



BOARD BOOK
February 13, 2018
11:00 a.m.

Bruce Rauner, Governor James Reilly, Chairman

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

Amy Romano, Acting 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

**February 13, 2018, 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 January 9, 2018 Minutes 1-4
- 6. Approval of the January 9, 2018 Executive Session Minutes
- 7. Introduction of Guests

BOARD ACTION

- 8. Architect/Engineer Selection Recommendation for PSB 229, 231 & 2325-11

INFORMATIONAL ITEMS

- 9. Director's A/E Selections12-14

EXECUTIVE SESSION

Staff contacts: Candy Murphy 217.782.8726
Heather Bova 217.782.8729

SUBJECT: Meeting Minutes for January 9, 2018 Board Meeting

The January 9, 2018 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
Jack V. Carney

Others present:

Chicago

Amy Romano, CDB
Jesse Martinez, CDB
Ron Wright, CDB
Andrea Bauer, CDB
Mike Wilson, CDB
Karla Springer, CDB
Brent Lance, CDB
Victor Morales, CDB
Andres Padua, CDB

Springfield

Candy Murphy, CDB
Don Broughton, CDB
Tracy Allen, CDB
Tim Patrick, CDB
Paula Sorensen, CDB
Marcy Joerger, CDB
Paul Kmett, CDB
Heidi Hildebrand, CDB
Kathryn Martin, CDB
James Cockrell, CDB
Art Moore, CPO
Lisa Mattingly, CDB
Gus Behnke, CDB

The meeting was called to order at 11:08 a.m.

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

Mr. Beatty moved and Mr. Carney 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. Beatty seconded a motion to approve the minutes of the 12-12-17 meeting. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Beatty moved and Mr. Carney seconded a motion to approve the executive session minutes of the 12-12-17 meeting. Chairman Reilly called for a vote, and the motion was approved unanimously.

For the record, Steve Orlando joined the meeting at 11:09 a.m.

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

Chairman Reilly commended Gus Behnke, Paula Sorensen and Tracy Allen on the financial audit report released and submitted to the Board on December 21, 2017 from the Auditor General's Office which had no financial audit findings.

Mr. Wright presented the following Single Bid Award to the Board:

Single Bid Award – Illinois Department of Transportation
 Various Roofing and Building Additions at Districts 2 and 3
 Statewide - Langley, Morrison, Mt. Carroll and Rock Falls, Illinois
 CDB Project No. 630-000-172
 A/E: Tyson and Billy Architects
 Contractor: Ficek Electric & Communications System, Inc.
Electrical Work..... \$127,012.00

Mr. Orlando moved and Mr. Lowry seconded a motion to approve the Single Bid Award. Chairman Reilly called for a vote, and the motion was approved unanimously.

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

1.	630-442-054	Department of Transportation Plan and Begin Office Conversion of IT Space District 6 – Administration/Hanley Building Springfield, Sangamon County	Appropriated Amount: \$25,000
		1. Fuhrmann Engineering, Inc., 2. Ferry & Associates Architects, LLC 3. Sarti Architectural Group, Inc.	Total Project Cost: TBD

Mr. Beatty 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.

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

1.	039-150-185	Department of Agriculture Emergency Roof Replacement on Barn 13 Illinois State Fairgrounds Springfield, Sangamon County 1. Allied Design Consultants, Inc.	Total Project Cost: \$492,100
2.	102-332-002	Department of Natural Resources Improve DuPage River Spillway I & M Canal Channahon, Grundy County 1. Farnsworth Group, Inc.	Total Project Cost: TBD

Mr. Wright noted the following informational item to the Board:

- 1) Change Order for Board Authorized Proceed Order Report

Mr. Martinez gave a status update on the Minority/Women/Veterans participation to the Board.

Mr. Beatty moved and Mr. Orlando seconded a motion to move to Executive Session for the purpose of discussing personnel matters. Chairman Reilly called for a vote, and the motion was approved unanimously.

Executive Session convened at 11:40 a.m. One item of business was discussed.

Mr. Beatty moved and Mr. Orlando seconded a motion to return to open session. Chairman Reilly called for a vote, and the motion was approved unanimously.

Regular session reconvened at 11:43 a.m.

Mr. Beatty moved and Mr. Carney seconded a motion to approve Board Resolution 18-01 for the Appointment of Acting Executive Director to Amy Romano as discussed in Executive Session. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Carney requested a legal status update. Mr. Beatty moved and Mr. Carney seconded a motion to move to Executive Session for a second time to discuss probable and pending litigation. Chairman Reilly called for a vote, and the motion was approved unanimously.

Executive Session convened a second time at 11:50 a.m. Three items of business were discussed.

Mr. Orlando moved and Mr. Carney seconded a motion to return to open session. Chairman Reilly called for a vote, and the motion was approved unanimously.

Regular session reconvened a second time at 12:12 p.m.

Mr. Beatty moved and Mr. Carney seconded a motion to adjourn. Chairman Reilly called for a vote, and the motion was approved unanimously. The meeting adjourned at 12:13 p.m.

SUBJECT: *Staff Recommendations for Board Selection of Architect/Engineers*

<u>PROJECT NO.</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>ESTIMATED TOTAL PROJECT COST</u>
546-280-012	Construct LAD Storage Building Department of Military Affairs Quincy Readiness Center, Adams County	\$ 400,000

RECOMMENDED FIRMS IN ALPHA ORDER:

*Fuhrmann Engineering, Inc.
Kuhlmann design Group, Inc.
SMT Architects P.C.*

A/E SELECTION COMMITTEE RECOMMENDATIONS
February 13, 2018

CDB PROJECT NO: 546-280-012

PROJECT DESCRIPTION: Construct LAD Storage Building

PROJECT LOCATION: Department of Military Affairs
Quincy Readiness Center, Adams County

APPROPRIATION AMOUNT: \$ 400,000

ESTIMATED TOTAL PROJECT COST: \$ 400,000

PROJECT SCOPE OF WORK:

The Quincy Readiness Center is a five building facility established in 1972.

The scope of work provides for construction of a new 4,000 square foot, pre-engineered metal building which will be used for trailer storage. The building will be constructed on the grounds of the existing Readiness Center in Quincy and will require site excavation to clear and level the building site for placement of a six inch reinforced concrete slab on grade. The building will be insulated, have minimal heat to prevent freezing, include minimal electrical service/distribution for lighting (20 lumens minimum) and heating, six - 12'x12' overhead doors evenly spaced along one side of the building and two service entrances.

This project will have an accelerated design schedule with a bid date no later than August 1, 2018.

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

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
040-020-062	Replace Roofing System - Resident Unit 4 Goodner Department of Veterans' Affairs Illinois Veterans' Home at Manteno, Kankakee County <i>FIRMS RECOMMENDED IN ALPHA ORDER:</i> <i>Carlile Architects LLC</i> <i>Sarti Architectural Group, Inc.</i> <i>SMT Architects P.C.</i>	\$ 115,700
321-015-094	Replace Roofing System - The Industrial Shop Department of Human Services Choate Mental Health and Developmental Center, Anna, Union County <i>FIRMS RECOMMENDED IN ALPHA ORDER:</i> <i>Baysinger Design Group, Inc.</i> <i>Harlan M. Bohnsack</i> <i>White & Borgognoni Architects, P.C.</i>	\$ 319,000

A/E SELECTION COMMITTEE RECOMMENDATIONS
February 13, 2018

CDB PROJECT NO: 040-020-062

PROJECT DESCRIPTION: Replace Roofing System - Resident Unit 4 Goodner

PROJECT LOCATION: Department of Veterans' Affairs
Illinois Veterans' Home at Manteno, Kankakee County

APPROPRIATION AMOUNT: \$ 115,700

ESTIMATED TOTAL PROJECT COST: \$ 115,700

PROJECT SCOPE OF WORK:

The Resident Unit 4 Goodner Building (B1013) is a 32,450 square foot, two-story building established in 1936.

The scope of work provides for removing an approximately 2,300 square foot EPDM roof system and replacing it with new EPDM, insulation, cover board, flashing, counter flashing, termination bar and drip edge. The scope also includes replacing damaged structural roof members, replacing deteriorated roof decking, tuck pointing masonry joints and repairing interior masonry beam pockets.

This project will have an accelerated design schedule with bid solicitation posting due by June 1, 2018.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS
February 13, 2018

CDB PROJECT NO: 321-015-094

PROJECT DESCRIPTION: Replace Roofing System - The Industrial Shop

PROJECT LOCATION: Department of Human Services
Choate Mental Health and Developmental Center, Anna,
Union County

APPROPRIATION AMOUNT: \$ 319,000

ESTIMATED TOTAL PROJECT COST: \$ 319,000

PROJECT SCOPE OF WORK:

The Industrial Shop (BG040) is a 10,525 square foot, two-story building constructed in 1903.

The scope of work provides for removing and replacing approximately 14,000 square feet of roofing, both shingles and EPDM on the Industrial Shop and adjacent structures. The work also includes replacing the soffits, gutters, decking and tuck pointing.

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

SUBJECT: *Staff Recommendations for Board Selection of Architect/Engineers*

<u>PROJECT NO.</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>ESTIMATED TOTAL PROJECT COST</u>
039-150-184	Renovate/Repair Coliseum Department of Agriculture Illinois State Fairgrounds, Springfield, Sangamon County	\$7,000,000

RECOMMENDED FIRMS IN ALPHA ORDER:

- Bailey Edward Design, Inc.*
- Kuhn & Trello Consulting Engineers, LLC*
- Vinci/Hamp Architects, Inc.*

A/E SELECTION COMMITTEE RECOMMENDATIONS
February 13, 2018

CDB PROJECT NO: 039-150-184

PROJECT DESCRIPTION: Renovate/Repair Coliseum

PROJECT LOCATION: Department of Agriculture
Illinois State Fairgrounds, Springfield, Sangamon County

APPROPRIATION AMOUNT: \$7,000,000

ESTIMATED TOTAL PROJECT COST: \$7,000,000

PROJECT SCOPE OF WORK:

The Coliseum (E0106) is an 86,200 square foot, three-story building established in 1901.

The scope of work includes replacement of the existing roofing system, including shingles decking and selective structural members, as well as the replacement of the clerestory windows. The new roofing system should include insulation.

The selected firm will also be required to complete a detailed evaluation of the building's steel and wood structural members (including destructive or invasive testing if necessary), as well as exposed concrete footings/foundations that support the previously mentioned structural members with recommendations and estimates for corrective work. The A/E will be responsible for exploring possible options for heating and cooling, as well other plumbing, mechanical and electrical system upgrades.

Additionally the A/E may be asked to explore other potential upgrades to pursue (i.e., additional door/window replacement and/or ADA compliance) while the building is out of service.

The Department of Natural Resources Historic Preservation Division must be coordinated with throughout all phases of the project.

This project includes funding for the abatement of hazardous materials (including, but not limited to, asbestos and lead paint).

This project will have an accelerated design schedule with all design/bidding documents completed within eight months of Authorization to Proceed.

A combined MBE/WBE goal of 18 percent in applicable to the A/E team. A VBE goal of 5 percent will be applicable to the A/E team.

The interviews for this project were conducted January 31, 2018 and February 1, 2018.

SUBJECT: *Director's Selection / Information Items*

<u>PROJECT NO.</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>ESTIMATED TOTAL PROJECT COST</u>
040-010-106	Assess Plumbing Replacement Department of Veterans' Affairs Quincy Veterans' Home, Adams County <i>SELECTED FIRM:</i> <i>BRiC Partnership, LLC</i>	\$ 39,000
624-060-039	Evaluate To Correct Water Infiltration Department of Revenue Revenue Building (Willard Ice Building), Springfield, Sangamon County <i>SELECTED FIRM:</i> <i>Goettsch Partners, Inc.</i>	\$ 20,000

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**BOARD MEETING DATE:** February 13, 2018**CDB PROJECT NO:** 040-010-106**PROJECT DESCRIPTION:** Assess Plumbing Replacement**PROJECT LOCATION:** Department of Veterans' Affairs
Quincy Veterans' Home, Adams County**PROJECT AMOUNT:** \$39,000**PROJECT SCOPE OF WORK:**

The Quincy Veterans' Home is a 57 building facility established in 1855.

The scope of work provides for site survey, inspection and assessment services of all plumbing systems at the Quincy Veterans' Home. The scope also requires that the firm provide a report and cost estimates for replacing all piping, fixtures and associated work on the Campus. In addition, the report should include alternative options for remediation and prevention of Legionella throughout the Campus with cost estimates. The deliverable is due no later than February 5, 2018.

ARCHITECT/ENGINEER: BRiC Partnership, LLC 33160
427 E. Monroe St., Suite #300
Springfield, IL 62701**APPROVED BY THE EXECUTIVE DIRECTOR:** January 18, 2018

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**BOARD MEETING DATE:** February 13, 2018**CDB PROJECT NO:** 624-060-039**PROJECT DESCRIPTION:** Evaluate To Correct Water Infiltration**PROJECT LOCATION:** Department of Revenue
Revenue Building (Willard Ice Building), Springfield, Sangamon
County**PROJECT AMOUNT:** \$20,000**PROJECT SCOPE OF WORK:**

The Willard Ice Building (I0100) is a 913,236 square foot, seven-story building established in 1982.

The scope of work provides for investigating the possible sources for the leaks, identifying the sources and provide corrective recommendations with an estimate.

ARCHITECT/ENGINEER: Goettsch Partners, Inc. 29893
224 South Michigan Avenue, 17th Floor
Chicago, IL 60604**APPROVED BY THE EXECUTIVE DIRECTOR:** January 4, 2018

FY18 CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 11, 2017	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
August 8, 2017 Rescheduled date: August 16, 2017	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
September 12, 2017	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
October 10, 2017	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
November 14, 2017	11:30 a.m.	Chicago, Springfield & Collinsville video-conference
December 12, 2017	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
January 9, 2018	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
February 13, 2018	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
March 13, 2018	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
April 10, 2018	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
SPRINGFIELD May 8, 2018	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
June 12, 2018	11:00 a.m.	Chicago, Springfield & Collinsville video-conference