

SUBJECT: Meeting Minutes for September 11, 2012 Board Meeting

The September 11, 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 Muñoz  
Michael Chin  
Anthony Garippo  
Miles Beatty

Others present:

**Chicago**

Jim Underwood, CDB  
Don Broughton, CDB  
Tom Klein, CDB  
Ron Wright, CDB  
Gilbert Villegas, CDB  
Karla Springer, CDB  
Mike Wilson, CDB  
John Nalis, CDB  
Burcin Moehring, Legat Architects  
Jeff Sronkoski, Legat Architects  
Pat Healy, Turner Construction  
Ed Choklek, FGM Architects  
Micaela Vidaña, CPO  
Andrea Bauer, CDB  
Abdulgaffar Shedbalkar, CDB  
Keith Horton, CDB  
James Cockrell, CDB

**Springfield**

Amber Evans, CDB  
Patricia Broers, CPO  
Steve Halm, CDB  
Lorri Rosenfeldt, CPO  
Kyle Beachy, CDB  
Erin Hembrough, CDB  
Amy Romano, CDB  
Victor Morales CDB  
Marcy Joerger, CDB  
Bill Mabie, CDB  
Lisa Mattingly, CDB  
Chris Flynn, CPO  
Stan Gralnick, CDB  
Cori Fuchs, CDB

Chairman O'Brien called the meeting to order at 10:35 a.m.

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

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

Mr. Garippo moved and Mr. Beatty seconded a motion to approve the minutes of the August 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 Mr. Steve Halm with CDB who further explained the project and answered questions from Board members:

Chairman O'Brien added Mr. Muñoz to the roll.

**MODIFICATION – Department of Corrections**

Construct X-House  
Stateville Correctional Center  
Joliet, Will County, Illinois  
CDB Project No. 120-230-126  
A/E: Dewberry, Inc.

**Modification No. 4 .....\$173,754.00**

Mr. Beatty moved and Mr. Chin 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 and answered questions from Board members:

**CHANGE ORDER – Illinois Community College Board**

Construct New Student Services Center/Parking Facility  
Truman City College  
Chicago, Cook County, Illinois  
CDB Project No. 810-010-005  
A/E: STV, Inc.

**Change Order No. G-70 .....\$99,142.02**

Mr. Garippo questioned if general conditions were included in this change order.

Mr. Wright responded that he did not have that information available but he would get him an answer as soon as possible.

Mr. Garippo moved, pending a response to his inquiry, and Mr. Muñoz seconded a motion to approve the change order. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Wright presented the following Change Order and answered questions from Board members:

**CHANGE ORDER – Historic Preservation Agency**

Finalize Stabilization and Begin Restoration  
 Hotel Florence – Pullman Factory Historic Site  
 Chicago, Cook County, Illinois  
 CDB Project No. 104-212-011  
 A/E: McGuire Iglesias and Associates

**Change Order No. G-06 .....\$134,397.98**

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

The following five selections were approved under one motion:

Mr. James Cockrell presented the following A/E selection recommendations:

1.	546-010-002	<b>DEPARTMENT OF MILITARY AFFAIRS</b> Replace Roof/Renovate Interior & Exterior Beardstown Armory Cass County, Illinois 1. Poepping, Stone, Bach & Assoc. 2. Steckel Parker Architects, Inc. 3. Apace Design Architects + Eng.	Appropriation: \$825,000 Project Cost: \$825,000
2.	546-080-013	<b>DEPARTMENT OF MILITARY AFFAIRS</b> Install Elevator Northwest Armory Chicago, Cook County, Illinois 1. Taylor Made Design, Inc. 2. DuSABLE, Inc. 3. #9 Design, LLC	Appropriation: \$660,000 Project Cost: \$660,000
3.	546-105-013	<b>DEPARTMENT OF MILITARY AFFAIRS</b> Renovate Armory Delavan Armory Tazewell County, Illinois 1. Apace Design Architects + Eng. 2. FWAI Architects, Inc. 3. HDR Engineering, Inc.	Appropriation: \$1,100,000 Project Cost: \$1,100,000

4.	546-205-020	<b>DEPARTMENT OF MILITARY AFFAIRS</b> Upgrade Wash Rack Mattoon Armory Coles County, Illinois 1. ESI Consultants Ltd. 2. ADG Architecture and Design Group 3. #9 Design, LLC	Appropriation: \$275,000 Project Cost: \$275,000
----	-------------	--	---

5.	546-260-023	<b>DEPARTMENT OF MILITARY AFFAIRS</b> Construct Military Vehicle Bay Bartonville Readiness Center Peoria County, Illinois 1. Steckel Parker Architects, Inc. 2. Ament, Inc. 3. Farnsworth Group, Inc.	Appropriation: \$825,000 Project Cost: \$825,000
----	-------------	---	---

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

The following five selections were approved under one motion:

Mr. Cockrell presented the following A/E selection recommendations:

6.	546-318-010	<b>DEPARTMENT OF MILITARY AFFAIRS</b> Construct Training Living Quarters (Billets) Sparta Armory Randolph County, Illinois 1. Quadrant Design, Inc. 2. EWR Associates, Inc. 3. Baysinger Design Group, Inc.	Appropriation: \$825,000 Project Cost: \$825,000
----	-------------	---	---

7.	546-318-011	<b>DEPARTMENT OF MILITARY AFFAIRS</b> Construct Parking Lot Sparta Armory Randolph County, Illinois 1. Kaskaskia Engineering Group, LLC 2. Thouvenot, Wade & Moerchen, Inc. 3. Oates Associates, Inc.	Appropriation: \$440,000 Project Cost: \$440,000
----	-------------	---	---

8.	546-325-070	<b>DEPARTMENT OF MILITARY AFFAIRS</b> Replace Perimeter Fencing Camp Lincoln Springfield, Sangamon County, Illinois 1. Midwest Engineering Assoc., Inc. 2. Sarti Architectural Group 3. Charles Joseph Pell Architects, Inc.	Appropriation: \$275,000 Project Cost: \$275,000
----	-------------	--	---

9.	546-325-071	<b>DEPARTMENT OF MILITARY AFFAIRS</b> Construct Parking Lot Camp Lincoln Springfield, Sangamon County, Illinois 1. Crawford, Murphy & Tilly, Inc. 2. Lewis Yockey & Brown, Inc. 3. Oates Associates, Inc.	Appropriation: \$550,000 Project Cost: \$550,000
----	-------------	---	---

10.	546-375-005	<b>DEPARTMENT OF MILITARY AFFAIRS</b> Replace Roof/Renovate Interior & Exterior Woodstock Armory McHenry County, Illinois 1. Bauer Latoza Studio, Ltd. 2. Frega Associates, Ltd. 3. Green Associates, Inc.	Appropriation: \$825,000 Project Cost: \$825,000
-----	-------------	--	---

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

The following six selections were approved under one motion:

Mr. Cockrell presented the following A/E selection recommendations:

11.	630-000-176	<b>DEPARTMENT OF TRANSPORTATION</b> Provide Power Generators, Construct Bldg. Addition, Repair/Replace Roofing System Statewide Program, Illinois 1. #9 Design, LLC 2. Sarti Architectural Group, Inc. 3. EWR Associates, Inc.	Appropriation: \$750,000 Project Cost: \$750,000
-----	-------------	--	---

12.	630-000-177	<b>DEPARTMENT OF TRANSPORTATION</b> Repair/Replace Roofing System, Construct Building Addition and Pole Building Statewide Program, Illinois 1. Allied Design Consultants, Inc. 2. Gorski Reifsteck Architects, Inc. 3. LZT Associates, Inc.	Appropriation: \$955,000 Project Cost: \$955,000
13.	630-000-178	<b>DEPARTMENT OF TRANSPORTATION</b> Repair/Replace Roofing System and Construct Building Addition Statewide Program, Illinois 1. EWR Associates, Inc. 2. Baysinger Architects, LLC 3. ADG Architecture & Design Group	Appropriation: \$500,000 Project Cost: \$500,000
14.	630-000-179	<b>DEPARTMENT OF TRANSPORTATION</b> Construct Cold Storage Building and Salt Dome Statewide Program, Illinois 1. David A. Loyet & Associates, Inc. 2. Oates Associates, Inc. 3. EWR Associates, Inc.	Appropriation: \$500,000 Project Cost: \$500,000
15.	630-000-180	<b>DEPARTMENT OF TRANSPORTATION</b> Repair/Replace Roofing Systems, Replace Septic System and Upgrade Elec. System Statewide Program, Illinois 1. ADG Architecture & Design Group 2. Baysinger Architects, LLC 3. Baysinger Design Group, Inc.	Appropriation: \$505,000 Project Cost: \$505,000
16.	630-437-036	<b>DEPARTMENT OF TRANSPORTATION</b> Various Building Components – Remodeling and Upgrading Springfield, Sangamon, Illinois 1. Sarti Architectural Group, Inc. 2. EWR Associates, Inc. 3. #9 Design, LLC	Appropriation: \$475,000 Project Cost: \$475,000

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

The following three selections were approved under one motion:

Mr. Cockrell presented the following A/E selection recommendations and explained AHERA (Asbestos Hazardous Emergency Response Act) to the Board members:

17.	910-010-149	<b>ASBESTOS ABATEMENT AUTHORITY</b> AHERA Re-inspections - North Statewide Program, Illinois 1. Carnow Conibear & Associates, Ltd. 2. Terracon Consultants, Inc.	Appropriation: \$20,000 Project Cost: \$20,000
18.	910-010-150	<b>ASBESTOS ABATEMENT AUTHORITY</b> AHERA Re-inspections - Central Statewide Program, Illinois 1. Terracon Consultants, Inc. 2. Farmer Environmental Services, Inc. 3. David A. Loyet & Associates, Inc.	Appropriation: \$20,000 Project Cost: \$20,000
19.	910-010-151	<b>ASBESTOS ABATEMENT AUTHORITY</b> AHERA Re-inspections - South Statewide Program, Illinois 1. Farmer Environmental Services, Inc. 2. Terracon Consultants, Inc. 3. David A. Loyet & Associates, Inc.	Appropriation: \$18,000 Project Cost: \$18,000

Mr. Muñoz 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. Chin, Chairman of the Finance & Audit committee, presented the committee's recommended changes to the A/E Structure.

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

Mr. Beatty, Chairman of the Administration & Rules committee, presented the committee's recommended changes to the Single Bid Resolution.

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

Chairman O'Brien commended both Chairmen's and all committee members for their hard work and effort that went into these changes.

Mr. Wright presented a progress report of the Quincy Veteran's Home to the Board.

Mr. Muñoz moved and Mr. Garippo seconded a motion to move to Executive Session for the purpose of discussing the authorization to litigate at 11:16 a.m. Chairman O'Brien called for a vote, which was approved unanimously.

Executive Session was convened. Four 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 11:39 a.m.

In response to Mr. Garippo's inquiry on Truman City College, Mr. Wright informed the Board that general conditions were not included in the change order. The previous motion to approve stands.

Mr. Muñoz moved and Mr. Garippo seconded a motion to approve the authorization to litigate. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Muñoz moved and Mr. Chin and Mr. Muñoz seconded a motion to adjourn. Chairman O'Brien called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 11:40 a.m.