

SUBJECT: Meeting Minutes for December 9, 2014 Board Meeting

The December 9, 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 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
Michael Chin
Stewart Muñoz
William A. Lowry, Sr.

Others present:

Chicago

Jim Underwood, CDB
Karla Springer, CDB
Amber Evans, CDB
Mike Phillips, Rock Valley College
John Saunders, Larson & Darby Group
Sam Overton, Rock Valley College
James Cockrell, CDB
Jeffery Sronkoski, Legat Architects
Ann Tranter, FGM Architects
Al Perla, Primera Engineers
Jesse Martinez, CDB
Shannon Bookey, CDB
Marva Boyd, CDB
Mike Wilson, CDB
Adrienne Levatino, CDB
Paula Sorensen, CDB
Ron Wright, CDB
Tom Klein, CDB
Josh Weger, CDB

Springfield

Heather Bova, CDB
Mike Kasdorf, Lake Land College
Craig Holan, DMA
Don Broughton, CDB
Gary Kitchen, CDB
Lisa Mattingly, CDB
Matt Williams, CDB
Marcy Joerger, CDB
Gus Behnke, CDB
Amy Romano, CDB
Claudia André, CDB
Heather Humphrey, CDB

Chairman O'Brien called the meeting to order at 10:41 a.m.

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

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

Mr. Lowry moved and Mr. Muñoz seconded a motion to approve the minutes of the November 18, 2014 meeting. Chairman O'Brien called for a vote, and the motion was approved unanimously.

Mr. Chin moved and Mr. Muñoz seconded a motion to approve the executive session minutes of the November 18, 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.

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

Change Order – WIU Quad Cities Riverfront Campus Phase II

Western Illinois University
300 River Drive
Moline, Rock Island County, Illinois
CDB Project No. 818-020-005
A/E: Holabird & Root, LLP

Change Order G-084.....\$170,000.00

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

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

1.	120-125-017	DEPARTMENT OF CORRECTIONS Replace Duct Work Jacksonville Correctional Center Jacksonville, Morgan County, Illinois 1. Hurst-Roche Engineers, Inc. 2. Henneman Engineering, Inc. 3. Ross & Barruzzini, Inc.	Appropriation: \$875,000 Project Cost: \$875,000
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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, and the motion was approved unanimously.

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

2.	120-200-120	DEPARTMENT OF CORRECTIONS Renovate Inmate Kitchen and Cold Storage Pontiac Correctional Center Pontiac, Livingston County, Illinois 1. Henneman Engineering, Inc. 2. DLZ Illinois, Inc. 3. AndersonBloom + Associates, Inc.	Appropriation: \$1,670,000 Project Cost: \$1,670,000
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Mr. Lowry 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, and the motion was approved unanimously.

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

3.	120-205-006	DEPARTMENT OF CORRECTIONS Renovate Water Tower Robinson Correctional Center Robinson, Crawford County, Illinois 1. Kuhn & Trello Consulting Engineers, LLC 2. McClure Engineering Associates, Inc. 3. Hurst-Rosche Engineers, Inc.	Appropriation: \$570,000 Project Cost: \$570,000
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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, and the motion was approved unanimously.

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

4.	630-442-051	DEPARTMENT OF TRANSPORTATION Renovate Records Center Administration (Hanley) Building Springfield, Sangamon County Illinois 1. Eilering Architecture 2. Carlile Architects, LLC 3. Hurst-Rosche Engineers, Inc.	Appropriation: \$400,000 Project Cost: TBD
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Mr. Muñoz moved and Mr. Lowry seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, and the motion was approved unanimously.

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

1.	810-058-023	ILLINOIS COMMUNITY COLLEGE BOARD Construct Workforce Relocation Center Lake Land College Mattoon, Coles County, Illinois 1. Legat Architects, Inc. 2. Demonica - Kemper Architects, Inc. 3. FGM Architects	Appropriation: \$9,881,700 Project Cost: \$9,881,700
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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, and the motion was approved unanimously.

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

2.	810-080-016	ILLINOIS COMMUNITY COLLEGE BOARD Construct Performance Venue Facility Rock Valley College Rockford, Winnebago County, Illinois 1. Saavedra Gehlhausen Architects, Inc. 2. BLDD Architects, Inc. 3. Larson & Darby Architects, Inc.	Appropriation: \$7,751,760 Project Cost: \$10,335,680
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Mr. Muñoz moved and Mr. Chin seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, and the motion was approved unanimously.

Mr. Cockrell presented the following Higher Education A/E selection recommendation and Mr. Overton further explained the project and answered questions from Board members:

3.	810-080-017	ILLINOIS COMMUNITY COLLEGE BOARD Renovate/Expand Classroom Building II Rock Valley College Rockford, Winnebago County, Illinois 1. Larson & Darby, Inc. 2. Saavedra Gehlhausen Architects, Inc. 3. Hagny Architects, Inc.	Appropriation: \$16,619,707 Project Cost: \$23,565,681
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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, and the motion was approved unanimously.

Mr. Wright presented the following Awarding of Alternate Bids as Change Orders as informational items and introduced LTC Craig Holan with the Department of Military Affairs who further explained the project and answered questions from Board members:

Change Orders – Illinois Army National Guard Field Maintenance Shop

Paris Armory
Paris, Edgar County, Illinois
CDB Project No. 546-250-018
A/E: Oates & Associates

Bids were received on September 4, 2014 for the Heating, Plumbing and Electrical trades on CDB Project No. 546-250-018, Field Maintenance Shop Conversion. The three trades were awarded without issue. This was the first bidding of the Heating, Plumbing and Electrical work.

A single bid was received on September 11, 2014 for the General trade on this same project. This was the first bidding of the General work.

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
General	\$894,000.00	\$741,358.00	20%
Alternate #1	\$91,000.00	\$83,919.00	8%
Alternate #2	\$156,000.00	\$141,523.00	10%
TOTAL	\$1,141,000.00	\$966,800.00	18%

The Single Bid was approved at a Special Board Meeting held on September 24, 2014, and awarded to:

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

General Work plus Alternates 1 & 2: \$1,141,000.00

Mr. Muñoz moved and Mr. Lowry seconded a motion to move to Executive Session for the purpose of discussing a personnel issue at 11:05 a.m. Chairman O'Brien called for a vote, and the motion was approved unanimously.

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

It was the Chair's prerogative to return to open session.

Regular session was reconvened at 11:29 a.m.

Director Jim Underwood gave a brief personnel report and thanked all of CDB's upcoming retirees for their dedication and years of service.

Mr. Muñoz moved and Mr. Lowry and Mr. Chin seconded a motion to adjourn. Chairman O'Brien called for a vote, and the motion was approved unanimously. The meeting adjourned at 11:31 a.m.