

SUBJECT: Meeting Minutes for December 11, 2012 Board Meeting

The December 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  
Tom Klein, CDB  
Ron Wright, CDB  
Gilbert Villegas, CDB  
Karla Springer, CDB  
Mike Wilson, CDB  
Amber Evans, CDB  
Andrea Bauer, CDB  
Bill Mabie, CDB  
David Heydenberk, CDB  
Ben Reyes, DSR Group  
James Arends, Gilbane  
Jeanifer Kimbrough, CDB  
Tony Kolbeck, DVA  
Pat Healy, Turner Construction  
Ed Choklek, FGM Architects  
Jeff Sronkoski, Legat Architects  
Daniel Saavedra, Saavedra Gehlhausen Architects  
Megan Van Vuren, Bailey Edward Design  
Tom Viel, Rock Valley College  
Paul Dawson, Elgin Comm. College  
Cal Byrd, Elgin Comm. College  
Sam Overton, Rock Valley College  
Guy Gehlhausen, Saavedra Gehlhausen Architects  
Micaela Vidaña, CPO  
Luis Martinez, City Colleges of Chicago  
Diane Minor, City Colleges of Chicago  
Amber Zurcher, UJAMAA Construction  
Keith Horton, CDB

**Springfield**

Candy Bearden, CDB  
Tim Schroeder, Hanson  
Ray Rieck, Lake Land Coll.  
Don Broughton, CDB  
Joe Vitowsky, U of I  
Gary Kitchen, CDB  
Paula Sorensen, CDB  
Nancy Fuchs, CDB  
Gwen Diehl, DVA  
Marcy Joerger, CDB  
Gus Behnke, CDB  
Amy Romano, CDB  
Nick Williams, CDB  
Ken Mesle, CDB  
James Ellenburg, CDB  
Chris Flynn, CPO

Chairman O'Brien called the meeting to order at 10:33 a.m.

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

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

Mr. Chin moved and Mr. Muñoz seconded a motion to approve the minutes of the October 26, 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. Ron Wright presented the following Modification and answered questions from Board members:

**MODIFICATION – Department of Veterans' Affairs**

Renovation of Kent Infirmary and Install Sprinklers - Elmore and Schapers B

Illinois Veterans' Home - Quincy

Quincy, Adams County, Illinois

CDB Project No. 040-010-097

A/E: Perkins Eastman Architects, P.C.

**Modification No. 3..... \$145,823.00**

Mr. Muñoz 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 Modification and answered questions from Board members:

**MODIFICATION – Southern Illinois University**

Renovate Old Science Building

Southern Illinois University

Edwardsville, Madison County, Illinois

CDB Project No. 825-030-067

A/E: Hastings & Chivetta Architects, Inc.

**Modification No. 17..... \$109,750.00**

Mr. Beatty moved and Mr. Garippo 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 – Department of Veterans’ Affairs**

Replace Chimney Stack, Ash Handling System  
 Illinois Veterans’ Home - Quincy  
 Quincy, Adams County, Illinois  
 CDB Project No. 040-010-094  
 A/E: Klingner Associates

**Change Order No. G-8 ..... \$119,000.03**

Mr. Muñoz 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 Change Order:

**CHANGE ORDER – Department of Veterans’ Affairs**

Replace Chimney Stack, Ash Handling System  
 Illinois Veterans’ Home - Quincy  
 Quincy, Adams County, Illinois  
 CDB Project No. 040-010-094  
 A/E: Klingner Associates

**Change Order No. G-9 ..... \$187,494.91**

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.

The following two selections were approved under one motion:

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

1.	039-060-052	<b>DEPARTMENT OF AGRICULTURE</b> Repair Hays House Roof and Correct Water Infiltration and Damage DuQuoin State Fairgrounds Perry County, Illinois 1. Baysinger Architects, LLC 2. H. Michael Bohnsack Architects 3. ADG Architecture and Design Group	Appropriation: \$90,000 Project Cost: \$90,000
2.	102-311-095	<b>DEPT. OF NATURAL RESOURCES</b> Replace Roofing Systems - South Shop Illinois Beach State Park Lake County, Illinois 1. Northlight Architects, LLC 2. SMT Architects, PC 3. Taylor Made Design, Inc.	Appropriation: \$180,000 Project Cost: \$180,000

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

The following two selections were approved under one motion:

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

3.	120-175-128	<b>DEPARTMENT OF CORRECTIONS</b> Replace Roofing Systems - North and South Cellhouses Menard Correctional Center Randolph County, Illinois 1. White & Borgognoni Architects, PC 2. The Upchurch Group, Inc. 3. Quadrant Design, Inc.	Appropriation: \$1,100,000 Project Cost: \$1,100,000
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4.	120-240-054	<b>DEPARTMENT OF CORRECTIONS</b> Install Emergency Generator Vandalia Correctional Center Fayette County, Illinois 1. Horner & Shifrin, Inc. 2. EDM Incorporated 3. McCoy and Howard Consulting Engineers, Inc.	Appropriation: \$815,000 Project Cost: \$815,000
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Mr. Garippo moved and Mr. Muñoz seconded a motion to approve the previous two recommendations for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

The following two selections were approved under one motion:

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

5.	321-010-096	<b>DEPARTMENT OF HUMAN SERVICES</b> Replace Roofing Systems - Cedar Building Alton Mental Health Center Madison County, Illinois 1. Formation Architects, Inc. 2. Sarti Architectural Group, Inc. 3. David A. Loyet & Associates Architects, Inc.	Appropriation: \$177,000 Project Cost: \$177,000
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6.	321-087-046	<b>DEPARTMENT OF HUMAN SERVICES</b> Replace Roofing Systems Chester Mental Health Center Randolph County, Illinois 1. Michael H. Bohnsack Architects 2. ADG Architecture and Design Group 3. Gorski Reifsteck Architects, Inc.	Appropriation: \$2,126,000 Project Cost: \$2,126,000
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Mr. Muñoz moved and Mr. Chin seconded a motion to approve the previous two recommendations for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

The following two selections were approved under one motion:

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

7.	630-000-181	<b>DEPARTMENT OF TRANSPORTATION</b> Replace Roofing Systems Dist. 6, Coalfield Rest Area and Dist. 8, Post Oak Rest Area Montgomery and Marion Counties, Illinois 1. Eilering Architecture 2. Formation Architects, Inc. 3. David A. Loyet & Assoc. Architects	Appropriation: \$80,000 Project Cost: \$480,000
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8.	750-010-009	<b>OFFICE OF THE SECRETARY OF STATE</b> Repair and Replace Historic Ornate Plaster Ceilings Michael J. Howlett Building Springfield, Sangamon County, Illinois 1. Ferry & Associates Architects, LLC 2. Bailey Edward Design Architecture 3. Charles Joseph Pell Architects, Inc.	Appropriation: \$450,000 Project Cost: \$450,000
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Mr. Chin moved and Mr. Garippo seconded a motion to approve the previous two recommendations for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Cockrell presented the following A/E selection recommendation for construction management services and introduced Ms. Diane Minor with City Colleges of Chicago who further explained the project and answered questions from Board members:

9.	810-018-006	<b>IL COMMUNITY COLLEGE BOARD</b> Construct Academic Building City Colleges of Chicago - Olive-Harvey Community College Chicago, Cook County, Illinois 1. Gilbane Building Company 2. Power Construction Company, LLC 3. Turner Construction Company	Appropriation: \$31,671,600 Project Cost: \$44,861,500
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Mr. Muñoz moved and Mr. Beatty seconded a motion to approve the previous recommendation for the selection of construction management services. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Cockrell presented the following A/E selection recommendation for bridging agent services and answered questions from Board members:

10.	830-010-332	<b>UNIVERSITY OF ILLINOIS</b> Construction of an Integrated Bioresearch Laboratory (IBRL) Urbana, Champaign County, Illinois 1. Harley Ellis Devereaux Corp. 2. RADA Architects 3. Lothan Van Hook DeStefano Architecture, LLLC	Appropriation: \$22,035,500 Project Cost: \$22,035,500
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Mr. Garippo moved and Mr. Beatty seconded a motion to approve the previous recommendation for the selection of bridging agent services. Chairman O'Brien called for a vote, which was approved unanimously.

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

1.	810-030-024	<b>IL COMMUNITY COLLEGE BOARD</b> Replace Roofing Systems Elgin Community College Elgin, Kane County, Illinois 1. DLA Architects, Ltd. 2. Kluber, Inc. 3. Dewberry Architects, Inc.	Appropriation: \$586,000 Project Cost: \$676,578
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Mr. Chin moved and Mr. Muñoz seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Cockrell presented the following Higher Ed A/E selection recommendation and introduced Mr. Ray Rieck with Lake Land College who further explained the project and answered questions from Board members:

2.	810-058-018	<b>IL COMMUNITY COLLEGE BOARD</b> Construct Student Center/Student Services Building Addition Lake Land College Mattoon, Coles County, Illinois 1. Legat Architects, Inc. 2. Moody Nolan, Inc. 3. Loebel, Schlossman & Hackl, Inc.	Appropriation: \$8,947,106 Project Cost: \$13,365,200
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Mr. Muñoz moved and Mr. Beatty seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Cockrell presented the following Higher Ed A/E selection recommendation and introduced Mr. Paul Dawson and Mr. Sam Overton with Rock Valley College who further explained the project and answered questions from Board members:

3.	810-080-015	<b>IL COMMUNITY COLLEGE BOARD</b> Renovate/Expand Classroom Building Rock Valley College Rockford, Winnebago County, Illinois 1. Saavedra Gehlhausen Architects 2. Hagney Architects 3. Larson & Darby, Inc.	Appropriation: \$10,082,529 Project Cost: \$20,670,673
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Mr. Muñoz moved and Mr. Beatty seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Muñoz commended the colleges for utilizing the QBS process. All Board members concurred.

Mr. Cockrell noted the following informational items:

1. Architects/Engineers approved by Executive Director.

Mr. Wright presented a final progress report of the Quincy Veteran's Home to the Board and noted that the project has reached substantial completion.

Director Underwood presented a brief staffing report to the Board, noting the upcoming retirements of CDB staff.

Director Underwood and Chairman O'Brien thanked the retirees for their dedication and loyalty to CDB and to the citizens of the state of Illinois.

Mr. Garippo moved and Mr. Beatty, Mr. Muñoz 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 11:32 a.m.