



Jim Underwood
Executive Director

CDB BOARD BOOK

August 9, 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.**

SUBJECT: Meeting Minutes for July 12, 2011 Board Meeting

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

The following Board Members were present:

Chicago

Anthony R. Licata, Chairman
Mark J. Ladd
Stewart Munoz
Michael Chin
Peter O'Brien

Others present:

Chicago

Jim Underwood, CDB
Don Broughton, CDB
Chris Flynn, CDB
Ron Wright, CDB
James Cockrell, CDB
Karla Springer, CDB
Karen Fredrickson, CDB
Mike Wilson, CDB
Gilbert Villegas, CDB
Jesse Martinez, CDB
Leonard McGee, CDB
Lisa Mattingly, CDB
Pamela Bordner-Riney, Cotter Consulting
Richard Lehner, LCM Architects
Bill Boznos, LCM Architects
Traci Stokes, CSU
Tim Kosiek, GSU
Brie Yaksic, dbHMS
Tracy Sullivan, GSU

Springfield

Candy Bearden, CDB
Amber Evans, CDB
Marcy Joerger, CDB
Douglas Tinch, CDB
Patti Broers, EEC
Fred Hahn, CPO
Lorri Rosenfeldt, EEC
Victor Morales, CDB
William Strahle, SPO
Laura Kozemczak, CDB

Chairman Licata called the meeting to order at 10:40 a.m.

Amber Evans took roll call. For the record, Chairman Licata and members Mark Ladd, Stewart Munoz, Michael Chin and Peter O'Brien were present at the Chicago meeting site.

Chairman Licata noted that the agenda had been revised to include a Single Bid agenda item.

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

Mr. Ladd moved and Mr. Munoz seconded a motion to approve the minutes of the June 14, 2011 meeting, with the following change to the executive session minutes on page 6: "political" litigation should read "potential" litigation. Chairman Licata called for a vote, which was approved unanimously.

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

Chairman Licata had a full discussion with the Board and concurred that the Interagency Governmental Agreement with the Office of the Architect may go before the Board at the August Board Meeting.

This Interagency Governmental Agreement will formalize the existing relationship whereby the OAC will continue to hold authority over contracts in the legislative complex; therefore, the following will not require the CDB Board's approval and will be removed from this agenda.

OFFICE OF THE ARCHITECT
HVAC Upgrade, Phase II
Capitol Building
Springfield, Sangamon County, Illinois
CDB Project No. 006-100-004
A/E: Henneman Raufeisen & Associates
Modification requested.....\$126,235.00

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

DEPARTMENT OF HIGHER EDUCATION
Renovate E and F Wings
Governor's State University
University Park, Will County, Illinois
CDB Project No. 816-010-036
A/E: LCM Architects, LLC
Modification requested.....\$1,454,598.00

Mr. Tim Kosiek with GSU gave an update on the current projects at GSU and the necessity of this modification.

For the record, Chairman Licata reminded staff that work should not begin prior to the Board's approval.

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

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

1.	102-340-017	DEPARTMENT OF NATURAL RESOURCES Renovate and Replace Yellow-Head Marsh Dam Culverts Moraine Hills State Park – McHenry County 1. Condon Consulting Engineers, P.C. 2. Kudrna & Associates, Ltd. 3. Bonestroo, Inc.	Appropriation: \$400,000 Project Cost: \$400,000
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Mr. O'Brien 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:

2.	120-230-125	DEPARTMENT OF CORRECTIONS Construct Medical and Long-Term Care Facility Commissioning Services Stateville Correctional Center - Joliet 1. Cotter Consulting, Inc. 2. Sebesta Blomberg & Associates, Inc. 3. KJWW Engineering Consultants d/b/a KJWW P.C.	Appropriation: \$600,000 Project Cost: TBD
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Mr. Ladd 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:

3.	815-010-504	EASTERN ILLINOIS UNIVERSITY ADA Upgrades Charleston - Coles County 1. The Upchurch Group 2. Oates Associates, Inc. 3. Linden Group, Inc.	Appropriation: \$1,384,000 Project Cost: \$1,384,000
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Mr. Munoz moved and Mr. O'Brien 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 Higher Ed A/E selection recommendation and introduced Ms. Traci Stokes with Chicago State University who explained the QBS process followed for this project.

1.	814-010-073	CHICAGO STATE UNIVERSITY Renovate Robinson Center Cook County, Illinois 1. Inspec 2. Bauer Latoza 3. FOX & FOX Architects	Appropriation: \$10,300,000 Project Cost: \$10,300,000
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Mr. Ladd 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. For the record, this was conditionally approved, approving only Phase I of the project, and advising the other scope of work should be a separate procurement.

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

2.	816-010-039	GOVERNORS STATE UNIVERSITY Renovate Engbretson Hall Will County, Illinois 1. FGM Architects, Inc. 2. LCM Architects 3. STR Partners	Appropriation: \$284,600 Project Cost: \$284,600
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Mr. Chin moved and Mr. O'Brien seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

Mr. Wright presented the following single bid for approval:

ILLINOIS DEPARTMENT OF TRANSPORTATION

Construct I-70 Weigh Station (West-bound),

Marshall, Clark County, Illinois

CDB Project No. 630-356-004

A/E: Ronald P. Sorce, AIA Architects, PC

Single Bid Award \$341,000.00

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

Chairman Licata noted the following informational items:

1. Architect/Engineers approved by Executive Director.
2. Single Prime Pilot Program Extension Report by Ron Wright.

Mr. Wright gave an update to the Board on the Single Prime Pilot Program.

Chairman Licata stated there was no need to go into Executive Session.

Mr. Wright gave an update to the Board on the Mt. Vernon Readiness Center project.

Mr. Ladd moved and Mr. Munoz seconded a motion to approve the final settlement agreement for Harper College as presented in Chris Flynn's memorandum dated July 8, 2011. Chairman Licata called for a vote, which was approved unanimously.

Mr. Munoz moved and Mr. Chin seconded a motion to adjourn. Chairman Licata called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 11:35 a.m.

CAPITAL DEVELOPMENT BOARD

Agenda Item #

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

<u>PROJECT #</u>	<u>ARCHITECT/PROJECT DESCRIPTION</u>	<u>APPROP. & TOTAL COST AMOUNTS</u>
1 120-085-078	Renovate Waste Water Treatment Plant, Dwight Correctional Center - Livingston County, Department of Corrections	\$350,000 \$4,000,000

FIRMS BEING CONSIDERED FOR SELECTION:

Crawford Murphy & Tilly Inc

Farnsworth Group Inc

McClure Engineering Associates Inc

2 546-125-012	Replace Roof/Interior and Exterior Upgrades, Effingham Armory, Department of Military Affairs	\$78,000 \$628,000
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FIRMS BEING CONSIDERED FOR SELECTION:

Allied Design Consultants Inc

David A Loyet & Associates Inc Architects

Upchurch Group Inc The

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 9, 2011

CDB PROJECT NO: 120-085-078

PROJECT DESCRIPTION: Renovate the Waste Water Treatment Plant

PROJECT LOCATION: Department of Corrections
Dwight Correctional Center - Livingston County

APPROPRIATION AMOUNT: \$ 350,000

ESTIMATED TOTAL PROJECT COST: \$4,000,000

PROJECT SCOPE OF WORK:

The Dwight Correctional Center is a 41-building, maximum-security facility constructed in 1931.

The scope of work provides for investigating, evaluating and providing cost estimates for all options related to providing waste water treatment for the Dwight Correctional Center, including connecting to other sanitary systems off site and or upgrading/replacing the current plant for compliance with all permitting entities. The scope of work will also include providing the applicable design and construction administration services for the option approved by the Capital Development Board and the Department of Corrections.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 9, 2011

CDB PROJECT NO: 546-125-012

PROJECT DESCRIPTION: Replacing Roof/Interior and Exterior Upgrades

PROJECT LOCATION: Department of Military Affairs
Effingham Armory - Effingham County

APPROPRIATION AMOUNT: \$ 78,000

ESTIMATED TOTAL PROJECT COST: \$ 628,000

PROJECT SCOPE OF WORK:

The Effingham Armory is a 20,400 square foot, two-story building constructed in 1958. This Armory is a historic structure.

The scope of work provides for replacing approximately 20,000 square feet of roofing system, including replacing flashing and sealant, tuckpointing the exterior, repairing interior damages caused by water infiltration and replacing exterior doors and windows. The scope of work also provides for the abatement of asbestos-containing materials.

SUBJECT: *Director Selection / Informational Items*

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
102-000-656	Underground Storage Tanks Various State Parks Department of Natural Resources	\$12,618
250-189-013	Provide Exterior Electrical Access Springfield Computer Facility - Sangamon County Department of Central Management Services	\$164,000

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: August 9, 2011

CDB PROJECT NO: 102-000-656

PROJECT DESCRIPTION: Underground Storage Tanks

PROJECT LOCATION: Department of Natural Resources
Various State Parks

PROJECT AMOUNT: \$12,618

PROJECT SCOPE OF WORK:

The Frank Holten State Park is a 19,178 square foot area with 26-building facilities constructed in 1970.

The scope of work provides for the remediation of the soil contamination conditions created by leaking underground storage tanks. The A/E is to improve the soil conditions to satisfy the Illinois Environmental Protection Agency (IEPA) requirements to the point of no further action is required.

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**BOARD MEETING DATE:** August 9, 2011**CDB PROJECT NO:** 250-189-013**PROJECT DESCRIPTION:** Provide Exterior Electrical Access**PROJECT LOCATION:** Department of Central Management Services
Springfield Computer Facility - Sangamon County**PROJECT AMOUNT:** \$164,000**PROJECT SCOPE OF WORK:**

The Springfield Central Computer Facility (J0146) is a 69,500 square foot, three-story building constructed in 1979.

The scope of work includes providing electrical access to the exterior of the Central Computer Facility to allow for emergency power hook up. The scope also includes an analysis and recommendation of the emergency generator capacity needs of the facility per user requirements for the purpose of a temporary back up emergency generator installation.

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

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
810-058-024	Utz & Associates Architects PC Exterior Repairs - Webb Hall and Northwest Building Lake Land College Mattoon, Coles County, Illinois	\$134,600

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR DIRECTOR SELECTION CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
August 9, 2011**

CDB PROJECT NO: 810-058-024

PROJECT DESCRIPTION: Exterior Repairs - Webb Hall and Northwest Building

PROJECT LOCATION: Lake Land College
Mattoon, Coles County, Illinois

APPROPRIATION AMOUNT: \$ 134,600

ESTIMATED TOTAL PROJECT COST: \$ 134,600

PROJECT SCOPE OF WORK:

Lake Land College is a 345,881 square foot, 20-building campus constructed in 1971.

The scope of work provides for repairing the exterior on Webb Hall and the Northwest Building, including tuckpointing, replacing sills and resealing windows.

RESOLUTION

Clean Energy Resolution

WHEREAS, the 97th General Assembly with approval of the Governor enacted Public Act 97-0096 (the "Act") on July 13, 2011.

WHEREAS, pursuant to the Act, the Capital Development Board shall calculate a range of capital, as well as operations and maintenance, costs that it believes would be reasonable for the clean coal SNG brownfield facility to recover under the sourcing agreement.

WHEREAS, the Capital Development Board shall make its final determination of the range of such costs and shall submit that range to the Illinois Commerce Commission in a confidential filing no later than November 10, 2011.

WHEREAS, the Capital Development Board may consult as much as necessary with the clean coal SNG brownfield facility and conduct whatever research and investigation it deems necessary.

WHEREAS, the clean coal SNG brownfield facility and the Illinois Power Agency shall cooperate with the Capital Development Board in any investigation it deems necessary.

WHEREAS, the Capital Development Board shall retain an independent engineering expert to assist in determining both the range of capital and of operations and maintenance costs that it believes would be reasonable for the clean coal SNG brownfield facility to recover under the sourcing agreement.

WHEREAS, the selection of this independent engineering expert is exempt from the Procurement Code (30 ILCS 500) in accordance Section 1-10(e) thereof.

WHEREAS, the Capital Development Board wishes to ensure maximum openness and transparency in this selection.

WHEREAS, the Capital Development Board has published a competitive Request for Proposals on August 1, 2011, seeking responses no later than August 15, 2011.

NOW, THEREFORE, BE IT RESOLVED

That, pursuant to the competitive Request for Proposals, the Capital Development Board hereby authorizes the Executive Director, upon the recommendation of his staff to solicit and recommend to the Board an independent engineering expert.

That, a selection committee (the "Committee") identified and facilitated by Capital Development Board staff will endeavor to open all responses to the Request for Proposals on August 15, 2011.

That, the Committee will endeavor to complete its review of responses no later than August 29, 2011, on which date the Capital Development Board will convene a special meeting in order to vote on the Committee's recommended independent engineering expert.

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