

SUBJECT: Meeting Minutes for November 8, 2011 Board Meeting

The November 8, 2011 meeting of the Capital Development Board was held by video-conference at the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois, the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois and the IL Department of Transportation Office, 1102 East Port Plaza, Collinsville, Illinois.

The following Board Members were present:

**Springfield**

Peter O'Brien, Sr., Chairman  
Mark J. Ladd  
Stewart A. Munoz

**Collinsville**

Glyn Ramage

Others present:

**Springfield**

Jim Underwood, CDB  
Josh Weger, CDB  
Thomas Klein, CDB  
Bill Strahle, CPO  
Keith Horton, CDB  
Jesse Martinez, CDB  
Mike Wilson, CDB  
Gilbert Villegas, CDB  
Don Broughton, CDB  
Ron Wright, CDB  
Amber Evans, CDB  
Candy Bearden, CDB  
Doug Tinch, CDB  
Marcy Joerger, CDB  
Lorri Rosenfeldt, EEC  
Lisa Mattingly, CDB  
Laura Kozemczak, CDB  
Gus Behnke, CDB  
Mike Waldinger, AIA Illinois  
Jeanifer Kimbrough, CDB  
Victor Morales, CDB

**Chicago**

Brie Yasik, Safir Rosetti  
Karen Fredrickson, CDB  
Karla Springer, CDB  
Leonard McGee, CDB  
Martin Lareau, South Suburban College  
Elaine Lockwood Bean, Lend Lease

Chairman O'Brien called the meeting to order at 11:01 a.m.

Amber Evans took roll call. For the record, Chairman O'Brien and members Mark Ladd and Stewart Munoz were present at the Springfield meeting site. Board Member, Glyn Ramage was present via video-conference at the Collinsville site.

Chairman O'Brien introduced CDB's new General Counsel, Mr. Thomas Klein. Mr. Klein thanked Chairman O'Brien and gave a brief summary of his background and experience to the Board.

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

Mr. Ramage moved and Mr. Munoz seconded a motion to approve the minutes of the October 11, 2011 meeting. Chairman O'Brien called for a vote, which was approved unanimously.

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

Mr. Broughton presented the following Design Build selection recommendation:

1.	546-325-057	<b>Construction Combined Support Maintenance Shop</b>	Appropriation:
		Camp Lincoln	\$13,850,000
		Springfield, Illinois - Sangamon County	Project Cost:
		1. CORE Construction	\$13,850,000
		2. Korte Construction	
		3. Image Architects, Inc.	

Mr. Ladd requested an explanation of the scoring process for this particular selection.

Mr. Broughton stated that the firm chosen and their consultants have extensive experience with CDB on multiple projects.

Mr. Munoz moved and Mr. Ladd seconded a motion to approve the recommendation for the design build selection. 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. Martin Lareau with South Suburban College who explained the local QBS process followed by the college:

1.	810-094-024	<b>ILLINOIS COMMUNITY COLLEGE BOARD</b>	Appropriation:
		Replace Roofing Systems/Exterior Repairs	\$494,000
		South Suburban College	Project Cost:
		South Holland, Cook County, Illinois	\$494,000
		1. DeTella, Planera Architects	

Mr. Ladd inquired further into the local QBS process utilized by the college.

Mr. Broughton explained that the college follows the local QBS act as stated in the Community College Act.

Mr. Ladd questioned if there was any discussion with the college as to the Board's concern for putting this project out for advertisement.

Mr. Broughton stated that by the time CDB receives these selections to present to the Board the college has already made their selection.

Mr. Ladd noted that there is a published list of IBHE projects that have requested funding and questioned why CDB was not letting these institutions know, prior to procurement, that CDB would like to see them procured in a QBS form.

Mr. Broughton stated that CDB has begun that discussion and is working with the Community College Board, CDB Legal and the CPO's office to develop criteria for these kinds of selections.

Mr. Ladd stated that it is unfair for one firm to lock up an institution for 20 years and this project should be open to competitive bidding, especially in this economy, and proposes that CDB notify all community colleges that this will be a recurring problem if they continue to use this procedure.

Chairman O'Brien thanked Mr. Ladd for his comments and stated that his thoughts will be taken seriously.

Director Underwood stated that CDB will convey this message to the colleges on each of these projects.

Mr. Munoz moved and Mr. Ramage 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 noted the following informational item:

1. Architect/Engineers approved by Executive Director.

Ms. Mattingly gave a report on the Administrative Rules to the Illinois Energy Code that will be forthcoming to the Board for adoption.

Mr. Munoz moved and Mr. Ladd seconded a motion to move to Executive Session at 11:27 a.m. Chairman O'Brien called for a vote, which was approved unanimously.

Executive Session was convened. One item of business was discussed.

Mr. Munoz moved and Mr. Ladd seconded a motion to return to open session. Chairman O'Brien called for a vote, which was approved unanimously.

Regular session was reconvened.

Mr. Munoz moved and Mr. Ladd seconded a motion to adjourn. Chairman O'Brien called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 11:55 a.m.