



Jim Underwood
Executive Director

CDB BOARD BOOK

May 10, 2011, 10:30 a.m.

**Video-Conference
between**

**James R. Thompson Center
100 West Randolph Street, Suite 14-600
Chicago, Illinois**

and

**Robert Oxtoby Board Room
3rd Floor Stratton Office Building
401 S. Spring Street
Springfield, Illinois**

and

**IL Dept. of Transportation Office
1102 East Port Plaza
Collinsville, Illinois**

**Board Members: Anthony R. Licata (Chairman)
Mark J. Ladd
Glyn M. Ramage
Michael Chin
Stewart A. Munoz
Peter J. O'Brien, Sr.**

CAPITAL DEVELOPMENT BOARD

**May 10, 2011, 10:30 a.m.
Video-Conference
between
the following three locations:**

James R. Thompson Center
100 West Randolph Street
Suite 14-600
Chicago, Illinois

Robert Oxtoby Board Room
3rd Floor Stratton Building
401 S. Spring Street
Springfield, Illinois

IDOT Office
1102 East Port Plaza
Collinsville, Illinois

1. CALL TO ORDER

PRELIMINARY ITEMS

- 2. Adoption of Agenda
- 3. Approval of April 12, 2011 Minutes 1-5
- 4. Introduction of Guests

BOARD ACTION

- 5. Staff Recommendations for Architect/Engineer Selections 6-9
- 6. Higher Education Recommendations for Architect/Engineer Selections 10-12
- 7. Proposed FY-12 CDB Board Meeting Schedule 13

INFORMATIONAL ITEMS

- 8. WIU Riverfront Campus 14

EXECUTIVE SESSION

staff contact: Candy Bearden
217.782.8722

SUBJECT: Meeting Minutes for April 12, 2011 Board Meeting

The April 12, 2011 meeting of the Capital Development Board was held by video-conference at the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois, the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois, and IL Department of Transportation Office, 1102 East Port Plaza, Collinsville, Illinois.

The following Board Members were present:

Chicago

Anthony R. Licata, Chairman
Mark J. Ladd
Stewart Munoz

Collinsville

Glyn Ramage

Others present:

Chicago

Jim Underwood, CDB
Don Broughton, CDB
Ron Wright, CDB
Karen Fredrickson, CDB
Tim Dietz, CDB
Joseph Vitosky, U of I
Don White, PSA Dewberry
Brie Yaksic, dbHS
Dave Scott, Faithful + Gould
Jesse Martinez, CDB
Ngozi C. Okorafor, CDB
Gilbert Villegas, CDB
Chris Flynn, CDB

Springfield

Glenn Smith, CDB
Bill Brewer, WIU
Gus Behnke, CDB
Patty Broers, EEC
Bill Strahle, EEC
Lisa Mattingly, CDB
Douglas Tinch, CDB
Laura Kozemczak, CDB
Victor Morales, CDB
Fredrick W. Hahn, EEC-CPO
Marcy Joerger, CDB
Windy Gerlach, CDB
James Cockrell, CDB

Chairman Licata called the meeting to order at 10:46 a.m.

Lisa Mattingly took roll call. For the record, Chairman Licata and members Mark Ladd and Stewart Munoz were present at the Chicago meeting site. Board Member, Glyn Ramage was present via video-conference at the Collinsville site.

Mr. Ladd moved and Mr. Ramage seconded a motion for adoption of the agenda. Chairman Licata called for a vote, which was approved unanimously.

Mr. Ramage moved and Mr. Ladd seconded a motion to approve the minutes of the March 17, 2011 meeting. Chairman Licata called for a vote, which was approved unanimously.

All guests in both Chicago and Springfield introduced themselves to the Board. There were no guests in Collinsville.

Mr. Wright gave presentation on the following modification for approval:

ILLINOIS DEPARTMENT OF CORRECTIONS

Replace Roofing Systems,
Centralia Correctional Center
Centralia, Clinton County, Illinois
CDB Project No. 120-250-032
A/E: Eggemeyer Associates Architects, Inc.
modification requested: \$175,000.00

Mr. Munoz moved and Mr. Ladd seconded a motion to approve the modification. Chairman Licata called for a vote, which was approved unanimously.

Mr. Wright gave presentation on the following change order for approval:

BOARD OF HIGHER EDUCATION

Riverfront Campus
Western Illinois University
Moline, Rock Island County, Illinois
CDB Project No. 818-020-004
A/E: PSA-Dewberry
change order requested: \$161,389.58

Mr. Ladd moved and Mr. Munoz seconded a motion to approve the change order. Chairman Licata called for a vote, which was approved unanimously.

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

1.	250-197-013	Dept. of Central Management Services Upgrade HVAC System Elgin Regional Office Building Kane County, Illinois 1. Henneman Engineering, Inc. 2. Melvin Cohen & Associates, Inc. 3. Primera Engineers, Ltd.	Appropriation: \$2,461,000 Project Cost: \$2,461,000
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Mr. Munoz moved and Mr. Ramage seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

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

2.	250-510-017	Dept. of Central Management Services Install Emergency Generator and Upgrade Electrical System - Chicago Medical Center Office and Laboratory Building, Cook Co. 1. Melvin Cohen & Associates, Inc. 2. Berg Engineering Consultants, Ltd 3. Farnsworth Group, Inc.	Appropriation: \$2,000,000 Project Cost: \$2,000,000
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Mr. Munoz moved and Mr. Ladd seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

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

3.	291-101-011	Department of State Police Upgrade Plumbing System Joliet Forensic Laboratory, Will County, IL 1. O&N Engineering-Development PC 2. AMSCO Engineering, Inc. 3. Sigma Engineering, Inc.	Appropriation: \$225,000 Project Cost: \$225,000
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Mr. Ramage moved and Mr. Ladd seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

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

4.	738-020-038	Office of the Attorney General Replace Light Ballasts Attorney General Building Springfield, Sangamon County, Illinois 1. DLZ Illinois, Inc. 2. Primera Engineers, Ltd. 3. Thermal Energy, Inc.	Appropriation: \$959,000 Project Cost: \$959,000
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Mr. Ramage moved and Mr. Munoz seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

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

5.	738-020-039	Office of the Attorney General Repair and Waterproof Rear Terrace Attorney General Building Springfield, Sangamon County, IL 1. Sarti Architectural Group, Inc. 2. IE Consultants, Inc. 3. Charles Joseph Pell Architects, Inc.	Appropriation: \$190,000 Project Cost: \$190,000
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Mr. Munoz moved and Mr. Ramage seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

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

6.	750-000-005	Office of the Secretary of State Renovate HVAC – Divers South, West and North – Chicago Driver Services Facilities Chicago, Cook County, IL 1. Building systems Engineering 2. DLZ Illinois, Inc. 3. O&N Engineering –Development	Appropriation: \$2,074,000 Project Cost: \$2,074,000
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Mr. Munoz moved and Mr. Ladd seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

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

7.	750-010-008	Office of the Secretary of State Upgrade North Patio for Public Safety Michael J. Howlett Building Springfield, Sangamon County, IL 1. FWAI Architects, Inc. 2. Sarti Architectural Group, Inc. 3. LZT Associates, Inc.	Appropriation: \$461,000 Project Cost: \$461,000
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Mr. Munoz moved and Mr. Ladd seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

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

8.	810-048-021	Illinois Community College Board Upgrade HVAC System – City Center Joliet Junior College – Will County 1. HOH Engineers	Appropriation: \$272,800 Project Cost: \$272,800
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Mr. Munoz moved and Mr. Ramage seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

Mr. Broughton introduced Mr. Joe Vitosky with the University of Illinois Urbana-Champaign who presented the following Higher Ed A/E selection recommendation:

9.	830-010-337	Board of Higher Education University of Illinois, Urbana-Champaign Interior and Exterior Renovations to the Education Building, Champaign County 1. Bailey Edward Architect 2. 4240 Architecture 3. Farnsworth Group	Appropriation: \$1,200,400 Project Cost: \$1,200,400
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Mr. Ladd moved and Mr. Munoz seconded a motion to approve the Higher Ed recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

Mr. Broughton noted the following informational items:

1. Architect/Engineers approved by Executive Director.
2. Architect/Engineers approved by Higher Education.

Director Underwood gave a brief update on the status of the CPO Summit Meeting follow-up to the Chairman and the Board. Chairman Licata and the Board would like this issue to be completely resolved and concluded by June 30th.

Mr. Joe Vitosky with the University of Illinois and Ron Wright gave an update on status of the Lincoln Hall project at the University of Illinois Urbana-Champaign.

Mr. Wright gave an update on the status of the SIU Edwardsville project and the Supreme Court project to the Board.

A motion was made and seconded to adjourn. Chairman Licata called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 11:46 a.m.

Subject Staff Recommendations for Concurrence in
the Selection of Architects/Engineers

APPROP. &
TOTAL
COST
AMOUNTS

<u>PROJECT #</u>	<u>ARCHITECT/PROJECT DESCRIPTION</u>	
1 630-290-003	Remediate Water Infiltration/Upgrade Electrical Panels Sinks & Plumbing Fixtures, Spoon River Rest Area, Department of Transportation	\$50,000 \$200,000

FIRMS BEING CONSIDERED FOR SELECTION:

Metzger Johnson Architects Inc d/b/a Klingner Associat

2 102-122-038	Improve Boat Access, Rock Cut State Park, Department of Natural Resources	\$250,000 \$250,000
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FIRMS BEING CONSIDERED FOR SELECTION:

APEX Consulting Engineers LLC

Engineering Resource Associates Inc

McClure Engineering Associates Inc

3 654-100-003	Replace Fire Suppression System, Illinois Emergency Operations Center - Springfield, Illinois Emergency Management Agency	\$211,000 \$211,000
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FIRMS BEING CONSIDERED FOR SELECTION:

Environmental Systems Design Inc

K J W W Engineering Consultants d/b/a KJWW PC

A/E SELECTION COMMITTEE RECOMMENDATIONS
May 10, 2011

CDB PROJECT NO: 630-290-003

PROJECT DESCRIPTION: Remediate Water Infiltration/Upgrade Electrical Panels,
Sinks and Plumbing Fixtures

PROJECT LOCATION: Spoon River Rest Area - Dahina, Illinois
Department of Transportation

APPROPRIATION AMOUNT: \$ 50,000

ESTIMATED TOTAL PROJECT COST: \$ 200,000

PROJECT SCOPE OF WORK:

The Westbound Spoon River Rest Area located on I-74, is a 4,364 square foot, masonry building with a built-up roofing system constructed in 1982. The Eastbound Spoon River Rest Area located on I-74, is a 4,364 square foot, masonry building with a built-up roofing system constructed in 1982.

The scope of work provides for the remediation of water infiltration in to the basement of the eastbound Spoon River rest area, including upgrading the electrical panel and the abatement of any mold. The scope of work also provides for upgrading the restroom sinks and plumbing fixtures in the westbound and eastbound rest areas.

**A/E SELECTION COMMITTEE RECOMMENDATIONS
May 10, 2011**

CDB PROJECT NO: 102-122-038

PROJECT DESCRIPTION: Improve Boat Access

PROJECT LOCATION: Rock Cut State Park - Winnebago County
Department of Natural Resources

APPROPRIATION AMOUNT: \$ 250,000

ESTIMATED TOTAL PROJECT COST: \$ 250,000

PROJECT SCOPE OF WORK:

The Rock Cut State Park is a 3,100 acre recreational area, including a 162 acre lake, located six miles north of Rockford, acquired in 1957.

The scope of work provides for replacing boat ramps and courtesy docks, improving ADA accessibility and lighting and providing shoreline stabilization and miscellaneous site improvements.

A/E SELECTION COMMITTEE RECOMMENDATIONS
May 10, 2011

CDB PROJECT NO: 654-100-003

PROJECT DESCRIPTION: Replace Fire Suppression System

PROJECT LOCATION: Illinois Emergency Operations Center - Springfield
Illinois Emergency Management Agency

APPROPRIATION AMOUNT: \$ 211,000

ESTIMATED TOTAL PROJECT COST: \$ 211,000

PROJECT SCOPE OF WORK:

The State Emergency Operation Center is a 50,000 square foot, one-building facility constructed in 2005.

The scope of work provides for replacing the fire suppression system in the telecommunication and data center areas of the building (approximately 4,400 square feet) with a chemical or dry fire suppression system.

SUBJECT: *Board Concurrence for Selection of Higher Education Architect/Engineer*

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
815-010-503	Install ADA Elevator and Entrance - Honors College Eastern Illinois University Charleston, Coles County, Illinois	\$525,000
818-010-101	Upgrade HVAC Systems - Morgan and Brophy Halls Western Illinois University Macomb, McDonough County, Illinois	\$1,188,300

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
May 10, 2011**

CDB PROJECT NO: 815-010-503

PROJECT DESCRIPTION: Install ADA Elevator and Entrance - Honors College

PROJECT LOCATION: Eastern Illinois University
Charleston, Coles County, Illinois

APPROPRIATION AMOUNT: \$ 525,000

ESTIMATED TOTAL PROJECT COST: \$ 700,000

PROJECT SCOPE OF WORK:

Eastern Illinois University is a 3,032,827 square foot, 80-building campus constructed in 1898.

The scope of work provides for installing an ADA elevator in the Honors College, including providing access to the top level and mechanical space in the basement. The scope of work also provides for constructing an ADA entrance to the street side of the Honors College building, including installing an ADA accessible ramp.

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
May 10, 2011**

CDB PROJECT NO: 818-010-101

PROJECT DESCRIPTION: Upgrade HVAC Systems - Morgan and Brophy Halls

PROJECT LOCATION: Western Illinois University
Macomb, McDonough County, Illinois

APPROPRIATION AMOUNT: \$1,188,300

ESTIMATED TOTAL PROJECT COST: \$1,188,300

PROJECT SCOPE OF WORK:

Morgan Hall is a 120,000 square foot, four-story, concrete and brick building constructed in 1967. Brophy Hall is a 107,548 square foot, two-story, concrete building constructed in 1973.

The scope of work provides for upgrading the HVAC system in the Morgan Hall data center, including replacing the chillers, ductwork, and controls. The scope of work also provides for replacing the absorption chiller at Brophy Hall.

**PROPOSED
FY-12 CDB BOARD MEETING SCHEDULE**

DATE	TIME	LOCATION
July 12, 2011	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
August 9, 2011	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
September 13, 2011	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
October 11, 2011	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
November 8, 2011	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
December 13, 2011	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
January 10, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
February 14, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
March 13, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
April 10, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
May 8, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
June 12, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference

Executive Summary Information Item

CDB Project No. 818-020-004
Project Description: WIU Riverfront Campus
Project Location: 3300 River Drive
Moline, Rock Island County, Illinois

Project History:

The scope of work provides for planning the renovation of approximately 60,300 square feet of the former John Deere Technical Center located on the Moline Campus, including reconfiguring space for classrooms, instructional and computer laboratories, offices, faculty and student lounges, and a reception and work area.

When the contractors began excavation for foundations and underground utilities they encountered rock at higher elevations than the drawings and soil boring logs indicated. Some exploratory excavation was performed to try and determine the extent of the rock so we could calculate an estimated amount. We calculated that this could involve removing at least 387 cubic yards of extra rock. A Proceed Order # 3 was issued to not exceed \$60,000 based on a cost of \$155.00 per cubic yard. This price was expected to cover both horizontal excavation and caisson drilling although the proceed order was not specific. We had asked the contractor to track the foundation work and the utility work separately due to the fact that they would be completed at different times. When the contractor turned in their costs for extra rock removal involving the foundation work it was discovered that the cost for drilling through rock is based on an hourly rate of at least \$620.00 per hour and not the per cubic yard rate. This resulted in the pending RFP & CO for the foundation work using up more of the "not-to-exceed" amount than expected. In tracking the excavation for the underground utility, and that of the foundations work, it has been noted that the contractors have had to remove 324 cubic yards of extra rock to date. They still have to complete excavation for storm sewer, horizontal geothermal piping and water lines; and it is anticipated that they could encounter an additional 370 cubic yards in a worst case scenario.

Requested Action:

Proceed Order Number 3, previously issued to McCarthy Improvement Company for extra rock excavation, was initially thought to be \$60,000, but after consulting with the CPO office we recommend that 2 proceed orders and 3 change orders be issued to help accurately report separate types of work for accountability purposes. We have totaled the work actions together and are bringing it to your attention as we may reach board level approval requirements in the very near future.

FY-11 CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 13, 2010	10:30 a.m.	Chicago and Springfield video-conference
August 10, 2010	10:30 a.m.	Chicago and Springfield video-conference
September 14, 2010	10:30 a.m.	Chicago and ISU video-conference
October 19, 2010	10:30 a.m.	Chicago and Springfield video-conference
November 9, 2010	10:30 a.m.	Cancelled
December 14, 2010	10:30 a.m.	Chicago and Springfield video-conference
January 11, 2011	10:30 a.m.	Cancelled
February 8, 2011	10:30 a.m.	Chicago, Springfield and Collinsville video-conference
March 17, 2011	10:30 a.m.	Chicago, Springfield and Collinsville video-conference
April 12, 2011	10:30 a.m.	Chicago, Springfield and Collinsville video-conference
May 10, 2011	10:30 a.m.	Chicago, Springfield and Collinsville video-conference
June 14, 2011	10:30 a.m.	Chicago, Springfield and Collinsville video-conference