

SUBJECT: Meeting Minutes for August 12, 2014 Board Meeting

The August 12, 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**

Stewart Muñoz, Acting Chairman  
Miles Beatty, III  
Anthony Garippo  
William A. Lowry, Sr.

**Collinsville**

Glyn Ramage

Others present:

**Chicago**

Jim Underwood, CDB  
Karla Springer, CDB  
Ron Wright, CDB  
Michael Bryant, Farnsworth Group  
Phil Houser, Farnsworth Group  
Jesse Martinez, CDB  
Andrea Bauer, CDB  
Kenneth Newman  
Adrienne Levatino, CDB  
Steve Petersen, Harper College  
Joseph Vitowsky, U of I  
Carolina Lopez, SmithGroupJJR  
Dave Bodenschatz, KJWW  
Ann Tranter, FGM Architects  
Al Perla, Primera  
Marva Boyd, CDB  
James Cockrell, CDB  
Mike Wilson, CDB  
Shannon Bookey, CDB  
Emilija Zgonjanin, CDB

**Springfield**

Amber Evans, CDB  
Gary Kitchen, CDB  
Lisa Mattingly, CDB  
Chris MacGibbon, CDB  
Paula Sorensen, CDB  
Claudia André, CDB  
Amy Romano, CDB  
Josh Weger, CDB  
Don Broughton, CDB  
Kyle Beachy, CDB  
Marcy Joerger, CDB  
Gus Behnke, CDB

**Collinsville**

Ron Henderson, SWIC  
Bernie Ysursa, SWIC

In Chairman O'Brien's absence, member Stewart Muñoz chaired the meeting. Acting Chairman Muñoz called the meeting to order at 10:39 a.m.

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

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

Mr. Beatty moved and Mr. Lowry seconded a motion to approve the minutes of the July 8, 2014 meeting. Acting Chairman Muñoz called for a vote, which was approved unanimously.

Mr. Garippo moved and Mr. Lowry seconded a motion to approve the executive minutes of the July 8, 2014 meeting. Acting Chairman Muñoz called for a vote, which was approved unanimously.

Mr. Lowry moved and Mr. Garippo seconded a motion to approve the minutes of the July 21, 2014 special meeting. Acting Chairman Muñoz called for a vote, which was approved unanimously.

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

Mr. Kenneth Newman, guest, gave a brief presentation to the Board concerning the construction of athletic fields, specifically regarding the width and length of soccer fields.

Mr. Ron Wright presented the following Modification and introduced Mr. Michael Bryant with Farnsworth Group who further explained the project and answered questions from Board members:

**MODIFICATION – I & M Canal**

Improve DuPage River Spillway  
Channahon, Lockport, Grundy Counties, Illinois  
CDB Project No. 102-332-002  
A/E: Foth Infrastructure & Environmental, LLC

**Modification No. 6..... \$204,200.00**

Mr. Beatty moved and Mr. Lowry seconded a motion to approve the Modification. Acting Chairman Muñoz called for a vote, which was approved unanimously.

Mr. Wright presented the following Proceed Order and introduced Ms. Carolina Lopez with SmithGroupJJR and Mr. Dave Bodenschatz with KJWW who further explained the project and answered questions from Board members:

**PROCEED ORDER – University of Illinois at Urbana-Champaign**

Construct Electrical and Computer Engineering Building

Urbana, Champaign County, Illinois

CDB Project No. 830-010-331

A/E: SmithGroupJJR

**Proceed Order No. G-75..... \$144,000.00**

Mr. Lowry moved and Mr. Garippo seconded a motion to approve the Proceed Order. Acting Chairman Muñoz called for a vote, which was approved unanimously.

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

**SINGLE BID – North Riverside Armory**

Renovate Facility Maintenance Shop #9

North Riverside, Cook County, Illinois

CDB Project No. 546-235-018

A/E: The Dobbins Group

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Plumbing	\$262,700.00	\$137,460.00	+91%

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

C.W.Burns Co., Inc  
 1536 Brook Drive, Suite E  
 Downers Grove, IL, 60515

Plumbing Work: \$262,700.00

Mr. Garippo moved and Mr. Lowry seconded a motion to approve the Single Bid Award. Acting Chairman Muñoz called for a vote, which was approved unanimously.

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

**SINGLE BID – Illinois Eastern Community College**

Wabash Valley College Chemistry Lab Remodel  
 Various Improvements, Phase II  
 Chicago, Cook County, Illinois  
 CDB Project No. 810-038-012  
 A/E: Image Architects, Inc.

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
General	\$362,000.00	\$213,000.00	+69.55%

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

Kieffer Brothers Construction Company, Inc.  
 933 W. 3<sup>rd</sup> Street  
 Mt. Carmel, IL 62863

General Work: \$362,000.00

Mr. Garippo requested a breakdown of the casework for this Single Bid Award. Mr. Wright stated he didn't have those figures available but would follow up with that information.

Mr. Beatty moved and Mr. Lowry seconded a motion to approve the single bid award. Acting Chairman Muñoz called for a vote, which was approved unanimously.

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

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

1.	546-070-026	<b>DEPARTMENT OF MILITARY AFFAIRS</b> Upgrade Electrical and HVAC Systems General Jones Armory Chicago, Cook County, Illinois 1. DLZ IL, Inc, 2. SMT Architects, P.C. 3. Nest Builders, Inc.	Appropriation: \$240,000 Project Cost: \$2,000,000
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2.	546-070-027	<b>DEPARTMENT OF MILITARY AFFAIRS</b> Exterior and Interior Renovations General Jones Armory Chicago, Cook County, Illinois 1. Muller & Muller, Ltd. 2. Altus Works, Inc. 3. Doyle & Associates	Appropriation: \$180,000 Project Cost: \$1,500,000
3.	546-095-015	<b>DEPARTMENT OF MILITARY AFFAIRS</b> Construct Addition - Readiness Center Decatur Armory Decatur, Macon County, Illinois 1. Architectural Expressions, LLP 2. Allied Design Consultants, Inc. 3. Baysinger Design Group, Inc.	Appropriation: \$108,000 Project Cost: \$900,000

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

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

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

4.	546-135-013	<b>DEPARTMENT OF MILITARY AFFAIRS</b> Upgrade Mechanical Systems Freeport Armory Freeport, Stephenson County, Illinois 1. Hanson Professional Services, Inc. 2. Thermal Energy, Inc. 3. Stanley Consultants, Inc.	Appropriation: \$394,600 Project Cost: \$3,289,000
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5.	546-150-011	<b>DEPARTMENT OF MILITARY AFFAIRS</b> Upgrade Electrical, Plumbing and Fire Alarm Systems Galva Armory Galva, Henry County, Illinois 1. Hurst-Rosche Engineers, Inc. 2. Nevin Hedlund Architects, Inc. 3. Horner & Shifrin, Inc.	Appropriation: \$180,000 Project Cost: \$1,500,000
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6.	546-170-008	<b>DEPARTMENT OF MILITARY AFFAIRS</b> Upgrade HVAC, Electrical and Plumbing Systems Kankakee Armory Kankakee, Kankakee County, Illinois 1. Bailey Edward Design, Inc. 2. Stromsland and De Young Architects, Inc. 3. Nest Builders, Inc.	Appropriation: \$180,000 Project Cost: \$1,500,000
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Mr. Ramage moved and Mr. Beatty seconded a motion to approve the previous recommendations for the selection of architects/engineers. Acting Chairman Muñoz called for a vote, which was approved unanimously.

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

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

7.	546-260-024	<b>DEPARTMENT OF MILITARY AFFAIRS</b> Upgrade HVAC, Electrical and Plumbing Systems Bartonville Readiness Center Peoria, Peoria County, Illinois 1. McDonough-Whitlow P.C. 2. Horner & Shifrin, Inc. 3. Hurst-Rosche Engineers, Inc.	Appropriation: \$216,000 Project Cost: \$1,800,000
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8.	546-310-008	<b>DEPARTMENT OF MILITARY AFFAIRS</b> Upgrade Mechanical Systems/Renovate Interior and Exterior Crestwood Armory Robbins, Cook County, Illinois 1. Frega Associates, Ltd. 2. Doyle & Associates 3. Nevin Hedlund Architects, Inc.	Appropriation: \$240,000 Project Cost: \$2,000,000
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Mr. Garippo moved and Mr. Beatty seconded a motion to approve the previous recommendations for the selection of architects/engineers. Acting Chairman Muñoz called for a vote, which was approved unanimously.

Mr. Cockrell presented the following Higher Education A/E selection recommendation and introduced Mr. Ron Henderson and Mr. Bernie Ysursa with Southwestern Illinois Community College who further explained the project and answered questions from Board members:

1.	810-002-019	<b>ILLINOIS COMMUNITY COLLEGE BOARD</b> Site Improvements - Central Quad Development Southwestern Illinois Community College Belleville, Clair County, Illinois 1. William B. Ittner, Inc.	Appropriation: \$808,900 Project Cost: \$808,900
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Mr. Ramage moved and Mr. Beatty seconded a motion to approve the previous recommendation for the selection of architects/engineers. Acting Chairman Muñoz called for a vote, which was approved unanimously.

Mr. Cockrell presented the following Higher Education A/E selection recommendation and introduced Mr. Steve Petersen with Harper College who further explained the project:

2.	810-032-025	<b>ILLINOIS COMMUNITY COLLEGE BOARD</b> Replace Hospitality Facility William Rainey Harper College Palatine, Cook County, Illinois 1. OWP/P Cannon Design, Inc.	Appropriation: \$3,944,800 Project Cost: \$5,259,700
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Mr. Ramage moved and Mr. Beatty seconded a motion to approve the previous recommendation for the selection of architects/engineers. Acting Chairman Muñoz called for a vote, which was approved unanimously.

Mr. Cockrell presented the following Higher Education A/E selection recommendation and Director Underwood, Mr. Wright and Ms. Lisa Mattingly helped answer questions from Board members:

3.	830-030-146	<b>BOARD OF HIGHER EDUCATION</b> LEED and Building System Commissioning Construct Advanced Chemical Technology Building University of Illinois Chicago, Cook County, Illinois 1. Smith Seckman Reis, Inc. 2. Horizon Engineering Associates, LLP 3. Henneman Engineering, Inc.	Appropriation: \$1,365,000 Project Cost: \$104,000,000
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Mr. Garippo moved and Mr. Lowry seconded a motion to approve the previous recommendation for the selection of architects/engineers. Acting Chairman Muñoz called for a vote, which was approved unanimously.

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

1.	291-275-005	<b>DEPARTMENT OF STATE POLICE</b> Renovation of Elevators State Police Central Headquarters Springfield, Sangamon County, Illinois  FIRM SELECTED: Renaissance Architects, Inc.	Project Cost: \$1,200,000
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Mr. Cockrell noted the following Emergency Director A/E Selection as an informational item:

1.	738-020-043	<b>OFFICE OF THE ATTORNEY GENERAL</b> Emergency HVAC Unit Replacement Office of the Attorney General Springfield, Sangamon County, Illinois  FIRM SELECTED: BRiC Partnership	Project Cost: \$75,000
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Mr. Beatty moved and Mr. Lowry seconded a motion to move to Executive Session for the purpose of discussing pending litigation at 11:39 a.m. Acting Chairman Muñoz called for a vote, which was approved unanimously.

Executive Session was convened. One item of business was discussed.

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

Regular session was reconvened at 11:53 a.m.

Mr. Garippo moved and Mr. Lowry seconded a motion to adjourn. Acting Chairman Muñoz called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 11:53 a.m.