



Jim Underwood
Executive Director

CDB BOARD BOOK

April 10, 2012, 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: Peter J. O'Brien, Sr. (Chairman)
Glyn M. Ramage
Michael Chin
Stewart A. Munoz
Miles W. Beatty, III
Anthony J. Garippo

CAPITAL DEVELOPMENT BOARD

**April 10, 2012, 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 March 13, 2012 Minutes 1-5
- 4. Introduction of Guests
- 5. Resolution for Mark Ladd6

BOARD ACTION

- 6. Proceed Order
 Metro East Forensic Lab.....7-10
- 7. Higher Education Recommendations for Architect/Engineer Selections11-14

EXECUTIVE SESSION

staff contact: Amber Evans
217.782.8726

SUBJECT: Meeting Minutes for March 13, 2012 Board Meeting

The March 13, 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
Keith Horton, CDB
Josh Weger, CDB
Tom Klein, CDB
Karla Springer, CDB
Leonard McGee, CDB
Andrea Bauer, CDB
Michael Phillips, Black Hawk College
Doug Tinch, CDB
Don Broughton, CDB
Lisa Mattingly, CDB
Micaela Vidaña, EEC
Jesse Martinez, CDB

Springfield

Amber Evans, CDB
Patty Broers, EEC
Randy Scott, DMA
Chuck Evans, DMA
Chris MacGibbon, CDB
Greg Florian, Richland Comm. College
Roger Browning, IL Eastern Comm. College
James Cockrell, CDB
Gary Kitchen, CDB
Mike Flatt, Hanson
Joan Freitag, Hanson
Bill Mabie, CDB
Marcy Joerger, CDB
Gus Behnke, CDB
James Cockrell, CDB
Lorri Rosenfeldt, CDB

Chairman O'Brien called the meeting to order at 10:37 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.

Mr. Thomas Klein, Chief Legal Counsel, swore in new board member, Anthony J. Garippo. Chairman O'Brien welcomed Mr. Garippo and expressed his appreciation for joining the Board. Mr. Garippo thanked Chairman O'Brien and stated that it is a pleasure to serve on the Board.

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 February 14, 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. Wright presented the following Modification and introduced Colonel Scott with the Department of Military Affairs who further explained the project and answered questions from Board members:

MODIFICATION – Illinois Department of Military Affairs

Construct Combined Support Maintenance Shop

Camp Lincoln

Springfield, Sangamon County, Illinois

CDB Project No. 546-325-057

A/E: Hanson Professional Services, Inc.

Modification #3\$382,433.00

Mr. Munoz moved and Mr. Beatty seconded a motion to approve the modification. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Wright presented the following Change Order:

CHANGE ORDER - Illinois Board of Higher Education

Construct Transportation Education Center

Southern Illinois University at Carbondale

Southern Illinois Airport

Carbondale, Jackson County, Illinois

CDB Project No. 825-020-143

A/E: FGM Architects/Engineers

Change Order G-70.....\$290,657.19

Mr. Beatty moved and Mr. Chin seconded a motion to approve the change order. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Wright presented the following Proceed Order:

PROCEED ORDER - Illinois Department of Agriculture

Street Lighting Replacement
 Illinois State Fairgrounds
 Springfield, Sangamon County, Illinois
 CDB Project No. 039-150-164
 A/E: Farnsworth Group, Inc.

Proceed Order No. 1\$190,000.00

Mr. Beatty moved and Mr. Munoz seconded a motion to approve the proceed order. Chairman O'Brien called for a vote, which was approved unanimously.

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

1.	102-340-017	DEPT. OF NATURAL RESOURCES Renovate and Replace Yellow-Head Marsh Dam Culverts Moraine Hills State Park McHenry County, Illinois 1. 2IM Group LLC 2. Missman, Inc. 3. Homer L. Chastain & Assoc., LLP	Appropriation: \$400,000 Project Cost: \$400,000
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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 A/E selection recommendation:

2.	102-520-009	DEPT. OF NATURAL RESOURCES Rehabilitate Boat Access Wolf Creek State Park Shelby County, Illinois 1. Hutchison Engineering, Inc. 2. Hurst-Rosche Engineers, Inc. 3. Lamac Engineering Company, Inc.	Appropriation: \$510,000 Project Cost: \$510,000
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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:

3.	630-000-169	DEPARTMENT OF TRANSPORTATION Install Oil Separator/Construct Maintenance Building Lynn and Geneseo, Illinois 1. APACE, Inc. 2. Metzger Johnson Architects 3. R. Johnson Architects, Inc.	Appropriation: \$475,000 Project Cost: \$475,000
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Mr. Chin moved and Mr. Munoz seconded a motion to approve the 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. Michael Phillips with Black Hawk Community College who further explained the project and answered questions from Board members:

1.	810-004-007	IL COMMUNITY COLLEGE BOARD Expand Campus Parking Black Hawk Community College Moline, Rock Island County, Illinois 1. BLDD Architects, Inc.	Appropriation: \$347,494 Project Cost: \$347,494
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Mr. Beatty moved and Mr. Munoz seconded a motion to approve the 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. Greg Florian with Richland Community College who further explained the project and answered questions from Board members:

2.	810-026-013	IL COMMUNITY COLLEGE BOARD Renovate South Wing Richland Community College Decatur, Macon County, Illinois 1. BLDD Architects, Inc.	Appropriation: \$302,600 Project Cost: \$302,600
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Chairman O'Brien emphasized the importance in the use of the QBS process and encouraged all community colleges to use this process on future projects.

Mr. Beatty moved and Mr. Chin seconded a motion to approve the 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. Roger Browning with Illinois Eastern Community Colleges who further explained the project and answered questions from Board members:

3.	810-038-012	ILLINOIS COMMUNITY COLLEGE BOARD Various Improvements – District Wide Illinois Eastern Community Colleges Olney, Robinson, Fairfield, Mt. Carmel 1. Image Architects, Inc.	Appropriation: \$397,900 Project Cost: \$397,900
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Chairman O'Brien and Mr. Munoz emphasized the importance in the use of the state QBS process and encouraged all community colleges to use this process on future projects.

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

Mr. Klein presented the Proposed Rule Change to the Illinois Administrative Code, Title 44, Part 1000 (Selection of Architects/Engineers) but pulled it from the record for the purpose of revisions and will present to the Board at a later date.

Ms. Lisa Mattingly presented the Proposed Rule Change to the Illinois Administrative Code, Title 71, Part 600 (Illinois Energy Conservation Code) and answered questions from Board members.

Mr. Munoz moved and Mr. Chin seconded a motion to accept the Proposed Rules Change to the Illinois Administrative Code, Title 71, Part 600 (Illinois Energy Conservation Code). Chairman O'Brien called for a vote, which was approved unanimously.

Executive Director Underwood gave a brief staffing update to the Board and introduced the new Procurement Compliance Monitor in Chicago, Ms. Micaela Vidaña.

Mr. Doug Tinch presented CDB's external audit to the Board and answered questions from Board members.

Chairman O'Brien noted that the May Board meeting will be held in Springfield and hopes that all Board members are able to attend.

Mr. Munoz moved and Mr. Beatty seconded a motion to adjourn. Chairman O'Brien called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 11:30 a.m.

Resolution

*Presented to Mark J. Ladd
by the Capital Development Board*

WHEREAS, Mark J. Ladd served the Capital Development Board faithfully and successfully since his appointment to the Board on March 8, 2002; and

WHEREAS, Mark J. Ladd was a dedicated public servant who freely devoted his time and energy for the success of the Capital Development Board and served with distinction and performed well the duties of the Board; and

WHEREAS, Mark J. Ladd demonstrated outstanding architectural insight during his time on the Board; and

WHEREAS, Mark J. Ladd consistently supported the efforts of the CDB staff and provided the agency with a strong presence and shining example of unselfish service to the people of Illinois; and

WHEREAS, Mark J. Ladd will be remembered for his staunchness in serving the State of Illinois; and

WHEREAS, Mark J. Ladd brought both a public and a private perspective to the Board that enabled the agency to make policy decisions based on the business trends of the public and private sectors; and

WHEREAS, Mark J. Ladd assisted in developing a Design Excellence Program, Strategies for Selecting the Lead Designer and the Design Excellence A/E Team initiatives that will prove to be successful and beneficial to Illinois design and construction industries; and

WHEREAS, Mark J. Ladd is wished the best as he pursues his personal goals and business ventures.

NOW, THEREFORE, LET IT BE RESOLVED THAT:

The Members of the Capital Development Board and its staff do hereby commend and thank Mark J. Ladd for his countless hours of service;

That they wish him tremendous satisfaction in his professional life and recognize and honor his contributions to the Capital Development Board;

Be it incorporated in the minutes of this meeting on April 10, 2012.

Executive Summary for Board Level Proceed Order

CDB Project No. 291-125-001
Project Description: Metro East Forensic Lab
Illinois State Police
Project Location: Belleville, St Clair County, Illinois

Project History:

Construct a new, free-standing forensics' laboratory for the Illinois State Police of approximately 64,000 square-feet, and associated site work, on a 2.42 acres site in Belleville, Illinois. Spaces to be provided include testing laboratories, offices, conference rooms, employee facilities, vehicle bays, firearms testing areas, training facilities, lobby and attendant mechanical and electrical spaces. The site will be developed with landscaping and parking area(s).

Requested Action:

In order to maintain critical path schedules and lessen the impact to the underground plumbing work, the following changes need to be made in order to comply with current Plumbing Code requirements:

1. Add floor drains under the emergency showers and eyewash station.
2. Upgrade drainage system to accommodate the drains and their effluent.
3. Add gas/oil separator to serve floor drains in the vehicle inspection bays.
4. Add hub outlet for elevator sump discharge.
5. Revise/increase the 4" underground (UG) sanitary drains to 6".

We are submitting a not-to-exceed Proceed Order G-1 in the amount of \$650,000.00 for the Board's approval.

Note 1: This will be classified as an A/E error/omission on the change order that follows.

Note 2: The scheduled substantial completion date is May 25, 2013.

Project Number:	291-125-001	Using Agency:	Illinois State Police
Description:	Street Lighting Replacement Metro East Forensic Lab St. Clair County, Illinois	Architect/Engineer:	Harley Ellis Devereaux 401 West Superior Chicago, Illinois 60654
Total Project Budget:	\$41,692,811.81	Project Manager:	Bob Bauer
Unobligated Funds:	\$12,556,814.16		
Percent Completion:	10%		

Reason for Change: IDPH Code Violations in the Contract Documents.

Description of Change: Add floor drains and under the emergency showers and eyewash station. Upgrade drainage system to accommodate the drains and their effluent. Add gas/oil separator to serve floor drains in the vehicle inspection bays. Add hub outlet for elevator sump discharge. Revised the 4" UG sanitary to 6". Changes are detailed on the following attached sheets: P.00, P.01, P.02, P.03, P.UG, P4.01, P4.02, P4.03; P4.04; P6.02; P6.03, P7.01 - all drawings changes are clouded and marked 1, and dated 2/24/12. Changes are detailed on the following, previously unissued, specification section: 226600 - Chemical Waste Systems

CONTRACTOR	Trade	Proceed Order Amount	Original Contract	% CHANGE
Contegra Const. Co.	General	\$ 650,000.00	\$ 25,826,785.00	2.55%
		\$	\$	%
		\$	\$	%
		\$	\$	%
		\$	\$	%
		\$	\$	%
		\$	\$	%
Total All Change Orders		\$ 650,000.00	\$ 25,826,785.00	2.55%

Completion Effect: 120 days

PROCEED ORDER NO. G-1

CDB PROJECT NO.: 291-125-001

CONTRACT NO.: 12043341

DATE: 3/19/2012

CONTRACTOR (Name, Address)

Contegra Construction Co.
#22 Gateway Commerce Center Dr. West; Suite 110
Edwardsville IL 62025

PROJECT (Name, City, County)

Metro East Forensic Lab
Belleville, St Clair County

Contract Work: General

Using Agency: ISP

DESCRIPTION OF CHANGE IN WORK:

Add floor drains under the emergency showers and eyewash station. Upgrade drainage system to accommodate the drains and their effluent. Add gas/oil separator to serve floor drains in the vehicle inspection bays. Add hub outlet for elevator sump discharge. Revised the 4" UG sanitary to 6". Changes are detailed on the following attached sheets: P.00, P.01, P.02, P.03, P.UG, P4.01, P4.02, P4.03; P4.04; P6.02; P6.03, P7.01 - all drawings changes are clouded and marked 1, and dated 2/24/12. Changes are detailed on the following, previously unissued, specification section: 226600 - Chemical Waste Systems.

Qualifications:

- We do not have a complete set of drawings showing all of the changes that IDPH indicated in the first set of review comments. If further changes are made during the completion of these drawings there may be additional cost.
- This does not include any additional code review comments by IDPH as they have not completed their review
- We did not receive architectural drawings even though we are aware that the walls will likely change so this only includes a budget for this work.
- This does not include a code review of the domestic water system as we do not believe IDPH has completed this review.

Justification for the proceed order: To keep project moving forward as much as possible. The changes have a significant impact on the underground plbg work which is 5 weeks behind schedule as of today and we anticipate this will cause at a minimum an 8-10 week delay once we are authorized to proceed.

TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$ 650,000.00

Contractor Representative's Signature

Angela Ridgway

Costs for work involved and change in Sum and Time (if any) will be submitted for inclusion in a RFP/CO adjusting the Contract Sum and/or Contract Time subject to the CDB procedures for processing contract changes as outlined in the Capital Development Board's Standard Documents for Construction. Approval and issuance of this document does not eliminate the requirement for the subsequent RFP/CO to be reviewed and approved by CDB to determine it to be fair and reasonable.

Authorization to Proceed by:

My review of this change order has determined that: the circumstances which have necessitated this change order were not reasonably foreseeable at the time the contract was signed, or the change is germane to the original contract as signed, or the change order is in the best interest of the State and authorized by law, as described. (Applicable only to a change order or a series of change orders increasing or decreasing the contract amount more than \$10,000.00 or the contract time by more than 30 days.)

(Up to \$9,999)

Bob Bauer 3-20-2012
Project Manager Date

(Up to \$24, 999)

Gay Kottler 3-20-2012
Regional Manager Date

(Up to \$49, 999)

A. Smith 3/20/12
Construction Administrator Date

(Up to \$74,999)

T. Johnson 3-22-12
Deputy Director - Construction Date

(Up to \$100,000)

Executive Director Date

If Board Level Insert

Agenda Item No. 9

and Board Meeting Date



Pat Quinn, Governor

22 Kettle River Drive • Glen Carbon, Illinois 62034-2801 • www.idph.state.il.us

MEMORANDUM

To: Ralph Climie, Harley Ellis Devereau

FROM: Robert Schafer and Matthew Popov, Plumbing Inspectors
Edwardsville Regional Office

DATE: February 23, 2012

SUBJECT: Illinois State Plumbing Code

PROJECT: ISP Metro East Forensics Lab

PROJECT NO: 2010-40019-000

1. Section 890.800(a) Emergency showers are required to have a trapped and vented receptor and shall comply with ANSI Z358-1-1998.
2. Section 890.800(a) Emergency eye work stations are required to have a trapped and vented receptor and shall comply with ANSI Z358-1-1998.
3. Section 890.1130(g)(3) All in-line backflow assemblies shall be provided with protective strainers. Fire safety systems are exempt.
4. Section 890.1360(g)(2) The discharges from the elevator sumps shall indirectly discharge to the sanitary sewer or storm drain. According to Section 890.1050(a) all receptors serving indirect waste pipes shall be trapped and vented and shall not be installed in any concealed, inaccessible or unventilated space and shall be sized to prevent overflow.
5. Section 890.1340(a) The 4" horizontal branch located under the basement floor exceeds the allowable drainage fixture units of 100 DFU. The plans indicate approximately 240 DFU's.
6. Section 890.1340(b)(4) No portion of the drainage system installed underground or below a basement shall be less than two (2) inches in diameter.
7. Section 890.1420(a) All fixtures, floor drain and hub drains must be properly vented. Section 890.1590 A combination waste and vent system for floor and hub drains is a system which has only floor drains and or hub drains. No above rough-in fixtures are permitted on a combination waste and vent system. Also, according to Illustration FF of 890.Appendix K, 3" vents are required and 4" traps.
8. Section 890.520(b) Commercial vehicle storage areas greater than 1000 sq. ft. with floor drains or trench drains installed shall comply with subsection (c)(1)(2) or (3) of this Section.
 1. 890.520(c)(1) Provide a gas and oil inceptor (or)
 2. Provide a holding tank (or)
 3. Provide an alternative system approved by the Department
9. Building domestic water/fire service detail. The plans are not clear regarding the height of the backflow preventor above the floor. No backflow devices can be installed more than 5' above the floor.
10. Please provide a detail of the acid bottle traps.
11. Section 890.420(i) All cleanouts shall be of the same size as the pipe they serve up to maximum of 6".

This review consisted of the basement area and partial 1st floor. It was not a complete review of the plans.

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

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
810-078-022	Construct Art Program Addition Rend Lake Community College Ina, Jefferson County, Illinois Illinois Community College Board Firms being considered for selection in alpha order: 1. Design Architects, Inc. 2. Ittner Architectural Leadership 3. White & Borgognoni Architects, P.C.	\$601,700
821-010-116	Renovate Capen Auditorium Illinois State University Normal, McLean County, Illinois Illinois Board of Higher Education Firms being considered for selection in alpha order: 1. Bailey Edwards 2. Gorski-Reifsteck 3. Ratio Architects	\$1,564,000
821-010-117	Upgrade Steam Heating System – Felmley Hall Illinois State University Normal, McLean County, Illinois Illinois Board of Higher Education Firms being considered for selection in alpha order: 1. Architectual Expressions 2. Hurst-Rosche Engineers 3. KJWW	\$1,500,000

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
April 10, 2012**

CDB PROJECT NO: 810-078-022

PROJECT DESCRIPTION: Construct Art Program Addition

PROJECT LOCATION: Illinois Community College Board
Rend Lake Community College
Ina, Jefferson County, Illinois

APPROPRIATION AMOUNT: \$ 451,300

ESTIMATED TOTAL PROJECT COST: \$ 601,700

PROJECT SCOPE OF WORK:

Rend Lake College is a 177,319 square-foot, 13 building campus constructed in 1970.

The scope of work provides for constructing an approximately 2,200 square foot addition for laboratory space to the existing facility and purchasing moveable equipment.

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
April 10, 2012**

CDB PROJECT NO: 821-010-116

PROJECT DESCRIPTION: Renovate Capen Auditorium

PROJECT LOCATION: Illinois State University
Normal, McLean County, Illinois

APPROPRIATION AMOUNT: \$1,564,000

ESTIMATED TOTAL PROJECT COST: \$1,564,000

PROJECT SCOPE OF WORK:

Capen Auditorium, located in Edwards Hall, is a 40,169 square foot, four-story brick building constructed in 1909.

The scope of work provides for renovating Capen Auditorium, including replacing the seats, carpet and acoustical curtains; upgrading the mechanical, electrical and plumbing systems; space modifications and repainting.

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
April 10, 2012**

CDB PROJECT NO: 821-010-117

PROJECT DESCRIPTION: Upgrade Steam Heating System - Felmley Hall

PROJECT LOCATION: Illinois State University
Normal, McLean County, Illinois

APPROPRIATION AMOUNT: \$1,500,000

ESTIMATED TOTAL PROJECT COST: \$1,500,000

PROJECT SCOPE OF WORK:

Felmley Hall is a 53,096 square foot, five-story masonry building constructed in 1930.

The scope of work provides for upgrading the steam heating system, including converting the steam heating system to hot water heating, replacing associated equipment, controls, piping and duct work and electrical upgrades.

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