

SUBJECT: Meeting Minutes for October 11, 2011 Board Meeting

The October 11, 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**

Peter O'Brien, Sr., Chairman  
Mark J. Ladd  
Michael Chin

**Collinsville**

Glyn Ramage

Others present:

**Chicago**

Jim Underwood, CDB  
Josh Weger, CDB  
Keith Horton, CDB  
Karla Springer, CDB  
Jesse Martinez, CDB  
Mike Wilson, CDB  
Gilbert Villegas, CDB  
Don Broughton, CDB  
Leonard McGee, CDB  
Joseph Vitosky, U of I  
Mary Ann O'Hara, FGM  
Bhanoji Yedavalli, DNC  
John Wandolowski, College of DuPage  
Angela Knoble, College of DuPage  
Jeff Sronkoski, Legat Architects  
Jim Ma, College of DuPage  
Tom Glaser, College of DuPage

**Springfield**

Candy Bearden, CDB  
Amber Evans, CDB  
Lisa Mattingly, CDB  
Marcy Joerger, CDB  
Patty Broers, EEC  
Gus Behnke, CDB  
Douglas Tinch, CDB

Mr. O'Brien called the meeting to order at 10:40 a.m.

Keith Horton, CDB Legal Counsel, swore in Peter O'Brien as Chairman of the Capital Development Board.

Amber Evans took roll call. For the record, Chairman O'Brien and members Mark Ladd and Michael Chin 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. Chin seconded a motion for adoption of the agenda. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Ramage moved and Mr. Ladd seconded a motion to approve the minutes of the September 13, 2011 meeting. Chairman O'Brien called for a vote, which was approved unanimously.

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

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

1.	120-070-010	<b>DEPARTMENT OF CORRECTIONS</b>	Appropriation:
		Replace Roofing Systems	\$440,000
		Dixon Springs Boot Camp – Pope County	Project Cost:
		1. White & Borgognoni	\$440,000
		2. H. Michael Bohnsack Architects	
		3. Image Architects, Inc.	

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

The following eight A/E selection recommendations were approved under one motion:

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

2.	630-000-159	<b>DEPARTMENT OF TRANSPORTATION</b>	Appropriation:
		Renovate/Repair Salt Domes, Renovate	\$423,000
		Towanda Team Selection	Project Cost:
		Edwards, Macomb and Towanda, Illinois	\$423,000
		1. Thomas Steen Associates, Ltd.	
		2. Architechnics, Inc.	
		3. Klingner & Associates, P.C.	

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

3.	630-000-160	<b>DEPARTMENT OF TRANSPORTATION</b> Renovate/Construct Restrooms, Upgrade HVAC Systems and Construct Material Storage Building Tuscola, Paris and Champaign, Illinois 1. Clark Dietz, Inc. 2. Blank, Wesselink, Cook & Associates, Inc. 3. Middleton Associates, Inc.	Appropriation: \$405,000 Project Cost: \$405,000
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Mr. Broughton presented the following A/E selection recommendation:

4.	630-000-161	<b>DEPARTMENT OF TRANSPORTATION</b> Construct Storage and Pole Buildings, Renovate Salt Dome Carlinville, Springfield and Barry, Illinois 1. EWR Associates, Inc. 2. Design Architects, Inc. 3. Architechnics, Inc.	Appropriation: \$800,000 Project Cost: \$800,000
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Mr. Broughton presented the following A/E selection recommendation:

5.	630-000-162	<b>DEPARTMENT OF TRANSPORTATION</b> Renovate Salt Dome and Construct Wash Bay and Maintenance Building Taylorville and Decatur, Illinois 1. Gorski Reifsteck 2. Sarti Architectural Group, Inc. 3. The Haley Architectural Group, Inc.	Appropriation: \$610,000 Project Cost: \$610,000
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Mr. Broughton presented the following A/E selection recommendation:

6.	630-000-163	<b>DEPARTMENT OF TRANSPORTATION</b> Construct Addition and Upgrade HVAC System District 7 Headquarters - Effingham, Illinois 1. Blank, Wesselink, Cook & Associates, Inc. 2. H. Michael Bohnsack Architects 3. MSA Professional Services	Appropriation: \$405,000 Project Cost: \$405,000
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Mr. Broughton presented the following A/E selection recommendation:

7.	630-000-164	<b>DEPARTMENT OF TRANSPORTATION</b> Upgrade Electrical and Ventilating Systems, Relocate Heating System and Install Oil Separators East St. Louis, Belleville, Highland, Wood River, Carrollton, Jerseyville and Hamel, Illinois 1. AFRAM Corporation 2. Klingner & Associates, P.C. 3. David A. Loyet & Associates, Inc.	Appropriation: \$650,000 Project Cost: \$650,000
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Mr. Broughton presented the following A/E selection recommendation:

8.	630-000-165	<b>DEPARTMENT OF TRANSPORTATION</b> Construct Salt Dome, Construct Pole Building and Renovate/Construct Restrooms Nashville, Lebanon and Carlyle, Illinois 1. Eilering Architecture 2. A D G Architecture and Design Group Ltd. 3. Baysinger Developmental Group PLLC	Appropriation: \$1,065,000 Project Cost: \$1,065,000
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Mr. Broughton presented the following A/E selection recommendation:

9.	630-000-166	<b>DEPARTMENT OF TRANSPORTATION</b> Construct Wood Frame Extension, Renovate/Construct Restrooms and Renovate Salt Dome Murphysboro, Pickneyville, West City and Anna, Illinois 1. Eggemeyer Associates Architects 2. H. Michael Bohnsack Architects 3. Marcum Engineering, LLC	Appropriation: \$420,000 Project Cost: \$420,000
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Mr. Chin moved and Mr. Ramage seconded a motion to approve the previous eight 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:

1.	291-275-003	<b>DEPARTMENT OF STATE POLICE</b> Upgrade Elevators Illinois State Police Central Headquarters Franklin Complex - Springfield, Illinois 1. Renaissance Architects, Inc. 2. Melotte Morse Leonatti Parker, Ltd. 3. John Shafer & Associates, Inc.	Appropriation: \$200,000 Project Cost: \$1,700,000
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Mr. Ladd noted that in previous selections there have been full appropriations and questioned why this selection only has partial funding.

Mr. Broughton stated that it was his understanding that the rest of the funding would come when the project is close to construction and explained that this started as a larger project for the Data Center but it was decided by the using agency that this specific work was of a higher priority.

Mr. Ladd questioned the urgency of this project and why it was necessary to move forward without full funding.

Mr. Broughton stated that the elevators are more than 40 years old and are shutting down.

Mr. Wilson reiterated that in discussions with the Governor's office, it was decided that the \$200,000 be taken from the Data Center project to be used on the design of the elevators as they are more of an urgency. Mr. Wilson stated he understands that this is not the ideal process to move forward with these kinds of projects but noted the Governor's office decided that this is the way they wanted to proceed until they could get the funds for construction.

Mr. Ladd stated that we have procurement procedures for these kinds of projects and he would like to see staff get back to utilizing those procedures.

Mr. Chin 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 presented the following Higher Ed A/E selection recommendation and introduced Mr. Tom Glaser with the College of DuPage who explained the project:

1.	810-028-023	<b>ILLINOIS COMMUNITY COLLEGE BOARD</b> Construct Campus Maintenance Building College of DuPage – DuPage County 1. Legat Architects	Appropriation: \$5,000,000 Project Cost: \$8,000,000
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Mr. Ladd questioned the QBS process used in this selection and stated his dissatisfaction.

Mr. Glaser explained that they went through an extensive interview process in this selection.

Mr. Chin 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 presented the following Construction Manager selection recommendation:

1.	816-028-023	<b>ILLINOIS COMMUNITY COLLEGE BOARD</b>	Appropriation: \$5,000,000
		Construct Campus Maintenance Building –	Project Cost: \$8,000,000
		Construction Management Services	
		College of DuPage – DuPage County	
		1. Pepper Construction	
		2. Leopardo	
		3. Gilbane Building Company	

Mr. Ramage moved and Mr. Chin seconded a motion to approve the recommendation for the selection of Construction Manager. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton noted the following informational items:

1. Architect/Engineers approved by Executive Director.
2. Design Build Selection

In reference to the Design Build Selection, Mr. Ladd questioned why this large of project was presented as an information item rather than an agenda item.

Mr. Broughton stated that we use a different delivery method for Design Build rather than the A/E QBS selection process and that the pricing component determines who that's going to be rather than subject to recommendation.

Mr. Ladd stated he does not recall these types of selections being an informational item in previous Board meetings.

Chairman O'Brien asked Mr. Broughton to bring previous informational items to the next Board meeting for review and also ensured Mr. Ladd that he would confer with CDB Legal.

Chairman O'Brien noted the resignation of CDB's Chief Legal Counsel, Mr. Chris Flynn, and praised Mr. Horton for taking on "double duty". Chairman O'Brien also noted the resignation of Chairman Licata and thanked him for his years of service to the Board.

Chairman O'Brien noted that the next scheduled Board meeting of the Capital Development Board will be held in Springfield and hopes that all members are able to attend.

Mr. Ladd moved and Mr. Chin seconded a motion to adjourn. Chairman O'Brien called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 11:23 a.m.