

CAPITAL DEVELOPMENT BOARD

Agenda Item

SUBJECT: Meeting Minutes for October 8, 2019 Board Meeting

The October 8, 2019 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:

<u>Chicago</u>	<u>Springfield</u>	<u>Collinsville</u>
Eileen Rhodes, Chair	No members present	Glyn Ramage
David Arenas		
Martesha Brown		

Others present:

<u>Chicago</u>	<u>Springfield</u>	<u>Collinsville</u>
Jim Underwood, CDB	Amber Evans, CDB	No guests present
Amy Romano, CDB	Heather Bova, CDB	
Ron Wright, CDB	Marcy Joerger, CDB	
Brent Lance, CDB	Kathryn Martin, CDB	
Mike Wilson, CDB	Lisa Hennigh, CDB	
Karla Springer, CDB	Paul Kmett, CDB	
Jesse Martinez, CDB	Tim Patrick, CDB	
Jaclyn O'Day, CDB	Erin Eoff, CDB	
Andres Padua, CDB	Jen Boen, CDB	
Tim Dietz, CDB	Amber Dooley, CDB	
Mark Jones, CDB	Cynthia Petheram, FWAI	
Chris Rogan, U of I	Architects	
Keith Moore, CDB	Eric Lagemann,	
Allison White, CDB	Fuhrmann Engineering	
Nia Jones, CDB	Gina Fuhrmann,	
Nicole Scott, CDB	Fuhrmann Engineering	
Roberto Carmona,	Don Broughton, CDB	
Carmona Strategic	Paul Wheeler, FWAI	
Solutions	Architects	
	Heidi Hildebrand, CDB	
	Ed James, CDB	
	Jeff Limbaugh, Limbaugh Const. Co., Inc.	
	Nick Marchese, DMAIL	
	Troy Rhoads, WIU	
	Mark Blaylock, WIU	
	Art Moore, CPO-CDB	

The meeting was called to order at 11:02 a.m.

Amber Evans took roll call. For the record, Chair Eileen Rhodes and members David Arenas and Martesha Brown were present at the Chicago meeting site and Glyn Ramage was present at the Collinsville meeting site. No members were present in Springfield.

Glyn Ramage moved and David Arenas seconded a motion for the adoption of the agenda. Chair Rhodes called for a vote, and the motion was approved unanimously.

Glyn Ramage moved and Martesha Brown seconded a motion to approve the minutes of the September 10, 2019 meeting. Chair Rhodes called for a vote, and the motion was approved unanimously.

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

Mr. Wright presented the following Proceed Order to the Board:

Proceed Order – Dixon National Guard Armory

Illinois Department of Military Affairs

Construct Parking Lot

Dixon, Lee County, Illinois

CDB Project No. 546-110-011- General

A/E: Prairie Engineers

Proceed Order for Martin & Company Excavating \$885,000.00

Glyn Ramage moved and David Arenas seconded a motion to approve the Proceed Order. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Wright presented the following Proceed Order to the Board:

Proceed Order – IDOT Day Labor and Riverton Maintenance Yard

Illinois Department of Transportation

Various Improvements

Springfield and Riverton, Sangamon County, Illinois

CDB Project No. 630-000-233- General

A/E: FWAI Architects, Inc.

Proceed Order for Limbaugh Construction Co, Inc \$166,661.08

David Arenas moved and Martesha Brown seconded a motion to approve the Proceed Order. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Lance presented the following thirty A/E selection recommendations from PSB 255:

1.	039-150-192	Department of Agriculture Illinois State Fairgrounds Upgrade HVAC Controls Springfield, Sangamon County 1. Horner & Shifrin, Inc. 2. Clark Dietz, Inc. 3. Interface Engineering, Inc.	Appropriation: \$1,453,600 Project Cost: \$1,453,600
2.	102-520-010	Department of Natural Resources Rehabilitate Shower Buildings Wolf Creek State Park, Shelby County 1. Reifsteck Reid & Company Architects 2. Eggemeyer Associates Architects, Inc. 3. Evan Lloyd Associates, Inc.	Appropriation: \$938,900 Project Cost: \$938,900
3.	104-015-013	Department of Natural Resources/HPA Repair Lodge Blackhawk Historical Area, Rock Island County 1. Farnsworth Group, Inc. 2. Bailey Edward Design, Inc. 3. CSA Partners Ltd.	Appropriation: \$1,675,600 Project Cost: \$1,675,600
4.	104-145-021	Department of Natural Resources/HPA Replace Masonry, Roofing and Site Repairs Lincoln's Tomb Historic Site Springfield, Sangamon County 1. Bailey Edward Design, Inc. 2. Bauer Latoza Studio, Ltd. 3. Poepping, Stone, Bach & Associates, Inc.	Appropriation: \$450,000 Project Cost: \$450,000
5.	120-075-068	Department of Corrections Modify Sewer System Dixon Correctional Center, Lee County 1. O & N Engineering-Development, P.C. 2. Delta Engineering Group, LLC	Appropriation: \$468,000 Project Cost: \$468,000
6.	120-135-072	Department of Corrections Replace Exterior Security Doors and Frames Logan Correctional Center Lincoln, Logan County 1. Evan Lloyd Associates, Inc. 2. Farnsworth Group, Inc. 3. Reifsteck Reid & Company Architects	Appropriation: \$1,516,600 Project Cost: \$1,516,600
7.	120-175-141	Department of Corrections Replace Heating and Ventilation Equipment Menard Correctional Center, Randolph County 1. Ross & Baruzzini, Inc. 2. Woolpert, Inc. 3. Horner & Shifrin, Inc.	Appropriation: \$1,494,500 Project Cost: \$1,494,500

8.	120-245-075	Department of Corrections Upgrade Sewer Treatment Facility Vienna Correctional Center, Johnson County 1. Hurst-Rosche, Inc. 2. Bacon Farmer Workman Engineering & Testing, Inc. 3. Horner & Shifrin, Inc.	Appropriation: \$1,041,000 Project Cost: \$1,041,000
9.	120-290-007	Department of Corrections Replace Boiler Burners Decatur Correctional Center, Macon County 1. WRF Engineers LLC 2. Henneman Engineering, Inc. 3. BRiC Partnership, LLC	Appropriation: \$2,436,800 Project Cost: \$2,436,800
10.	321-010-103	Department of Human Services Upgrade/Replace Fire Alarm System Alton Mental Health Center, Madison County 1. Ross & Baruzzini, Inc. 2. Henneman Engineering, Inc. 3. Singh & Associates Inc.	Appropriation: \$2,008,800 Project Cost: \$2,008,800
11.	321-030-154	Department of Human Services Replace Heating System and Chiller Chicago-Read Mental Health Center, Cook County 1. Primera Engineers, Ltd. 2. Clark Dietz, Inc. 3. Delta Engineering Group, LLC	Appropriation: \$4,285,100 Project Cost: \$4,285,100
12.	321-055-137	Department of Human Services Replace Sections of Electrical Main Loop Elgin Mental Health Center, Kane County 1. Melvin Cohen and Associates, Inc. 2. Primera Engineers, Ltd. 3. Delta Engineering Group, LLC	Appropriation: \$1,510,400 Project Cost: \$1,510,400
13.	546-115-036	Department of Military Affairs Repair Plumbing, Drainage, Lighting East St. Louis Readiness Center, St. Clair County 1. EDM Incorporated 2. Kuhlmann design Group, Inc. 3. Prairie Engineers, P.C.	Appropriation: \$3,063,700 Project Cost: \$3,063,700

14.	624-060-042	<p>Department of Revenue Repair/Waterproof Sub-Surface Loading Dock Roof and Landscaping Revenue Building (Willard Ice Building), Springfield, Sangamon County</p> <ol style="list-style-type: none"> 1. Fehr-Graham & Associates, LLC 2. Evan Lloyd Associates, Inc. 3. Globetrotters Engineering Corporation 	<p>Appropriation: \$3,532,100 Project Cost: \$3,532,100</p>
15.	630-000-246	<p>Department of Transportation Replace Roofing System/Construct Building Addition District 6: Riggston, Scott County and Springfield, Sangamon County</p> <ol style="list-style-type: none"> 1. Allied Design Consultants, Incorporated 2. Carlile Architects LLC 3. Poepping, Stone, Bach & Associates, Inc. 	<p>Appropriation: \$60,000 Project Cost: \$300,000</p>
16.	630-000-247	<p>Department of Transportation Replace Roofing Systems District 1: McCook, Alsip and Chicago, Cook County</p> <ol style="list-style-type: none"> 1. Mode Architects, P.C. 2. DLZ Illinois, Inc. 3. GSG-Probe Consulting, Inc. 	<p>Appropriation: \$345,000 Project Cost: \$1,725,000</p>
17.	630-000-248	<p>Department of Transportation Demolish Buildings/Construct Buildings District 4: Knoxville, Knox County and Macomb, McDonough County</p> <ol style="list-style-type: none"> 1. Blank, Wesselink, Cook & Associates, Inc. 2. Kelly & Associates-Architecture 3. Allied Design Consultants, Incorporated 	<p>Appropriation: \$390,000 Project Cost: \$1,950,000</p>
18.	630-000-249	<p>Department of Transportation Remodel Restrooms/Remove Septic System and Install Oil-Water Separator District 3: Gibson City, Ford County and District 5: Champaign, Champaign County and Clinton, DeWitt County</p> <ol style="list-style-type: none"> 1. Poepping, Stone, Bach & Associates, Inc. 2. Reifsteck Reid & Company Architects 3. IDG Architects, Inc. 	<p>Appropriation: \$175,000 Project Cost: \$525,000</p>

19.	630-252-003	<p>Department of Transportation Demolish Buildings and Construct Building/Remodel Storage Building District 3: Morris Maintenance Storage Facility, Grundy County</p> <ol style="list-style-type: none"> 1. Milhouse Engineering and Construction, Inc. 2. Knight E/A, Inc. 3. DLZ Illinois, Inc. 	<p>Appropriation: \$8,000,000 Project Cost: \$14,000,000</p>
20.	630-428-003	<p>Department of Transportation Demolish and Construct Rest Areas and Vending Buildings Railsplitter Rest Area, Sangamon County</p> <ol style="list-style-type: none"> 1. Ferry & Associates Architects, LLC 2. Evan Lloyd Associates, Inc. 3. IDG Architects, Inc. 	<p>Appropriation: \$800,000 Project Cost: \$7,800,000</p>
21.	630-565-005	<p>Department of Transportation Demolish and Construct Rest Areas and Storage Buildings Trail of Tears Rest Area, Union County</p> <ol style="list-style-type: none"> 1. Baysinger Architects, PLLC 2. Hurst-Rosche, Inc. 	<p>Appropriation: \$700,000 Project Cost: \$6,700,000</p>
22.	810-002-020	<p>Illinois Community College Board Replace Building Automation System Southwestern Illinois Community College, Belleville, St. Clair County</p> <ol style="list-style-type: none"> 1. Woolpert, Inc. 2. Farnsworth Group, Inc. 3. Horner & Shifrin, Inc. 	<p>Appropriation: \$2,400,000 Project Cost: \$3,200,000</p>
23.	810-010-007	<p>Illinois Community College Board Replace Piping and Storm Sewer Pumps Truman City College, Chicago, Cook County</p> <ol style="list-style-type: none"> 1. Delta Engineering Group, LLC 2. Mackie Consultants, L.C.C. 3. Artisan Consulting Engineers, LLC 	<p>Appropriation: \$1,275,000 Project Cost: \$1,700,000</p>
24.	810-012-008	<p>Illinois Community College Board Replace Roofing System Kennedy-King College, Chicago, Cook County</p> <ol style="list-style-type: none"> 1. Doyle & Associates Architects and Interiors 2. DLZ Illinois, Inc. 3. Bauer Latoza Studio, Ltd. 	<p>Appropriation: \$637,500 Project Cost: \$850,000</p>

25.	810-046-019	Illinois Community College Board Replace Roads and Parking Lots Illinois Valley Community College, Oglesby, LaSalle County 1. ESI Consultants Ltd. 2. DLZ Illinois, Inc. 3. Dewberry Engineers Inc.	Appropriation: \$675,000 Project Cost: \$900,00
26.	810-062-027	Illinois Community College Board Install Generators Lincoln Land Community College, Springfield, Sangamon County 1. Benton & Associates, Inc. 2. Clark Dietz, Inc. 3. Keith Engineering Design, Inc.	Appropriation: \$600,000 Project Cost: \$800,000
27.	810-064-021	Illinois Community College Board Construct Pedestrian Walkway, Improve Drainage and Relocate Bell Tower John A. Logan Community College, Carterville, Williamson County 1. Architechniques, Ltd. 2. Artisan Consulting Engineers, LLC 3. D.A.R.T. Design Incorporated	Appropriation: \$765,000 Project Cost: \$1,020,000
28.	810-068-015	Illinois Community College Board Replace Parking Lots Moraine Valley Community College, Palos Hills, Cook County 1. Exp U.S. Services Inc. 2. Mackie Consultants, L.L.C. 3. ESI Consultants Ltd.	Appropriation: \$825,000 Project Cost: \$1,100,000
29.	815-010-081	Board of Higher Education Repair Exterior Masonry, Foundation and Steps Eastern Illinois University, Charleston, Coles County 1. Reifsteck Reid & Company Architects 2. Raibley & Wright Design Group, Ltd. 3. Carlile Architects LLC	Appropriation: \$330,000 Project Cost: \$330,000
30.	818-010-106	Board of Higher Education Upgrade Electrical Distribution System Western Illinois University, Macomb, McDonough County 1. Woolpert, Inc. 2. Dewberry Engineers Inc. 3. Melvin Cohen and Associates, Inc.	Appropriation: \$3,500,000 Project Cost: \$3,500,000

Martesha Brown moved and David Arenas seconded a motion to approve the previous recommendations for the selection of architects/engineers. Chair Rhodes called for a

vote, and the motion was approved unanimously.

Mr. Lance presented the following Higher Education recommendation for Construction Manager selection:

1.	830-010-349	Board of Higher Education Renovate Altgeld Hall/Demolish Illini Hall & Construct New Facility University of Illinois Urbana, Champaign County, Illinois 1. Gilbane Building Company	Project Cost: \$187,289,000
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Mr. Lance noted the following Architect/Engineer selected by the Executive Director as an informational item:

1.	830-010-349	Board of Higher Education Renovate Altgeld Hall/Demolish Illini Hall & Construct New Facility University of Illinois Urbana, Champaign County, Illinois 1. OWP/P Cannon Design, Inc.	Project Cost: \$187,289,000
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David Arenas moved and Glyn Ramage seconded a motion to approve the previous recommendations for the selection of architects/engineers. Chair Rhodes called for a vote, and the motion was approved unanimously.

Martesha Brown moved and David Arenas seconded a motion to move to Executive Session for the purpose of discussing the semi-annual review of closed session minutes and pending and probable litigation.

Chair Rhodes called for a vote, and the motion was approved unanimously.

Executive Session was convened. Two agenda items of business were discussed.

Regular session was reconvened at 12:27 p.m.

After the semi-annual review of the Closed-Session Minutes (5 ILCS 120/2(c)(21)) in Executive Session, Amy Romano, General Counsel, recommended the following Executive Session Meeting Minutes be opened:

Item # Meeting Date

- 19-3 03/12/19
- 19-4 03/12/19
- 19-5 05/14/19
- 19-6 05/14/19
- 19-9 07/09/19

Ms. Romano recommended the following Executive Session Meeting Minutes stay closed:

Item # Meeting Date

19-7 06/11/19

19-8 06/11/19

Ms. Romano recommended the following Executive Session verbatim recordings be destroyed:

Item # Meeting Date

17-7 10/10/17

17-8 12/12/17

17-9 12/12/17

18-1 01/09/18

18-2 01/09/18

18-3 01/09/18

18-4a 03/13/18

18-4b 03/13/18

18-5 03/13/18

Martesha Brown moved and Glyn Ramage seconded a motion to approve the semi-annual review as submitted. Chair Rhodes called for a vote, and the motion was approved unanimously.

Martesha Brown moved and David Arenas seconded a motion to adjourn. Chair Rhodes called for a vote, and the motion was approved unanimously. The meeting adjourned at 12:39 p.m.