza

Springfield, Illinois 62701

Please contact me through email rather than my office phone:

anthony.rubano@illinois.gov

From: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Sent: Monday, May 3, 2021 8:52 AM

To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Alec Bennett (Alec.Bennett@va.gov) <Alec.Bennett@va.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Henry G. Zimoch (hzimoch@hpzs.com) <hzimoch@hpzs.com>

Subject: [External] RE: IVHQ Quincy, IL - Historic/MOA - legal

Dear Anthony:

I have forwarded the document to Henry Zimoch at HPZS for their information. I would like to express my gratitude to the USDVA and IL SHPO for helping shepherd us through this process and expediting your interactions and reviews.

As the execution of the MOA gets close, I have a request on behalf of the state.

1. The Design Build contractor intends start of demo June 1st, and awaits CDB's authorization to do so. In this context, would the IL SHPO accept the HABS field work on the buildings now.....and allow the HABS field work for the Water Tower to be submitted later (the water tower was added only a few weeks ago)?

2. Would Alec at the USDVA please inform us and the IL SHPO if they have a format the acceptance of the work? (Email/letter etc.).

We look set on this end. HABS digital final photographs have been sent to the IL SHPO for review, and the start of this review period is awaiting the execution of the MOA.

With best wishes and hope everyone has a great week,
Ramu

L. Ramu Ramachandran, AIA, LEED AP
Associate Principal

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From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Sent: Friday, April 30, 2021 3:12 PM

To: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>; Porter, Melissa <Melissa.Porter@illinois.gov>; Alec Bennett (Alec.Bennett@va.gov) <Alec.Bennett@va.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>

Subject: RE: IVHQ Quincy, IL - Historic/MOA - legal

CAUTION: External E-mail

This week, we heard back from the National Park Service with some minor suggestions to the recordation parts of the MOA. I have incorporated them into the draft with changes tracked. See attached. No content was changed. The NPS said it would normally treat the water tower as a HAER recordation, but since it is a part of a larger submission of HABS recordations, they would rather keep the tower with the HABS submission and not a stand-alone HAER. We're sending the attached revised MOA back to our legal just to get their blessing. We'll let you know if they would like to change anything.

Please provide any comment you all may have. Enjoy the weekend.

Anthony Rubano, Deputy State Historic Preservation Officer
[Illinois State Historic Preservation Office](#)
[Illinois Department of Natural Resources](#)

One Old State Capitol Plaza

Springfield, Illinois 62701

Please contact me through email rather than my office phone:

anthony.rubano@illinois.gov

From: Ramu Ramachandran <R.Ramachandran@perkinseastman.com>

Sent: Monday, April 26, 2021 12:15 PM

To: Rubano, Anthony <Anthony.Rubano@illinois.gov>; Wallace, Carol <Carol.Wallace@illinois.gov>

Cc: Diehl, Gwen <Gwen.Diehl@Illinois.Gov>; MacGibbon, Chris <Chris.MacGibbon@Illinois.gov>;

Porter, Melissa <Melissa.Porter@illinois.gov>; Alec Bennett (Alec.Bennett@va.gov)

<Alec.Bennett@va.gov>

Subject: [External] IVHQ Quincy, IL - Historic/MOA - legal

Dear Anthony and CJ:

Hope you had a great weekend.

I heard that the MOA is in its final stages with a legal review at IL SHPO/IDNR. With the IDVA being a signatory, Gwen mentioned that the IDVA legal team would ask for a quick review.

Would you be willing to forward the final-draft-for-review with Gwen for this review purpose? We would hope this would help expedite the overall process.

With best wishes, and hope you have a great week,

Ramu

L. Ramu Ramachandran, AIA, LEED AP

Associate Principal

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**MEMORANDUM OF AGREEMENT AMONG
THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS,
THE ILLINOIS DEPARTMENT OF VETERANS' AFFAIRS AND THE
ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF CERTAIN BUILDINGS AND THE
REPLACEMENT OF THE WATER SYSTEM AT
THE ILLINOIS VETERANS' HOME AT QUINCY, ILLINOIS
(SHPO LOG #013012819)
(CDB Project No. 040-010-115)**

WHEREAS, the Illinois Department of Veterans' Affairs (ILDVA) owns and administers the Illinois Veterans' Home at 1707 North 12th Street in the City of Quincy, Adams County, IL (Home); and

WHEREAS, ILDVA, working with the Illinois Capital Development Board (CDB), proposes to undertake the demolition of Kent Infirmary (W0650), Elmore Infirmary (W0646), Fletcher Infirmary (W0618), Markword Infirmary (W0647), the Northern Guesthouse (W0603), the Truck Maintenance Garage (W0653), the Vehicle Garage (W0637), and the Water Tower (collectively referred to as Buildings) in the Home; and

WHEREAS, ILDVA will receive a reimbursement grant for the project from the United States Department of Veterans Affairs (USDVA), which constitutes an Undertaking subject to review under Section 106 of the National Historic Preservation Act of 1966, as amended, 54 U.S.C. § 306108, and its implementing regulations (36 CFR Part 800) (Act); and

WHEREAS, the CDB, in its role at the State of Illinois' construction management agency, is to oversee the design and construction of all work on these Buildings as part of the CDB's project number 040-010-115; and 040-010-114.

WHEREAS, ILDVA has been invited to sign this Memorandum of Agreement (Agreement) as an Invited Signatory; and

WHEREAS, the State Historic Preservation Office currently resides within the Illinois Department of Natural Resources (IDNR), and the Director of IDNR is the duly designated State Historic Preservation Officer (SHPO); and

WHEREAS, the SHPO determined on February 21, 2019 that the Home is eligible for listing to the National Register of Historic Places (NRHP) as a historic district, and that the Buildings contribute to that historic district; and

WHEREAS, the USDVA has determined that the Undertaking will have an adverse effect on the Buildings that are eligible for the NRHP; and

WHEREAS, in accordance with 36 CFR § 800.6(a)(1) and 36 CFR § 800.10(b), the USDVA has notified the Advisory Council on Historic Preservation (ACHP) of the adverse effect

determination, and the ACHP has chosen not to participate in the consultation pursuant to 36 CFR § 800.6(a)(1)(iii);

WHEREAS, USDVA has invited the Osage Nation to participate in consultation pursuant to 36 CFR § 800.2(c)(2), and the Osage Nation did not respond to USDVA's request to participate; and

WHEREAS, USDVA has invited Landmarks Illinois, the City of Quincy, and Quincy Preserves to participate in consultation pursuant to 36 CFR § 800.2(c), and these potential consulting parties did not respond to USDVA's request to participate; and

NOW, THEREFORE, the USDVA, ILDVA and the SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations in this Memorandum of Agreement (Agreement) in order to mitigate the adverse effects of this Undertaking to the NRHP-eligible properties.

STIPULATIONS

I. MITIGATION

ILDVA, working with the CDB, shall retain a historical contractor(s) of their choice (Contractor) who meets the Secretary of the Interior's Qualifications (36 CFR Part 61, https://www.nps.gov/history/local-law/arch_stnds_9.htm) to complete the measures described below. Prior to the completion of the demolition of the Undertaking, ILDVA will ensure that the following HABS recordation (see: <https://www.nps.gov/hdp/standards/index.htm>) is completed by the Contractor for:

- Elmore Infirmary
- Fletcher Infirmary
- Kent Infirmary
- Markword Infirmary
- Northern Guest House
- Schapers Hospital
- Truck Maintenance Garage
- Vehicle Garage
- Water Tower

The Contractor must consult with the SHPO prior to the initiation of the work to ensure that expectations are understood.

A. Recordation

1. Fieldwork: Site Visit, Photography, Measurements

- a. The Contractor shall take site, interior, and exterior digital images of the eight buildings. These photos should be used for reference

in developing the architectural description outlined in I.A.2.d. Field notes/sketches should be used to create the CAD-based sketch plans outlined in I.A.2.a.

- b. The Contractor shall submit draft digital images of the same or very similar views that are proposed for HABS photography to the SHPO for comment. Selection of view and quantity of images shall be done in consultation with the SHPO. Images must include site, elevations, distinctive exterior and interior architectural features, primary interior spaces, and representative non-primary interior spaces. Upon SHPO concurrence in writing of the selected draft views, the Contractor may proceed with taking the final HABS photography as outlined in I.A.1.c.
 - c. Final HABS photographs must be taken by a professional photographer and must include all the views agreed to in I.A.1.b. Photographs must be taken with a large-format film camera using 4" x 5" or larger black-and-white negatives, processed according to HABS/HAER/HALS guidelines, with in-camera perspective correction (as needed).
 - d. Upon completion of I.A.1.a, b, and c, the Contractor shall digitally submit the images and copies of field notes to the SHPO for review and comment. Upon SHPO confirmation in writing that all of the information necessary to complete HABS recordation has been collected, the demolition of the Buildings may commence.
2. Recordation components shall consist of the following items.
- a. Sketch plans, as defined by HABS/HAER/HALS guidelines. For the four buildings: Northern Guest House, Truck Maintenance Garage, Water Tower, and Vehicle Garage for which no drawings exist, they would be letter sized and digitally drawn of the buildings in their current condition. The sketch plans will be included as figures at the end of the relevant report(s) and printed in accordance with Heritage Documentation Programs' (HDP) Transmittal Guidelines. Of the remaining five buildings, they would be 24" x 36" reproductions of original drawings printed drawing-size (see I.A.2.e).
 - b. HABS photographs. Prints from the negatives taken in I.A.1.c must be either wet processed on regular (not resin-coated) photo paper or inkjet-printed, according to HABS/HAER/HALS guidelines. The final size of the prints (either 5" x 7" or 8" x 10") and their mounting and labeling shall be done in accordance with guidance provided by the NPS. Final recordation package must

contain the photo prints, original negatives, and a contact sheet, per HABS/HAER/HALS standards.

- c. Archival digital photography. This set of labeled photos are those taken as a part of the reconnaissance and agreed to as stated in I.A.1.a. They should be printed as directed by HDP staff.
 - d. Narrative and description. A written historic narrative and an architectural description of the eight buildings using HABS-designated outline format printed single sided on regular-weight, archival (non-recycled, with 25% cotton fiber content) bond paper.
 - e. Original and/or historic drawings. Any original and/or historic drawings of the eight buildings scanned at a minimum of 400 ppi and dropped full-size onto HABS title blocks. Verify that the original/historic plans can be reproduced in accordance with the U.S. Copyright Act, as amended (see: <https://www.nps.gov/hdp/standards/copyright.htm>). The finished sheets will be printed on vellum in accordance with HDP's Transmittal Guidelines. The Contractor must consult with the SHPO to determine which extant plans warrant scanning and inclusion in the recordation package.
 - f. Original field notes, if applicable (i.e., field sketches, laser-scan info, photogrammetric data info.)
 - g. Historic images and maps. Photographic copies of illustrative historic images and maps must be scanned, and printed, and labeled according to HABS/HAER/HALS guidelines. The Contractor must consult with the SHPO to determine which historic images and maps warrant scanning and inclusion in the recordation package.
 - h. CD/DVD. Digital versions of items I.A.2.a through I.A.2.g must be saved onto an archival CD/DVD.
3. Draft submission. The Contractor shall email in pdf format and mail a hardcopy of the 95% draft of the items in I.A.2.a through g for each of the eight building to the SHPO for review and comment. When the SHPO accepts in writing each building's 95% draft submission, the Contractor will complete the final documentation for that building as directed in I.A.4.
 4. Final submission. Upon completion of the final documentation, the Contractor shall submit the following for each Building to the SHPO:

- a. One (1) HABS recordation package containing items I.A.2.a, b, c, d, e, f, g, and h.
- b. One (1) recordation package containing items I.A.2.a, c, d, e, g, and h in an archival clamshell.

Upon final approval of each building's package, the SHPO will submit the HABS recordation package to the Heritage Documentation Programs in the National Park Service for eventual deposit in the Library of Congress, and the SHPO will deposit the recordation package with the Abraham Lincoln Presidential Library in Springfield, Illinois.

B. Historic Context and Significance

A written historic context (with illustrations, as necessary) and significance of the Illinois Veterans' Home in Quincy, its development and maturity, including the construction of post-war buildings, must be developed. The Contractor shall email in pdf format and mail a hardcopy of the 95% draft of the Historic Context and Significance to the SHPO for review and comment. When the SHPO accepts in writing the 95% draft submission, the Contractor will complete the final Historic Context and Significance in HABS-designated format printed single sided on regular-weight, archival (non-recycled, with 25% cotton fiber content) bond paper and submit it to the SHPO to be included with the Recordation packages in I.A.4.

II. DURATION

This Agreement shall terminate if its stipulations are not carried out within five (5) years from the date of its execution. Prior to such time, USDVA may consult with the other signatories to reconsider the terms of the Agreement and amend it in accordance with Stipulation V. AMENDMENTS, below. USDVA shall notify the signatories as to the course of action it will pursue.

III. POST-REVIEW DISCOVERIES

If potential historic properties are discovered or unanticipated effects on historic properties found, USDVA shall consult with the SHPO immediately and make reasonable efforts to avoid, minimize, or mitigate adverse effects to such properties. In the event of an unanticipated discovery of human remains or burials, USDVA understands and agrees that it must immediately stop work within the area of discovery, and consult with the SHPO.

IV. DISPUTE RESOLUTION

Should any signatory to this Agreement object at any time to any actions proposed or the manner in which the terms of this Agreement are implemented, USDVA shall consult with the signatories to resolve the objection. If the signatories cannot agree regarding a

dispute, the signatories shall

- A. Forward all documentation relevant to the dispute, including any timely advice or comments regarding the dispute from the signatories and concurring parties and USDVA's proposed resolution, to the ACHP. The ACHP shall provide USDVA with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, USDVA shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, signatories and concurring parties, and provide them with a copy of this written response. USDVA will then proceed according to its final decision.
- B. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day time period, USDVA may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, USDVA shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring parties to the Agreement and provide them and the ACHP with a copy of such written response.
- C. USDVA's responsibility to carry out all other actions subject to the terms of this Agreement that are not the subject of the dispute remain unchanged.

V. AMENDMENTS

This Agreement may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy is signed by all of the signatories.

VI. TERMINATION

If any signatory to this Agreement determines that its terms become impossible to carry out, that party shall immediately consult with the other parties to attempt to develop an amendment per Stipulations V and VI above. If within thirty (30) days an amendment cannot be reached, any signatory may terminate the Agreement upon written notification to the other signatories.

Once this Agreement is terminated, and prior to work continuing on the Undertaking, USDVA must either (a) execute a Memorandum of Agreement pursuant to 36 CFR § 800.6 or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR § 800.7. USDVA shall notify the signatories as to the course of action it will pursue.

VII. COUNTERPARTS; FACSIMILE OR .PDF SIGNATURES

This Agreement may be executed in counterparts, each of which shall be considered an original and together shall be one and the same Agreement. A facsimile or .pdf copy of

this Agreement and any signatures thereon will be considered for all purposes as an original.

VIII. DISTRIBUTION OF AGREEMENT

In order to meet the requirements of Section 106.36 CFR § 800.6(b)(1)(iv), upon the execution of this Agreement and prior to approving the Undertaking, the USDVA must transmit to the ACHP the executed Agreement along with the documentation specified in Section 800.11(f).

IX. EFFECTIVE DATE

This Agreement is effective on the date signed by USDVA.

EXECUTION of this Agreement by USDVA, ILDVA and the SHPO and the implementation of its terms evidence that USDVA has taken into account the effects of this undertaking on historic properties and has afforded the ACHP an opportunity to comment on the effects of the Undertaking in compliance with the Act.

[Signature Pages to follow]

**MEMORANDUM OF AGREEMENT AMONG
THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS,
THE ILLINOIS DEPARTMENT OF VETERANS' AFFAIRS AND THE
ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF CERTAIN BUILDINGS AND THE
REPLACEMENT OF THE WATER SYSTEM AT
THE ILLINOIS VETERANS' HOME AT QUINCY, ILLINOIS
(SHPO LOG #013012819)
(CDB Project No. 040-010-115)**

SIGNATORY

UNITED STATES DEPARTMENT OF VETERANS' AFFAIRS (USDVA)

Signature:  Date: May 13, 2021

Name: Anna Gaug

Title: National Program Manager, State Veterans Homes Construction Grant Program

**MEMORANDUM OF AGREEMENT AMONG
THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS,
THE ILLINOIS DEPARTMENT OF VETERANS' AFFAIRS AND THE
ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF CERTAIN BUILDINGS AND THE
REPLACEMENT OF THE WATER SYSTEM AT
THE ILLINOIS VETERANS' HOME AT QUINCY, ILLINOIS
(SHPO LOG #013012819)
(CDB Project No. 040-010-115)**

INVITED SIGNATORY

ILLINOIS DEPARTMENT OF VETERANS' AFFAIRS (ILDVA)

Signature: _____ Date: _____

Name: _____

Title: _____

**MEMORANDUM OF AGREEMENT AMONG
THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS,
THE ILLINOIS DEPARTMENT OF VETERANS' AFFAIRS AND THE
ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF CERTAIN BUILDINGS AND THE
REPLACEMENT OF THE WATER SYSTEM AT
THE ILLINOIS VETERANS' HOME AT QUINCY, ILLINOIS
(SHPO LOG #013012819)
(CDB Project No. 040-010-115)**

SIGNATORY

ILLINOIS DEPUTY STATE HISTORIC PRESERVATION OFFICER (SHPO)

By: Carey L. Mayer Date: 05/13/2021
Carey Mayer, Deputy State Historic Preservation Officer
Illinois Department of Natural Resources