



**CAPITAL
Development
BOARD**

Building a Better Illinois

Bruce Rauner, Governor James Reilly, Chairman

BOARD BOOK

January 10, 2017

11:00 a.m.

Video-Conference between:

**James R. Thompson Center
100 West Randolph Street, Suite 14-600
Chicago, Illinois**

**Illinois Dept. of Transportation
1102 East Port Plaza
Collinsville, Illinois**

**Robert Oxtoby Board Room
Wm. G. Stratton Office Building
401 S. Spring St., 3rd Floor
Springfield, Illinois**

Jodi Golden, Executive Director

BOARD MEMBERS:

James Reilly, Chairman
William A. Lowry, Sr., Vice Chairman
Glyn Ramage
Miles Beatty, III
Steve Orlando
Pam McDonough
Jack V. Carney



CAPITAL DEVELOPMENT BOARD

**January 10, 2017, 11:00 a.m.
Video-Conference
between
the following three locations:**

James R. Thompson Center
100 West Randolph Street
Suite 14-600
Chicago, Illinois

Robert Oxtoby Board Room
3rd Floor Stratton Building
401 S. Spring Street
Springfield, Illinois

IDOT Office
1102 East Port Plaza
Collinsville, Illinois

1. **CALL TO ORDER**
2. Roll Call of Members
3. Confirmation of a Quorum

- PRELIMINARY ITEMS**
4. Adoption of Agenda
5. Approval of the December 13, 2016 Minutes..... 1-6
6. Introduction of Guests

- BOARD ACTION**
7. Proceed Order – University of Illinois at Urbana-Champaign 7-10
8. Architect/Engineer Selection Recommendations from PSB 221..... 11-13

- INFORMATION ITEM**
9. Director's Architect/Engineer Selection..... 14-15

- EXECUTIVE SESSION**

Staff contact: Candy Murphy 217.782.8726

SUBJECT: Meeting Minutes for December 13, 2016 Board Meeting

The December 13, 2016 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

James Reilly, Chairman
William Lowry, Sr.
Miles Beatty, III
Steve Orlando
Pam McDonough
Jack V. Carney

Others present:

Chicago

Jodi Golden, CDB
Amy Romano, CDB
Ron Wright, CDB
Andrea Bauer, CDB
Mike Wilson, CDB
Karla Springer, CDB
Brent Lance, CDB
Jesse Martinez, CDB
Andres Padua, CDB
John Nalis, CDB
La'Mont R. Williams, Nyhan,
Bambrick, Kinzie & Lowry, PC
Victor Morales, CDB
Jaclyn O'Day, CDB

Springfield

Candy Murphy, CDB
Tim Patrick, CDB
Nick Marchese, DMA
Natalie Pier, DMA
Jim Lund, DMA
Don Broughton, CDB
Margaret vanDijk, CPO
Brad Nell, CDB
Paul Kmett, CDB
Lisa Mattingly, CDB
Paula Sorensen, CDB
Marcy Joerger, CDB
Gus Behnke, CDB
Sandra Begue, CDB
Carmen White, IEI
Kathryn Martin, CDB

The meeting was called to order at 11:04 a.m.

Candy Murphy took roll call. For the record, Chairman Reilly and members William Lowry, Sr., Miles Beatty, III, Steve Orlando, Pam McDonough and Jack Carney were present at the Chicago meeting site.

Ms. McDonough moved and Mr. Lowry seconded a motion for the adoption of the agenda. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Lowry moved and Mr. Carney seconded a motion to approve the minutes of the November 15, 2016 meeting. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Lowry moved and Mr. Carney seconded a motion to approve the executive session minutes of the November 15, 2016 meeting. Chairman Reilly 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. Wright presented the following Modification to the Board:

Modification – Department of Military Affairs

Camp Lincoln – Adjutant General Office (AGO)

Plumbing and Circulation Renovation

Springfield, Sangamon County, Illinois

CDB Project No. 546-325-072

A/E: Allied Design Consultants, Inc.

Modification\$156,800.00

Ms. McDonough moved and Mr. Beatty seconded a motion to approve the Modification. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Lance presented the following A/E selection recommendation from PSB 219:

1.	039-150-177	Illinois Department of Agriculture Repair Parapet Wall – Junior Livestock Illinois State Fairgrounds- Springfield Sangamon County	Appropriation: \$419,000 Project Cost: \$419,000
		1. Sarti Architectural Group, Inc. 2. Allied Design Consultants, Inc. 3. Prather Tucker Associates, Inc.	

Mr. Beatty moved and Ms. McDonough seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Lance presented the following A/E selection recommendation from PSB 219:

2.	104-172-007	Illinois Historic Preservation Agency Restore East Elevation Masonry Mount Pulaski Courthouse Historic Site Logan County 1. Melotte Morse Leonatti Parker Ltd. 2. Bailey Edward Design, Inc. 3. Charles Joseph Pell, Architects Inc.	Appropriation: \$200,000 Project Cost: \$200,000
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Mr. Beatty moved and Ms. McDonough seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Lance presented the following A/E selection recommendation from PSB 219:

3.	546-261-004	Illinois Department of Military Affairs Repair Concrete Parking Apron and Approach Apron Peoria Army Aviation Support Facility Peoria County 1. Prairie Engineers of Illinois, P.C. 2. Globetrotters Engineering Corporation 3. Infrastructure Engineering, Inc.	Appropriation: \$2,987,000 Project Cost: \$2,987,000
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Ms. McDonough moved and Mr. Carney seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman Reilly called for a vote, and the motion was approved unanimously.

For the record, Board Member Steve Orlando joined the meeting at 11:15 a.m.

Mr. Lance presented the following A/E selection recommendations for nine IDOT projects from PSB 219:

4.	630-000-216	Illinois Department of Transportation Construct Salt Storage Facilities/Repair- Replace Roofing Systems District 2: Atkinson, Geneseo, Lynn Center – Henry County; Rock Island, Silvis – Rock Island County; and, Rock Falls – Whiteside County 1. ATSE Consultants, LLC 2. Baranski Hammer & Associates, P.C. 3. APACE, Inc.	Appropriation: \$1,270,000 Project Cost: \$1,270,000
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5.	630-000-217	Illinois Department of Transportation Repair-Replace Roofing Systems District 2: Davis Junction, Creston, Oregon – Ogle County and Compton, Amboy – Lee County 1. SMT Architects, P.C. 2. Carlile Architects, LLC 3. Baranski Hammer & Associates, P.C.	Appropriation: \$845,000 Project Cost: \$845,000
6.	630-000-218	Illinois Department of Transportation Install Holding Tank/Renovate Office Areas District 3: Ottawa, LaSalle – LaSalle County and Pontiac – Livingston County 1. Kenyon & Associates Architects, Inc. 2. Baranski Hammer & Associates, P.C. 3. Olivieri Brothers, Inc.	Appropriation: \$740,000 Project Cost: \$740,000
7.	630-000-219	Illinois Department of Transportation Construct Storage-Office Building/Repair- Replace Roofing Systems/Reconstruct Facility District 5: Champaign – Champaign County 1. G.H.R. Engineers & Associates, Inc. 2. The Upchurch Group, Inc. 3. SMT Architects, P.C.	Appropriation: \$1,300,00 Project Cost: \$1,300,000
8.	630-000-220	Illinois Department of Agriculture Various Improvements District 7: Fairfield – Wayne County and Lawrenceville – Lawrence County 1. Blank, Wesselink, Cook & Assoc., Inc. 2. EWR Architects, Inc. 3. The Upchurch Group, Inc.	Appropriation: \$1,375,000 Project Cost: \$1,375,000
9.	630-000-221	Illinois Department of Transportation Renovate Office Area/Construct Equipment Cold Storage Building District 7: Sullivan – Moultrie County and Decatur – Macon County 1. Eilering Architecture 2. The Upchurch Group, Inc. 3. Hurst-Rosche, Inc.	Appropriation: \$900,000 Project Cost: \$900,000

10.	630-000-222	Illinois Department of Transportation Various Improvements District 6: Springfield – Sangamon County 1. Prather Tucker Associates, Inc. 2. EWR Architects, Inc. 3. Charles Joseph Pell, Architects Inc.	Appropriation: \$1,925,000 Project Cost: \$1,925,000
11.	630-442-052	Illinois Department of Transportation Repair-Replace Retaining Wall and other Exterior Repairs District 6: Springfield – Sangamon County 1. Hanson Professional Services, Inc. 2. WHKS & Co. 3. Fehr-Graham & Associates, LLC.	Appropriation: \$150,000 Project Cost: TBD
12.	630-442-053	Illinois Department of Transportation Various Improvements District 6: Springfield – Sangamon County 1. Bailey Edward Design, Inc. 2. Allied Design Consultants, Inc. 3. AndersonBloom + Associates, Inc.	Appropriation: \$4,100,000 Project Cost: \$4,100,000

Ms. McDonough moved and Mr. Carney seconded a motion to approve the previous nine recommendations for the selection of architects/engineers. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Lance presented the following A/E selection recommendation from PSB 220:

1.	250-189-017	IL Department of Central Management Services Exterior Repairs Springfield Computer Facility Sangamon County 1. Evan Lloyd Associates, Inc. 2. Construction Technology Laboratories, Inc.	Appropriation: \$1,022,000 Project Cost: \$1,022,000
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Mr. Lowry requested the Board receive annually CDB's report detailing the percentage of projects which includes MBE/FBE/VBE participation. Mr. Jesse Martinez, FEP Administrator, gave a brief update of the current percentage of projects utilizing MBE/FBE/VBE participation. Mr. Martinez also explained how goals are established for MBE/FBE/VBE participation.

A motion was made to approve the previous recommendation for the selection of architects/engineers. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Lance noted the following Architect/Engineers selected by the Executive Director as informational items:

1.	039-150-179	Illinois Department of Agriculture Enclose Warm-up Arena Illinois State Fairgrounds, Springfield, Sangamon County 1. Allied Design Consultants, Inc.	Project Amount: TBD
2.	104-212-011	Illinois Historic Preservation Agency Stabilization & Begin Restoration-Florence Hotel Pullman Factory Historic Site – Chicago, Cook County 1. McGuire Igleski & Associates, Inc.	Project Amount: \$3,108,705

Executive Director Jodi Golden recognized John Nalis, CDB Project Manager for his 26 years of service for the State of Illinois with the Capital Development Board.

Ms. McDonough made a motion to adjourn. Chairman Reilly called for a vote, and the motion was approved unanimously. The meeting adjourned at 11:44 a.m.

Executive Summary for Board Level Proceed Order

CDB Project No. 830-010-332
Project Description: Construct Integrated Bioprocessing Research Lab
Project Location: University of Illinois at Urbana-Champaign
Champaign, Champaign County, Illinois

Project History:

Construction of the Integrated Bioprocessing Research Laboratory (IBRL) will provide a laboratory designed to meet research and programmatic needs to position Illinois as a leader in systems research on crops from the field to the consumer. The facility will enhance interdisciplinary research on value-added products such as renewable industrial uses of crops, new human food, and improved crop quality. The scope of work provides for planning and construction of the laboratory, including biotechnology, fermenting, corn milling and soybean processing laboratories and equipment. IBRL is a 42,000 square-foot, two story structure that includes a 8,500 square-foot, high bay processing floor. The scope of work also provides for site improvements including extending utilities and roadways.

IBRL is being constructed under the Design Build delivery method. The project reached 30% completion as of June 30, 2015, and was forced to stop during FY2016 due to the lack of capital re-appropriations. This project was funded under the stop gap budget (SB2047/Public Act 99-524), and the project has commenced in full. It is approximately 45% complete. The building has been enclosed and heated, and construction activities will continue throughout the winter months. The project is expected to be substantially complete by the end of February, 2018.

Requested Action:

We are requesting approval of Proceed Order G-4 in the amount of \$290,000.00 to add building access control. The contract currently requires card-reader access at only a limited number of doors within the facility and should be incorporated throughout. The operational program of this building allows for research for both public and private entities. It is imperative that the researchers have a high level of security for their work and it not practicable to manage that security through standard locks and keys. This proceed order adds twenty-six proximity card readers with associated controls and infrastructure to the building.

The work must proceed as interior masonry work is progressing at a high rate and electrical rough-ins must be completed ahead of the masonry work. This issue was identified prior to the project being put on budget hold but the project team was unable to implement the change.

PROCEED ORDER

State of Illinois Capital Development Board

PO No.: G-4
 Date: December 21, 2016
 Associated RFP No. G-04

1. Contractor: (Name and Address)
 CORE Construction Services, Inc.
 866 N. Main St.
 Morton, Illinois 61550

Project No.: 830-010-332
 Project Name and Location:
 Construct IBRL
 University of Illinois at Urbana-Champaign

Contract No.: 15-DB01-41
 Contract Work: General (Design-Build)

2. Request for Change by: User

3. Reason for Change and Justification for the Proceed Order:

The Bridging Document only requires access control for a limited number of doors within the building (18 total). Considering the nature and specialized use of the Laboratory Building, all doors should have card access.

4. Description Of Change In Work:

Add access control with proximity card readers and associated infrastructure/equipment to all applicable spaces in the building (additional twenty-six (26) doors).

5. Total Value Of This Order Not To Exceed:

\$ 290,000.00

6. Other Associated Proceed Orders (Number and Amount): None

Costs for work involved and change in Sum and Time (if any) will be submitted for inclusion in a RFP/CO adjusting the Contract Sum and/or Contract Time subject to the CDB procedures for processing contract changes as outlined in the Capital Development Board's Standard Documents for Construction. Approval and issuance of this document does not eliminate the requirement for the subsequent RFP/CO to be reviewed and approved by CDB to determine it to be fair and reasonable.

7. Authorization to Proceed by:

My review of this change order has determined that: the circumstances which have necessitated this change order were not reasonably foreseeable at the time the contract was signed, or the change is germane to the original contract as signed, or the change order is in the best interest of the State and authorized by law, as described. (Applicable only to a change order or a series of change orders increasing or decreasing the contract amount more than \$10,000.00 or the contract time by more than 30 days.)

Mark Shaha
 Contractor Representative
 12-21-16
 Date

[Signature]
 Project Manager
 12/21/16
 Date
 .1203 - User Request
 Probable Classification

Initial
GC (Up to \$24,999)

Jan Corbitt
 Regional Manager
 12/21/16
 Date

RAW (Up to \$49,999)

[Signature]
 Construction Administrator
 12/22/16
 Date

(Up to \$74,999)

Vacant
 Deputy Director - Construction
 Date

(Up to \$100,000)

Executive Director
 Date

If Board Level insert Agenda Item No. _____ and Board Meeting Date _____

CPO/SPO APPROVAL
 AS to Procurement Form
[Signature]

DATE: 28 Dec 16

UNIVERSITY OF ILLINOIS
AT URBANA-CHAMPAIGN

Department of Agricultural and Biological Engineering

College of Agricultural, Consumer and Environmental
Sciences and College of Engineering
338 Agricultural Engineering Sciences Building
1304 W. Pennsylvania Avenue
Urbana, IL 61801



To Chris MacGibbon,

The future users of IBRL would like to request that the original, full scope of the keyless proxy card system be incorporated back into the IBRL project. From the initial design, our intention and request has always been for all the door locks to be a keyless, proxy card system that would integrate with the UIUC iCard program.

This style of system is commonly installed on new buildings on campus, but is particularly important to this facility due to the unique work that will take place once complete. IBRL is a facility designed for many to use at a time, with researchers both internal and external to the university, for various durations ranging from days to many months. The research is highly valuable, and therefore protection of Intellectual Property (IP) is of utmost importance to the users. Simply put, if researchers do not feel secure in this, they will not utilize our program for their work.

This creates an environment not commonly found on campus, one in which highly valuable IP is being worked on in close proximity to others, in short durations. A typical key system would be impossible to manage, keys would be lost or forgotten to be turned in, and costs associated with re-keying the building would be substantial. A card based system would easily allow a researcher to be given access to appropriate research space, conference rooms, and an office for a week, but then be revoked easily, preserving security for other users. Just as important, a log of access would be created, allowing tracking of users in and out of sensitive areas, or even to assist with billing those users.

Through much deliberation, the current contract calls for a limited number of doors to be outfitted with card readers, and the remaining to be keyed traditionally. This is a result of cost savings efforts throughout the long history of this building project, and several changes in architects. It is not the desired system, and causes confusion over which areas require card access, and which will have keys. It doesn't adequately solve the security concerns, leaves the potential for rekeying costs over the long term, and jeopardizes the integrity of our program through users questioning our commitment to protecting their IP. We have already had potential users question what systems are in place to protect their IP.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'Brian Jacobson'.

Brian Jacobson
Pilot Plant Manager - IBRL
College of ACES

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
630-644-001	Replace Sidewalks, Windows and Doors/Repair Septic Department of Transportation Bolingbrook Maintenance Storage Facility, Will County	\$ 80,000
	<i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>	
	<i>Eco Solutions, Inc.</i>	
	<i>SMT Architects, P.C.</i>	
630-645-001	Demolish and Replace Weigh Stations Department of Transportation Marion Maintenance Facility, Williamson County	\$ 800,000
	<i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>	
	<i>Architechniques, Ltd.</i>	
	<i>Baysinger Design Group, Inc.</i>	
	<i>Quadrant Design, Inc.</i>	

A/E SELECTION COMMITTEE RECOMMENDATIONS
January 10, 2017

CDB PROJECT NO: 630-644-001

PROJECT DESCRIPTION: Replace Sidewalks, Windows and Doors/Repair Septic

PROJECT LOCATION: Department of Transportation
Bolingbrook Maintenance Storage Facility, Will County

APPROPRIATION AMOUNT: \$ 80,000

ESTIMATED TOTAL PROJECT COST: \$ 80,000

PROJECT SCOPE OF WORK:

The Bolingbrook Weigh Station, South Bound (D0050), is a 240 square foot, one-story building constructed in 1985. The Bolingbrook Weigh Station, North Bound (D0051), is a 240 square-foot, one-story building constructed in 1985.

The scope of work at both weigh stations provides for removing and replacing sidewalks with ADA compliant sidewalks; replacing windows and entrance doors. The scope of work at the Bolingbrook Weigh Station, North Bound, also provides for repairing the septic system.

There are no MBE/FBE/VBE goals applied to the A/E team but participation is encouraged.

A/E SELECTION COMMITTEE RECOMMENDATIONS
January 10, 2017

CDB PROJECT NO: 630-645-001

PROJECT DESCRIPTION: Demolish and Replace Weigh Stations

PROJECT LOCATION: Department of Transportation
Marion Maintenance Facility, Williamson County

APPROPRIATION AMOUNT: \$ 85,000

ESTIMATED TOTAL PROJECT COST: \$ 800,000

PROJECT SCOPE OF WORK:

The Marion Weigh Station, North Bound (D0935), is a 490 square foot, one-story building constructed in 1970. The Marion Weigh Station, South Bound (D0936), is a 490 square foot, one-story building constructed in 1970.

The scope of work at both weigh stations provides for the demolition of the existing weigh station buildings and construction of two new weigh station buildings. The new buildings will require work space, mechanical and plumbing systems and electrical services for computers, weighing systems and communication equipment. It is anticipated that the existing septic system can be used for the new buildings.

There are no MBE/FBE/VBE goals applied to the A/E team but participation is encouraged.

SUBJECT: *Director's Selection / Information Items*

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
120-075-062	Repair/Replace Water Heaters Department of Corrections Dixon Correctional Center, Lee County <i>SELECTED FIRM:</i> <i>McClure Engineering Associates, Inc.</i>	To Be Determined

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: January 10, 2017
CDB PROJECT NO: 120-075-062
PROJECT DESCRIPTION: Repair/Replace Water Heaters
PROJECT LOCATION: Department of Corrections
Dixon Correctional Center, Lee County
PROJECT AMOUNT: To Be Determined

PROJECT SCOPE OF WORK:

The Dixon Correctional Center is a 96 building facility established in 1916.

The scope of work provides for analyzing the existing hot and cold domestic water systems in relation to the water heaters and preparing a detailed report of any inadequacies identified in the existing system along with any recommendations for correcting these inadequacies. This includes calculating existing fixture unit demands and verifying the sizing of the existing water heaters, distribution piping, mixing valves and other necessary components, while also verifying code compliance throughout the system. Based on the recommendations of the report and subject to funding, engineering services will be sought to remedy the issues, including the preparation of drawings, specifications and a cost estimate.

ARCHITECT/ENGINEER: McClure Engineering Associates, Inc. 18333
1138 Columbus Street
Ottawa, IL 61350

APPROVED BY THE EXECUTIVE DIRECTOR: December 14, 2016

FY17 CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
CANCELLED July 12, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
August 9, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
September 13, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
October 11, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
November 15, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
December 13, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
January 10, 2017	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
February 14, 2017	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
Springfield Meeting March 14, 2017	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
April 11, 2017	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
May 9, 2017	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
June 13, 2017	11:00 a.m.	Chicago, Springfield & Collinsville video-conference