

SUBJECT: Meeting Minutes for July 8, 2014 Board Meeting

The July 8, 2014 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
Michael Chin
Stewart Muñoz
Miles Beatty, III
Anthony Garippo
William A. Lowry, Sr.

Others present:

Chicago

Jim Underwood, CDB
Karla Springer, CDB
Ron Wright, CDB
Howard Firestone, Patrick Engineering
Ronnie Watson, CSU
Alan O'Neal, CSU
Tracy Obershan, CSU
Ann Tranter, FGM Architects
David D. Johnson, CSU
Micaela Vidaña, CDB
Joseph Vitowsky, U of I
Marva Boyd, CDB
Mike Wilson, CDB
Adrienne Levatino, CDB
Leonard McGee, CDB
James Cockrell, CDB

Collinsville

Amy Romano, CDB

Springfield

Amber Evans, CDB
Gary Kitchen, CDB
Lisa Mattingly, CDB
Sean Ryan, CDB intern
Claudia André, CDB
Gus Behnke, CDB
Josh Weger, CDB
Marcy Joerger, CDB
Don Broughton, CDB
Paula Sorensen, CDB
Shannon Miller, CDB
John Bogue, 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, Stewart Muñoz, Miles Beatty, Anthony Garippo and William Lowry were present at the Chicago meeting site.

Mr. Muñoz moved and Mr. Chin 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 June 10, 2014 meeting. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Beatty moved and Mr. Muñoz seconded a motion to approve the executive minutes of the June 10, 2014 meeting. Chairman O'Brien called for a vote, which was approved unanimously.

All attendees and guests in Springfield, Chicago and Collinsville introduced themselves to the Board.

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

PROCEED ORDER – University of Illinois at Chicago

Masonry Restoration and Window Replacement

Chicago, Cook County, Illinois

CDB Project No. 830-030-155

A/E: McGuire Igelski & Associates

Proceed Order G-008..... \$191,000.00

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

Mr. Wright presented the following Single Bid Award and introduced Mr. John Begue, CDB Project Manager, who further explained the project and helped answer questions from Board members:

SINGLE BID – Eastern Illinois University

ADA Upgrades

Charleston, Coles County, Illinois

CDB Project No. 815-010-504

A/E: Upchurch Group, Inc.

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
General	\$1,032,000.00	\$963,610.30	+7%
Alternate #1	\$162,000.00	\$45,000.00	+360%
Alternate #2	\$132,000.00	\$106,910.00	+23%
TOTAL	\$1,326,000.00	\$1,115,520.00	+18.87%

Both the A/E and the CDB Staff recommend that the award be made to:

Grunloh Construction, Inc.
101 West Temple Avenue
Effingham, Illinois 62401

General Work: \$1,326,000.00

Mr. Lowry moved and Mr. Garippo seconded a motion to approve the single bid award. Chairman O'Brien called for a vote, which was approved unanimously.

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

SINGLE BID – Chicago State University

Upgrade Electrical System
Chicago, Cook County, Illinois
CDB Project No. 814-010-074
A/E: Patrick Engineering, Inc.

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Electrical	\$2,340,000.00	\$2,104,658.75	+11.09%
Alternate #1	\$458,800.00	\$348,073.00	+32%
Alternate #2	\$1,088,000.00	\$1,134,864.00	-4%
Alternate #3	\$73,000.00	\$55,000.00	+33%
TOTAL	\$3,959,800.00	\$3,643,595.75	+9%

Both the A/E and the CDB Staff recommend that the award be made to:

Broadway Electrical
831 Oakton Street
Elk Grove Village, Illinois 60007

Electrical Work: \$3,959,800.00

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

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

1.	102-304-034	DEPARTMENT OF NATURAL RESOURCES Repair Storm Damage DesPlaines Game Farm Will County, Illinois 1. Bowman Consulting Group, Ltd. 2. Richard Wade Architects, PC 3. SMT Architects, PC	Appropriation: \$350,000 Project Cost: \$350,000
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Mr. Chin 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 A/E selection recommendation:

2.	102-615-016	DEPARTMENT OF NATURAL RESOURCES Replace Sewage Treatment Plant Washington County Conservation Area Washington County, Illinois 1. Heneghan and Associates, PC 2. J.T. Blankinship, Inc. 3. Horner & Shifrin	Appropriation: \$600,000 Project Cost: \$600,000
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Mr. Beatty 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 noted the following Director A/E Selection as an informational item:

1.	040-010-104	DEPARTMENT OF VETERANS' AFFAIRS Provide Boundary Survey and Environmental Assessment Illinois Veterans' Home Quincy, Adams County, Illinois FIRM SELECTED: Poepping, Stone, Bach & Associates, Inc.	Project Cost: \$25,000
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Mr. Cockrell noted the following State's Best Interest Director A/E Selection as an informational item:

1.	810-056-024	ILLINOIS COMMUNITY COLLEGE BOARD Construct Student Services/Adult Education Center College of Lake County Waukegan, Lake County, Illinois FIRM SELECTED: Legat Architects, Inc.	Project Cost: \$47,000,000
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Mr. Lowry requested that CDB provide a breakdown of this high dollar project. Mr. Cockrell stated he would provide that information before the next Board meeting.

Mr. Muñoz moved and Mr. Beatty seconded a motion to move to Executive Session at 11:04 a.m. Chairman O'Brien called for a vote, which was approved unanimously.

Executive Session was convened. Four items of business were discussed.

Mr. Muñoz moved and Mr. Beatty seconded a motion to return to open session. Chairman O'Brien called for a vote, which was approved unanimously.

Regular session was reconvened at 11:40 a.m.

General Counsel Klein requested that the following executive session meeting minutes be opened to the public:

- January 10, 2012
- June 12, 2012
- August 14, 2012
- October 26, 2012
- January 8, 2013
- February 14, 2013
- June 11, 2013

Mr. Muñoz moved and Mr. Lowry seconded a motion to open the executive session minutes to the public. Chairman O'Brien called for a vote, which was approved unanimously.

Chairman O'Brien announced that he has been made aware that CDB's Chief Procurement Office has decided to discontinue any further initial reviews for Board level items. Chairman O'Brien stated that he has tried to contact the CPO's office and will continue to attempt to learn the reasoning for this as well as continue to request input from their office.

Mr. Muñoz moved and Mr. Lowry seconded a motion to adjourn. Chairman O'Brien called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 11:42 a.m.