

SUBJECT: Meeting Minutes for June 12, 2012 Board Meeting

The June 12, 2012 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 and the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois.

The following Board Members were present:

**Chicago**

Peter O'Brien, Sr., Chairman  
Stewart Munoz  
Michael Chin  
Miles Beatty, III  
Anthony Garippo

Others present:

**Chicago**

Jim Underwood, CDB  
Don Broughton, CDB  
Tom Klein, CDB  
Karla Springer, CDB  
Gilbert Villegas, CDB  
Andrea Bauer, CDB  
Bruce Locke, CDB  
Joseph Vitowsky, U of I  
Micaela Vidaña, EEC  
James Cockrell, CDB  
Leonard McGee, CDB  
John Price, CDB  
Edward Sweeney, CDB  
Mike Wilson, CDB  
Darnell Barnes, CDB

Dan Saavedra, SGA  
Tom Viel, Rock Valley College  
Ted Johnson, College of Lake Co.  
Rich Anderson, College of Lake Co.  
Jeff Sronkoski, Legat Architects  
Ed Choklek, FGM Architects  
Greg Evans, McHenry Co. College  
Larry West, McHenry Co. College  
Vern Manke, McHenry Co. College  
Vicky Smith, McHenry Co. College  
Beth Doria, Fed. of Women Contractors  
David Agazzi, College of Lake Co.  
Jeffery Cohen, Melvin, Cohen & Assoc.  
Kurt Simpson, Highland Comm. College  
Terry Atz, Highland Community College

**Springfield**

Amber Evans, CDB  
Ron Wright, CDB  
Amy Romano, CDB  
Josh Weger, CDB  
Lisa Mattingly, CDB  
Marcy Joerger, CDB  
Patty Broers, SPO  
Victor Morales, CDB  
Candy Bearden, CDB

Gary Kitchen, CDB  
Fred Hahn, CPO  
Chris Flynn, SPO  
Cori Fuchs, CDB  
Lorri Rosenfeldt, EEC  
Bruce Budde, IL Central College  
Troy Hattermann, IL Central College  
Rob Widmer, Heartland Comm. College  
Jim Hubbard, Heartland Comm. College

Chairman O'Brien called the meeting to order at 10:33 a.m.

Amber Evans took roll call. For the record, Chairman O'Brien and members Stewart Munoz, Michael Chin, Miles Beatty and Anthony Garippo were present at the Chicago meeting site.

A moment a silence was held for the passing of CDB staff member, Jenae Dennis.

Mr. Munoz moved and Mr. Beatty seconded a motion for adoption of the agenda. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Chin moved and Mr. Munoz seconded a motion to approve the minutes of the May 8, 2012 meeting. Chairman O'Brien called for a vote, which was approved unanimously.

All attendees and guests in Chicago and Springfield introduced themselves to the Board.

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

1.	250-189-015	<b>DEPARTMENT OF CENTRAL MANAGEMENT SERVICES</b> Replace Emergency Generators and Upgrade Electrical Springfield Central Computer Facility Sangamon County, Illinois 1. BRiC Partnership, LLC 2. Hanson Professional Services, Inc. 3. Farnsworth Group, Inc.	Appropriation: \$500,000 Project Cost: \$3,550,000
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Mr. Munoz moved and Mr. Garippo seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton presented the following A/E selection recommendation and answered questions from Board members:

2.	546-185-012	<b>DEPARTMENT OF MILITARY AFFAIRS</b> Renovate Armory/Upgrade Mechanical Systems Lawrenceville Armory Lawrence County, Illinois 1. McDonough-Whitlow, P.C. 2. The Upchurch Group, Inc. 3. Horner & Shifrin, Inc.	Appropriation: \$1,320,000 Project Cost: \$1,320,000
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Mr. Garippo moved and Mr. Munoz seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

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

3.	814-010-074	<b>BOARD OF HIGHER EDUCATION</b> Upgrade Electrical Distribution System Chicago State University Chicago, Cook County, Illinois 1. Patrick Engineering, Inc. 2. Stanley Consultants, Inc. 3. Melvin Cohen and Associates, Inc.	Appropriation: \$800,000 Project Cost: \$6,500,000
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Mr. Chin moved and Mr. Beatty seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton presented the following A/E selection recommendation and answered questions from Board members:

4.	039-150-170	<b>DEPARTMENT OF AGRICULTURE</b> Repair and Replace Roofing Systems Illinois State Fairgrounds Springfield, Sangamon County, Illinois 1. Kenyon & Associates Architects, Inc. 2. Sarti Architectural Group, Inc. 3. Allied Design Consultants, Inc.	Appropriation: \$1,000,000 Project Cost: \$1,000,000
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Mr. Beatty moved and Mr. Garippo seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton presented the following two A/E selection recommendations:

5.	040-000-002	<b>DEPARTMENT OF VETERANS' AFFAIRS</b> Provide Fire Suppression Sprinklers Statewide Program 1. Henneman Engineering, Inc. 2. Horner & Shifrin, Inc. 3. HOH Architects, Inc.	Appropriation: \$1,000,000 Project Cost: \$1,000,000
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6.	040-060-015	<b>DEPARTMENT OF VETERANS' AFFAIRS</b> Replace Roofing Systems Anna Veterans' Home Anna, Union County, Illinois 1. The Upchurch Group, Inc. 2. Design Architects, Inc. 3. Eggemeyer Associates Architects	Appropriation: \$1,000,000 Project Cost: \$1,000,000
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Mr. Beatty moved and Mr. Munoz seconded a motion to approve the two recommendations for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton presented the following five A/E selection recommendations:

7.	120-008-015	<b>DEPARTMENT OF CORRECTIONS</b> Renovate Freezers Illinois River Correctional Center Canton, Fulton County, Illinois 1. LZT Associates, Inc. 2. SMT Architects, PC	Appropriation: \$490,000 Project Cost: \$490,000
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8.	120-075-055	<b>DEPARTMENT OF CORRECTIONS</b> Replace Roofing Systems Dixon Correctional Center Dixon, Lee County, Illinois 1. Shive Hattery, Inc. 2. DLZ Illinois, Inc. 3. Healy, Bender and Associates, Inc.	Appropriation: \$1,962,000 Project Cost: \$1,962,000
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9.	120-135-059	<b>DEPARTMENT OF CORRECTIONS</b> Replace Roofing Systems Logan Correctional Center Lincoln, Logan County, Illinois 1. Prather Tucker Associates, Inc. 2. Allied Design Consultants, Inc. 3. Shive-Hattery, Inc.	Appropriation: \$2,666,000 Project Cost: \$2,666,000
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10.	120-255-024	<b>DEPARTMENT OF CORRECTIONS</b> Replace Windows Shawnee Correctional Center Vienna, Johnson County, Illinois 1. Design Architects, Inc. 2. Baysinger Architects, LLC 3. Eggemeyer Associates Architects	Appropriation: \$1,918,000 Project Cost: \$1,918,000
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11.	125-110-008	<b>DEPARTMENT OF JUVENILE JUSTICE</b> Renovate Intake Building Illinois Youth Center St. Charles, Kane County, Illinois 1. A. Epstein and Sons International 2. Larson & Darby, Inc. 3. Tripartite, Inc.	Appropriation: \$4,200,000 Project Cost: \$4,200,000
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Mr. Munoz moved and Mr. Beatty seconded a motion to approve the five recommendations for selections of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton presented the following three A/E selection recommendations:

12.	250-188-013	<b>DEPARTMENT OF CENTRAL MANAGEMENT SERVICES</b> Replace Chillers, Cooling Tower and Air Handling Units Research and Collection Center Springfield, Sangamon County, Illinois 1. Engineering Concepts & Solutions 2. Horner & Shifrin, Inc. 3. TRC Worldwide Engineering, Inc.	Appropriation: \$977,000 Project Cost: \$977,000
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13.	250-197-015	<b>DEPARTMENT OF CENTRAL MANAGEMENT SERVICES</b> Replace Roof and Exterior Repairs Elgin Regional Office Building Elgin, Kane County, Illinois 1. SMT Architects, P.C. 2. DLZ Illinois, Inc. 3. Matocha Associates	Appropriation: \$512,000 Project Cost: \$512,000
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14.	250-250-008	<b>DEPARTMENT OF CENTRAL MANAGEMENT SERVICES</b> Replace Roof Peoria Regional Office Building Peoria, Peoria County, Illinois 1. Thomas Steen Associates 2. Ferry & Associates Architects, Inc. 3. Steckel Parker Architects, Inc.	Appropriation: \$720,000 Project Cost: \$720,000
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Mr. Munoz moved and Mr. Garippo seconded a motion to approve the previous three recommendations for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton presented the following A/E selection recommendation and answered questions from Board members:

15.	735-020-036	<b>CAPITAL DEVELOPMENT BOARD</b> Renovate Interior and Exterior and Replace Roof Executive Mansion Springfield, Sangamon County, Illinois <ol style="list-style-type: none"> <li>1. Bailey Edward Design, Inc.</li> <li>2. Evan Lloyd Associates, Inc.</li> <li>3. Vinci Hamp Architects, Inc.</li> </ol>	Appropriation: \$3,700,000 Project Cost: \$3,700,000
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Mr. Beatty moved and Mr. Garippo seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton presented the following two A/E selection recommendations:

16.	750-020-014	<b>OFFICE OF THE SECRETARY OF STATE</b> Replace Roof William G. Stratton Building Springfield, Sangamon County, Illinois <ol style="list-style-type: none"> <li>1. Sarti Architectural Group, Inc.</li> <li>2. The Upchurch Group</li> <li>3. Allied Design Consultants, Inc.</li> </ol>	Appropriation: \$490,000 Project Cost: \$490,000
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17.	750-045-028	<b>OFFICE OF THE SECRETARY OF STATE</b> Analyze and Repair Parking Structure Capitol Complex Springfield, Sangamon County, Illinois <ol style="list-style-type: none"> <li>1. Construction Technology Laboratories, Inc.</li> <li>2. Hanson Professional Services, Inc.</li> <li>3. Horner &amp; Shifrin, Inc.</li> </ol>	Appropriation: \$100,000 Project Cost: \$100,000
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Mr. Munoz moved and Mr. Beatty seconded a motion to approve the two recommendations for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton presented the following Higher Ed A/E selection recommendation and introduced Mr. Terry Atz with Highland Community College who further explained the project and answered questions from Board members:

1.	810-034-011	<b>IL COMMUNITY COLLEGE BOARD</b> Upgrade HVAC System/Replace Windows Highland Community College Freeport, Stephenson County, Illinois 1. Richard L. Johnson Associates	Appropriation: \$351,300 Project Cost: \$351,300
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Chairman O'Brien noted there is ongoing concern about the community colleges selection process but that the Board, CDB staff and the community colleges are working together in an effort to resolve this issue.

Mr. Munoz moved and Mr. Chin seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton presented the following Higher Ed A/E selection recommendation and introduced Mr. Rob Widmer with Heartland Community College who further explained the project and answered questions from Board members:

2.	810-035-005	<b>IL COMMUNITY COLLEGE BOARD</b> Upgrade Campus Roadways and Parking Lots Heartland Community College Normal, McLean County, Illinois 1. Farnsworth Group	Appropriation: \$339,550 Project Cost: \$339,550
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Mr. Garippo moved and Mr. Beatty seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton presented the following Higher Ed A/E selection recommendation and introduced Mr. Bruce Budde with Illinois Central College who further explained the project and answered questions from Board members:

3.	810-036-021	<b>IL COMMUNITY COLLEGE BOARD</b> Renovate Classrooms, Offices and Corridors Illinois Central College East Peoria, Tazewell County, Illinois 1. Architectural Design Group, Inc.	Appropriation: \$1,178,200 Project Cost: \$1,178,200
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Mr. Munoz moved and Mr. Garippo seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton presented the following Higher Ed A/E selection recommendation and introduced Mr. David Agazzi with the College of Lake County who further explained the project and answered questions from Board members:

4.	810-056-024	<b>IL COMMUNITY COLLEGE BOARD</b> Construct Student Services/Adult Education Center College of Lake County Grayslake, Lake County, Illinois 1. Legat Architects, Inc. 2. HOK Architects 3. Skidmore Owings Merrill	Appropriation: \$11,975,700 (Local Share) Project Cost: \$47,902,700
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Mr. Beatty moved and Mr. Munoz seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton presented the following Higher Ed A/E selection recommendation and introduced Ms. Vicky Smith with McHenry County College who further explained the project and answered questions from Board members:

5.	810-066-016	<b>IL COMMUNITY COLLEGE BOARD</b> Upgrade Exterior Lighting McHenry County College Crystal Lake, McHenry County, Illinois 1. KJWW Engineering Consultants	Appropriation: \$416,700 Project Cost: \$416,700
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Chairman O'Brien welcomed Ms. Smith and thanked her for the opportunity for himself and Director Underwood to address the Illinois Community College Board last week in Bloomington/Normal.

Mr. Garippo moved and Mr. Beatty seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton presented the following two Higher Ed A/E selection recommendations:

6.	810-080-013	<b>IL COMMUNITY COLLEGE BOARD</b> Upgrade High Voltage Feeder and Switchgear Rock Valley College Rockford, Winnebago County, Illinois 1. Saavedra, Gehlhausen Architects	Appropriation: \$501,848 Project Cost: \$501,848
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7.	810-080-014	<b>IL COMMUNITY COLLEGE BOARD</b> Upgrade Electrical Systems/Replace UPS in Two Campus Buildings Rock Valley College Rockford, Winnebago County, Illinois 1. Saavedra, Gehlhausen Architects	Appropriation: \$247,748 Project Cost: \$247,748
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Chairman O'Brien noted that the architectural firm selected intends to sub out 90% of the work to an engineering firm.

Mr. Munoz moved and Mr. Beatty seconded a motion to approve the recommendation for the previous two selections of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton presented the following Higher Ed A/E selection recommendation and introduced Mr. Joseph Vitowsky with the University of Illinois who further explained the project:

8.	830-080-014	<b>IL BOARD OF HIGHER EDUCATION</b> Renovate/Construct a Public Safety Building University of Illinois Springfield, Sangamon County, Illinois 1. Cordogan Clark & Associates, Inc 2. FGM Architects, Inc. 3. Dewberry Architects, Inc.	Appropriation: \$4,000,000 Project Cost: \$4,000,000
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Mr. Garippo stated that due to a personal relationship with one of the firms in this selection, he will abstain from voting.

Mr. Broughton noted that each team in this selection had at least a 25% MBE/FBE participation.

Chairman O'Brien commended the University of Illinois on their efforts.

Mr. Chin moved and Mr. Munoz seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved.

Mr. Beatty, Chairman of the Administration and Rules sub-committee, reported back the Proposed Rule Changes to the Illinois Administrative Code, Title 44, Part 1000 (Selection of Architects/Engineers) and Title 44, Part 950 (Prequalification and Bidder Responsibility) and recommended Board approval.

Mr. Klein presented the Proposed Rule Changes to the Illinois Administrative Code, Title 44, Part 1000 (Selection of Architects/Engineers) and Title 44, Part 950 (Prequalification and Bidder Responsibility) for Board approval and answered questions from Board members.

Chairman O'Brien noted that once the proposed rules changes have been approved by this Board, they will move to the Joint Committee on Administrative Rules (JCAR) for further recommendations and approval.

Mr. Garippo moved and Mr. Munoz seconded a motion to accept the Proposed Rule Changes to the Illinois Administrative Code, Title 44, Part 1000 (Selection of Architects/Engineers) and Title 44, Part 950 (Prequalification and Bidder Responsibility). Chairman O'Brien called for a vote, which was approved unanimously.

Chairman O'Brien commended Mr. Beatty for being the first Chairman to report back to the Board from a sub-committee.

Chairman O'Brien assigned the A/E Fee Structure Review to the Audit & Finance sub-committee and asked that they report back with their recommendations at the July Board meeting.

Mr. Chin moved and Mr. Munoz seconded a motion to move to Executive Session for the purpose of discussing legal claims at 11:42 a.m. Chairman O'Brien called for a vote, which was approved unanimously.

Executive Session was convened. Two items of business were discussed.

A motion was made and seconded to return to open session. Chairman O'Brien called for a vote, which was approved unanimously.

Regular session was reconvened at 12:02 p.m.

Chairman O'Brien and Director Underwood discussed with the Board their meetings with the Illinois Community College Board.

Mr. Munoz moved and Mr. Garippo seconded a motion to adjourn. Chairman O'Brien called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 12:20 p.m.

