

SUBJECT: Meeting Minutes for January 13, 2015 Board Meeting

The January 13, 2015 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, the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois and the Illinois Department of Transportation Office, 1102 East Port Plaza, Collinsville, Illinois.

The following Board Members were present:

Chicago

Peter O'Brien, Sr., Chairman
Stewart Muñoz
Miles Beatty, III
Anthony Garippo

Collinsville

Glyn Ramage

Others present:

Chicago

Jim Underwood, CDB
Karla Springer, CDB
Ron Wright, CDB
Andrea Bauer, CDB
Marva Boyd, CDB
Mike Wilson, CDB
Mike Welch, College of Lake Co.
Greg Evans, College of Lake Co.
Joe Slattery, IHC Construction
Tim Bickert, IHC Construction
Brian Lemmon, IHC Construction
Bruce Locke, CDB
Kim Chavis, Harper College
Susan King, Harley Ellis Devereaux
Ka Lung Ng, Matrix Engineering
Alexandra Shinewald, Harley Ellis Devereaux
Emily Zgonjanin, CDB
Keith Haines, CDB
Steve Petersen, Harper College
Al Perla, Primera Engineers
Jeanifer Kimbrough, CDB
Leo Aviles, KJWW
Adrienne Levatino, CDB
Jesse Martinez, CDB
James Cockrell, CDB
Tom Klein, CDB

Springfield

Amber Evans, CDB
Gwen Diehl, DVA
Amy Romano, CDB
Claudia André, CDB
Kirk Fernandes, CDB
Lisa Mattingly, CDB
George Tankersley, CDB
Jera Muder, DMA
Paula Sorensen, CDB
Brad Nell, CDB
Gus Behnke, CDB
Marcy Joerger, CDB
Jaclyn O'Day, CDB
Ken Morris, CPO
Craig Holan, DMA

Chairman O'Brien called the meeting to order at 10:45 a.m.

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

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

Mr. Garippo moved and Mr. Muñoz seconded a motion to approve the minutes of the December 9, 2014 meeting. Chairman O'Brien called for a vote, and the motion was approved unanimously.

Mr. Muñoz moved and Mr. Garippo seconded a motion to approve the executive session minutes of the December 9, 2014 meeting. Chairman O'Brien called for a vote, and the motion was approved unanimously.

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

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

Proceed Order – Chicago Veterans' Home

Construct 200-Bed Veterans Home
Chicago, Cook County, Illinois
CDB Project No. 040-080-001 (Phase II)
A/E: Harley Ellis Devereux

Proceed Order G-1 \$349,430.25

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

Mr. Ron Wright presented the following Proceed Orders:

Proceed Orders – College of Lake County

Data Center Renovation
Grayslake, Lake County, Illinois
CDB Project No. 810-056-026
A/E: KJWW Engineering Consultants

Proceed Order G-1 \$34,808.22

Proceed Order V-1 \$39,851.88

Proceed Order H-1 \$158,523.68

TOTAL \$233,183.78

Mr. Muñoz moved and Mr. Beatty seconded a motion to approve the Proceed Orders. Chairman O'Brien called for a vote, and the motion was approved unanimously.

Mr. Ron Wright presented the following Single Bid and answered questions from Board members:

Single Bid Award – University of Illinois at Chicago

College of Dentistry Infrastructure Improvements

Chicago, Cook County, Illinois

CDB Project No. 830-030-154

A/E: KJWW Engineering Consultants

Bids were received on 7/24/2014 for the Asbestos, Heating, Plumbing, General, Electrical, Sprinkler and the Building Automation System (BAS) on this project. Bids were received on 7/30/2014 for Ventilation. All bids were without issue with the exception of the BAS trade, to which only two bids were received. Those two bids were rejected as they did not meet MBE/FBE/VBE goals.

The BAS work was rebid, and a single bid was received on 11/20/2014. Two contractors held drawings for the second bidding of this work.

Architect/Engineer: KJWW Engineering Consultants
1100 Warrenville Road, Suite 400W
Naperville, IL 60563
Phone Number: (630) 527-2320

| <u>TRADE</u> | <u>BASE BID</u> | <u>ESTIMATE</u> | <u>% DIFFERENCE</u> |
|---------------------|-----------------------|-----------------------|---------------------|
| Building Automation | \$979,000.00 | \$1,042,019.47 | -0.06% |
| <u>Alternate #1</u> | <u>\$198,000.00</u> | <u>\$223,110.57</u> | <u>-11.26%</u> |
| <u>TOTAL</u> | <u>\$1,177,000.00</u> | <u>\$1,265,130.04</u> | <u>-6.96%</u> |

The A/E and CDB staff recommend that the award be made to:

Automatic Building Controls, LLC
3315 Algonquin Road, Suite 550
Rolling Meadows, IL 60008

Building Automation System (BAS) trade
plus Alternate No. 1 for a total amount of \$1,177,000.00

Mr. Garippo inquired as to what the MBE/FBE/VBE goals were on the project.

Mr. Wright stated that he did not have the information with him but would have an answer for him quickly.

Mr. Beatty moved and Mr. Garippo seconded a motion to approve the Single Bid Award. Chairman O'Brien called for a vote, and the motion was approved unanimously.

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

Mr. James Cockrell presented the following A/E selection recommendations advertised in Professional Services Bulletin (PSB) 203:

| | | | |
|----|-------------|--|---|
| 1. | 120-135-063 | DEPARTMENT OF CORRECTIONS Replace Windows Logan Correctional Center Lincoln, Logan County, Illinois 1. Allied Design Consultants, Inc. 2. Hurst-Rosche Engineers, Inc. 3. Sarti Architectural Group, Inc. | Appropriation: \$4,230,000 Project Cost: \$4,230,000 |
|----|-------------|--|---|

| | | | |
|----|-------------|--|---|
| 2. | 120-215-064 | DEPARTMENT OF CORRECTIONS Replace Roofing Systems Sheridan Correctional Center Sheridan, LaSalle County, Illinois 1. SMT Architects, P.C. 2. Kathleen O'Donnell, P.C. 3. Kluber, Inc. | Appropriation: \$1,720,000 Project Cost: \$1,720,000 |
|----|-------------|--|---|

| | | | |
|----|-------------|--|---|
| 3. | 120-230-129 | DEPARTMENT OF CORRECTIONS Repair and Replace Steam Lines Stateville Correctional Center Joliet, Will County, Illinois 1. O&N Engineering-Development, P.C. 2. Henneman Engineering, Inc. | Appropriation: \$470,000 Project Cost: \$470,000 |
|----|-------------|--|---|

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

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

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

| | | | |
|----|-------------|--|---|
| 4. | 321-015-093 | DEPARTMENT OF HUMAN SERVICES Replace Roofing Systems Choate Mental Health Center Anna, Union County Illinois 1. D.A.R.T. Design, Inc. 2. Architechniques, Ltd. 3. Eric W. Spencer | Appropriation: \$553,000 Project Cost: \$553,000 |
|----|-------------|--|---|

| | | | |
|----|-------------|--|---|
| 5. | 321-055-125 | DEPARTMENT OF HUMAN SERVICES Replace Roofing Systems Elgin Mental Health Center Elgin, Kane County Illinois 1. Kluber, Inc. 2. Kathleen O'Donnell, P.C. 3. Construction Technology Laboratories, Inc. | Appropriation: \$1,928,000 Project Cost: \$1,928,000 |
|----|-------------|--|---|

| | | | |
|----|-------------|--|---|
| 6. | 321-055-126 | DEPARTMENT OF HUMAN SERVICES Modifications To Meet Accessible Parking Requirements Elgin Mental Health Center Elgin, Kane County Illinois 1. Rubinos & Mesia Engineers, Inc. 2. Engineering Resource Associates, Inc. 3. K-Plus Engineering, LLC | Appropriation: \$540,000 Project Cost: \$540,000 |
|----|-------------|--|---|

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

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

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

| | | | |
|----|-------------|--|--|
| 7. | 630-000-201 | DEPARTMENT OF TRANSPORTATION Replace Roofing Systems Statewide Program - District 5 Salt Kettle, I-74 Vermillion County and Illini Prairie, I-74 Champaign County, Illinois 1. Isaksen Glerum Wachter, LLC 2. Construction Technology Laboratories, Inc. 3. Gorski, Reifsteck Architects, Inc. | Appropriation: \$60,000 Project Cost: \$300,000 |
|----|-------------|--|--|

| | | | |
|----|-------------|--|--|
| 8. | 630-205-003 | DEPARTMENT OF TRANSPORTATION Remodel Restrooms/Upgrade Water Supply System Krisdala Baka Rest Area I-74 Henry County, Illinois 1. Snarr Giffin & Associates, Inc. 2. Kenyon & Associates Architects, Inc. 3. Sarti Architectural Group, Inc. | Appropriation: \$80,000 Project Cost: \$400,000 |
|----|-------------|--|--|

| | | | |
|----|-------------|---|---|
| 9. | 630-510-002 | DEPARTMENT OF TRANSPORTATION Install Septic System Statewide Program - District 5 Salt Kettle Rest Area I-74 Vermillion County, Illinois 1. Engineering Resource Associates, Inc. 2. McClure Engineering Associates, Inc. 3. The Upchurch Group, Inc. | Appropriation: \$300,000 Project Cost: \$2,000,000 |
|----|-------------|---|---|

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

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

Mr. Cockrell presented the following A/E selection recommendations advertised in PSB 204:

| | | | |
|----|-------------|--|--|
| 1. | 546-015-022 | DEPARTMENT OF MILITARY AFFAIRS Renovate Storage Building Bloomington Readiness Center Bloomington, McClean County, Illinois 1. ATSE Consultants, LLC 2. Sarti Architectural Group, Inc. 3. DLZ Illinois, Inc. | Appropriation: \$50,000 Project Cost: \$450,000 |
|----|-------------|--|--|

| | | | |
|----|-------------|---|---|
| 2. | 546-261-001 | DEPARTMENT OF MILITARY AFFAIRS Replace Roof, Exterior Repairs and Construct Building Addition Peoria Army Aviation Support Facility Peoria, Peoria County, Illinois 1. APACE, Inc. 2. Renaissance Architects, Inc. 3. Allied Design Consultants, Inc. | Appropriation: \$240,000 Project Cost: \$2,240,000 |
|----|-------------|---|---|

| | | | |
|----|-------------|--|---|
| 3. | 546-261-002 | DEPARTMENT OF MILITARY AFFAIRS Construct Security Entry Point Peoria Army Aviation Support Facility Peoria, Peoria County, Illinois 1. Hanson Professional Services, Inc. 2. Ament Design, Inc. 3. Farnsworth Group, Inc. | Appropriation: \$240,000 Project Cost: \$2,240,000 |
|----|-------------|--|---|

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

Mr. Cockrell presented the following Director's Selection as an informational item:

| | | | |
|----|-------------|--|----------------------------|
| 1. | 546-115-033 | DEPARTMENT OF MILITARY AFFAIRS Exterior/Overhead Door Repair East St. Louis Readiness Center St. Clair County, Illinois 1. Hurst-Rosche Engineers, Inc. | Project Cost: \$225,000 |
|----|-------------|--|----------------------------|

Mr. Cockrell presented the following State's Best Interest A/E Selection as an informational item:

| | | | |
|----|-------------|--|------------------------------|
| 1. | 810-032-025 | ILLINOIS COMMUNITY COLLEGE BOARD Replace Hospitality Facility Construction Management Services William Rainey Harper College Palatine, Cook County, Illinois 1. Mortenson Construction Company | Project Cost: \$5,259,700 |
|----|-------------|--|------------------------------|

Director Jim Underwood gave a brief management report and advised the Board of departing employees. Director Underwood thanked the departing employees for their exemplary work to CDB and the State of Illinois.

Chairman O'Brien thanked the departing employees for their tireless efforts and their service to the State of Illinois.

Mr. Garippo thanked the departing employees for their professionalism and work ethic.

Mr. Wright responded to Mr. Garippo's question regarding the MBE/FBE/VBE goals on CDB Project No. 830-030-154, College of Dentistry Infrastructure Improvements at the University of Illinois at Chicago. Mr. Wright stated the goals on that project were 10% MBE and 5% FBE.

Mr. Muñoz moved and Mr. Beatty seconded a motion to adjourn. Chairman O'Brien called for a vote, and the motion was approved unanimously. The meeting adjourned at 11:27 a.m.