



**Capital  
Development  
Board**  
Building a Better Illinois

**APRIL 8, 2025  
11:00am**

**ILLINOIS**

CAPITAL DEVELOPMENT BOARD

# **BOARD BOOK**

Chicago  
Edwardsville  
Springfield  
Peoria

**JB PRITZKER, GOVERNOR**

**TJ EDWARDS, EXECUTIVE DIRECTOR**

## **BOARD MEMBERS**

Eileen Rhodes, Chair

Pam McDonough, Vice Chair

Ama Addai

Araceli Garza

Saul Morse

Beverly Potts

Glyn Ramage



# CAPITAL DEVELOPMENT BOARD

April 8, 2025

The meeting of the Capital Development Board is being held in

Chicago, 555 W. Monroe Street  
Springfield, Wm. G. Stratton Building, 401 S. Spring, 3<sup>rd</sup> Floor  
Edwardsville, SIU-E Campus, 99 Supporting Services Dr., Suite 1350  
Peoria, 5415 North University Street  
Or via WebEx

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Request for public comment or questions can be made to Heather Parks at:

(217) 782-8729 or by email at [Heather.R.Parks@illinois.gov](mailto:Heather.R.Parks@illinois.gov)

## Call To Order

1. Roll Call of Members
2. Confirmation of a Quorum

## Preliminary Items

3. Approval of the Agenda
4. Approval of March 11, 2025 Minutes ..... 1-4
5. Approval of March 11, 2025 Executive Minutes ..... 5

## Board Action

### Construction Region 3

6. Proceed Order – IDNR – Wayne Fitzgerald State Park..... 6-8
7. Change Order – IDHS – Alton Mental Health..... 9-11
8. Modification – IDOR – Willard Ice Building ..... 12-15

### Construction Region 1

9. Single Bid – IDNR – DesPlaines Game Farm ..... 16-21
10. Proceed Order – IDHS – Elgin Mental Health Center ..... 22-29
11. Change Order – ICCB – McHenry County College ..... 30-33

### Construction Region 2

12. Proceed Order – IDOC – East Moline Correctional Center ..... 34-37
13. Proceed Order – IDMA – Bloomington Readiness Center ..... 38-40
14. Proceed Order – IDMA – Bloomington Readiness Center ..... 41-43

## QBS

15. Architecture/Engineering Selection Recommendations from PSB 319 ..... 44-63

## Rulemaking

16. Early Childhood Construction Grant Rules, 71 Ill. Adm. Code 43 ..... 64-74

**Informational Items**

- 17. Change Order for Board Authorized Proceed Order Report..... 75
- 18. Emergency Project Proceed order/Change Order Report..... 76
- 19. Construction Update
- 20. Public Comment

**Executive Session**

- 21. Pending and Probable Litigation (5 ILCS 120/2(c)(11))

SUBJECT: Meeting Minutes for March 11, 2025

The meeting of the Capital Development Board was held in person in Chicago, Collinsville, Springfield, and Peoria.

The following Board Members were present:

**Chicago**

Eileen Rhodes, Chair  
Pam McDonough  
Ama Addai

**Springfield**

Saul Morse

**Peoria**

Beverly Potts

The following were present in Chicago:

Karla Springer, CDB	Brent Lance, CDB	Blanca Rivera, CDB
Darnita Lee, CDB	Lisa Hennigh, CDB	Tim Patrick, CDB
Tamakia Edwards, CDB	Robert Coslow, CDB	Trevor Parnell, CDB
Julia Barnhardt, CDB	Nadia Dashdondog, CDB	Carla Yvonne, CDB

The following were present in Springfield:

Amy Romano, CDB	Heather Parks, CDB	Heather Oxley, CDB
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The following were present via Webex:

Abraham Allen, CDB	Linda Norbut Suits, CDB	Kyle Eliakis, Carlile Group
Allison White, CDB	Marcy Joerger, CDB	Alison Nottmeier, Christner Architects
Amber Evans, CDB	Maribel Acevedo, CDB	Noula Frigelis, David Mason
Bradley Downen, CDB	Matthew Trewartha, CDB	Kat Porter, Delta Engineering Group
Charla Travis, CDB	Medeny Guy, CDB	Richard Weitzel, Delta Engineering Group
Chris May, CDB	Natasia McDade, CDB	Jenny Fuqua, Design Mavens
Christa Meyer, CDB	Nate Porter, CDB	David Evers, Dewberry
Craig Butler, CDB	Nathan Schroeder, CDB	Tami Wright, Dewberry
David Tichy, CDB	Nazih Kafe, CDB	Anthony Lo Bello, FGMA
Doug Daniels, CDB	Nicholas Klein, CDB	Chris Kleine, F-W
Elpidio Quiballo, CDB	Paul Kmetz, CDB	Alejandra Hernandez, JP Architects
Greg Swanson, CDB	Robert Oxley, CDB	B Boznos, JP Architects
Heather R. Parks, CDB	Sam Klumke, CDB	Adam Lisak, Nottingham Studios
Jennifer Boen, CDB	Scot Achterhof, CDB	E Gonzalez, Nottingham Studios
Jeremy Bishoff, CDB	Scott Satterlee, CDB	Margaret Chaidez, Play IL
Joel Meints, CDB	Shea Votava, CDB	Alicia Kamischke, Prairie Engineers
Johanna Cernich, CDB	Tyler McKay, CDB	Elle Tompkins, Site Design
Kathryn Martin, CDB	Devon Travous, CPO	
Kenneth Watkins, CDB	Ken Morris, CPO	
Lauren Grenlund, CDB	Natashia Ramirez, CPO	

The meeting was called to order at 11:01 a.m.

Heather Parks took roll call. Chair Eileen Rhodes, Pam McDonough, Ama Addai, Araceli Garza, Saul Morse and Beverly Potts were present.



Pam McDonough moved, and Beverly Potts seconded a motion to approve the minutes of the February 11, 2025 meeting. Chair Rhodes called for a vote, and the motion was approved unanimously.

Amy Romano presented the Amended Proposed FY25 Board Meeting Scheduling moving Collinsville location to the Edwardsville location.

Beverly Potts moved, and Pam McDonough seconded a motion to approve Amended Proposed FY 25 Board Meeting Schedule moving Collinsville location to the Edwardsville Location. Chair Rhodes called for a vote, and the motion was approved unanimously.

Brent Lance presented the following A/E selection recommendations for PSB 318:

1.	102-000-067	Department of Natural Resources Statewide Program Plan/Begin Site Assessment & Schematic Design for a Universally Accessible Park 1. Site Design Group, Ltd. 2. Christner, Inc. 3. Tilton, Kelly + Bell, L.L.C.	Appropriation: \$250,000 Project Cost: \$TBD
2.	120-075-080	Department of Corrections Dixon Correctional Center Dixon, IL – Lee County Replace Fire Alarm System 1. Dewberry Engineers Inc. 2. Interface Engineering, Inc. 3. AAA Engineering, Ltd.	Appropriation: \$12,415,700 Project Cost: \$12,415,700
3.	120-095-020	Department of Corrections Hill Correctional Center Galesburg, IL – Knox County Replace Fire Alarm System and Sprinkler System 1. Dewberry Engineers Inc. 2. Henneman Engineering Inc. 3. Interface Engineering, Inc.	Appropriation: \$9,068,500 Project Cost: \$9,068,500
4.	120-245-083	Department of Corrections Vienna Correctional Center Vienna, IL – Johnson County Replace Fire Alarm System 1. Woolpert, Inc. 2. Michael K. Swim, Consulting Engineer, Inc. 3. Webb Engineering Services Inc.	Appropriation: \$6,080,000 Project Cost: \$6,080,000
5.	120-285-002	Department of Corrections Murphysboro Life Skill Re-Entry Center Murphysboro, IL – Jackson County Replace Fire Alarm System 1. RTM Engineering Consultants, LLC 2. WRF Engineers LLC 3. Marcum Engineering, LLC	Appropriation: \$954,900 Project Cost: \$954,900

6.	120-290-010	Department of Corrections Decatur Correctional Center Decatur, IL – Macon County Renovate Dietary and Warehouse and Replace Equipment 1. Evan Lloyd Associates, Inc. 2. Valdes Engineering Company 3. JP Architects, Ltd.	Appropriation: \$2,981,300 Project Cost: \$2,981,300
7.	120-290-009	Department of Corrections Decatur Correctional Center Decatur, IL – Macon County Replace Cooling Towers and Controls 1. Webb Engineering Services, Inc. 2. G.H.R. Engineering 3. Michael K. Swim, Consulting Engineering Inc.	Appropriation: \$699,500 Project Cost: \$699,500
8.	120-295-024	Department of Corrections Lawrence Correctional Center Sumner, IL – Lawrence County Replace Fire Alarm System 1. Michael K. Swim, Consulting Engineering Inc. 2. Interface Engineering, Inc. 3. Dewberry Engineers Inc.	Appropriation: \$6,074,100 Project Cost: \$6,074,100
9.	321-155-019	Department of Human Services Illinois School for the Visually Impaired Jacksonville – Morgan County Replace Roofing System 1. AIAC, Inc. 2. Kenyon & Associates Architects, Inc. 3. Carlile Architects LLC	Appropriation: \$728,100 Project Cost: \$728,100
10.	321-160-031	Department of Human Services Illinois School for the Deaf Jacksonville – Morgan County Replace Roofing System 1. GreenAssociates Inc. 2. Design Mavens Architecture PLLC 1. John Shafer & Associates, Inc.	Appropriation: \$2,476,100 Project Cost: \$2,476,100
11.	321-190-054	Department of Human Services Kiley Developmental Center Waukegan, IL – Lake County Replace Roofing System 1. Fox & Fox Architects, LLC 2. Carlile Architects LLC 3. Bloom Companies, LLC	Appropriation: \$5,168,800 Project Cost: \$5,168,800
12.	506-149-010	Abraham Lincoln Presidential Library and Museum Agency ALPLM Complex Springfield, IL – Sangamon County Replace Humidifies and Chillers 1. Henneman Engineering Inc. 2. RTM Engineering Consultants, LLC 3. Interface Engineering, Inc.	Appropriation: \$2,321,300 Project Cost: \$2,321,300

13.	546-385-065	Department of Military Affairs Marseilles Readiness Center Marseilles, IL – LaSalle County Renovate Existing Vehicle Maintenance Shop and Construct an Additional Bay 1. Farnsworth Group, Inc. 2. Valdes Engineering Company 3. Henneman Engineering Inc.	Appropriation: \$6,300,000 Project Cost: \$6,300,000
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Chair Rhodes inquired about the Schematic Design study and fire alarms/sprinklers replacements. Brent Lance explained the study as well as the maintenance replacement of the fire alarms/sprinklers.

Pam McDonough moved, and Ama Addai seconded a motion to approve the previous A/E selections from PSB 318. Chair Rhodes called for a vote, and the motion was approved unanimously.

Tim Patrick presented the Change Order for Board Authorized Proceed Orders.

Brent Lance presented the Best Interest of the State Selections/Informational Item.

Chair Rhodes asked for Public Comment. No Public Comments were presented.

Saul Morse moved, and Pam McDonough seconded a motion to move to Executive Session for the purpose of discussing pending and probable litigation. Chair Rhodes called for a vote, and the motion was approved unanimously.

Executive Session was convened at 11:19 a.m.

Regular session was reconvened at 12:05 p.m.

Pam McDonough moved, and Saul Morse seconded a motion to adjourn. Chair Rhodes called for a vote, and the motion was approved unanimously.

The meeting adjourned at 12:07 p.m.

# Executive Session Meeting Minutes

**Project Number:** 102-777-020

**Description:** Renovate Rend Lake Resort Facilities  
Wayne Fitzgerald State Park  
Whittington, Franklin County, IL

**Client Agency:** Illinois Department of Natural Resources

**Architect/Engineer:** Trivers Associates, Inc.  
218 West Main, Suite F  
Belleville, IL, 62220

**Total Project Budget:** \$26,416,300.00  
**Unobligated Funds:** \$ 3,506,192.00  
**Total Spent to Date:** \$ 3,627,614.86  
**Percent Complete:** 18% - Construction

**Project Manager:** Luke Montgomery



**Project History:** The Wayne Fitzgerald State Park is an 84-building facility established in 1975.

The scope of work provides for repairs to missing and deteriorated elements of building envelope assemblies and interior finishes of Rend Lake Resort's 11 Duplex Cabins, Schooner and Flagship Boatels, Banquet facilities within the Conference Center, Restaurant and Bar Facilities, and the Gift Shop, boat ramps, docks, fishing piers, swimming pool, tennis courts, parking lots, security lighting, landscaping, and other recreational facilities at the site. Exterior and Interior project scope includes structural framing, wall siding, sheathing, and soffits; porch, balcony, railings, and dock decking; exterior finishes; interior finishes; plumbing fixtures, and lighting fixtures; MEP systems; commercial food service equipment; pool equipment; paving; and playground equipment.

During design it was determined that the ductworks in the 11 duplex cabins and restaurant appeared to be in good shape and of proper sizing and was noted that the ductwork should just be cleaned during the construction phase. Once the demolition occurred at the facility it was discovered that deterioration of the internal insulation of the duct has been damaged by wildlife to the extent that does not allow for the ducts to be cleaned.

**Description of RFP Change:** This proceed order will be classified as an undiscovered condition and will provide for removal and replacement of the ductwork in the 11 duplex cabins and the restaurant. The ductwork will be replaced in kind with external insulation instead of internal which will allow for the internal cleaning of the ducts in the future.

**Requested Action:** We are requesting approval of proceed order G-9 in amount of \$250,000.00 to provide clean and safe ductwork throughout the 11 duplex cabins and the restaurant at the Rend Lake Resort at Wayne Fitzgerald State Park.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Fager-McGee Commercial Construction Inc.	General	\$250,000.00	\$21,453,000.00	1.2%
Total All Proceed Orders	General	\$250,000.00	\$21,453,000.00	1.2%



## MEMORANDUM

**TO:** David Ealey, Regional 3 Manager  
Tim Patrick, Construction Administrator

**FROM:** Luke Montgomery, Senior Project Manager

**DATE:** March 18, 2025

**RE:** Request for Board Approval of PO G-9  
Fager-McGee Commercial Construction, Inc.  
102-777-020 Renovate Rend Lake Resort Facilities  
Wayne Fitzgerald State Park - Franklin County

This project consists of the renovation of 16 different buildings across the resort complex. The intent of this project is to render the facility completely operational since it has sat vacant since December of 2016. As a result of the facilities vacancy, finishes have deteriorated in large part due to the lack of humidity and temperature control in the buildings. In addition to this the wildlife that typically lives outside has moved indoors resulting in even further deterioration.

One of the locations that the wildlife seemed to take up residency in once we started demolition in the project was the ductwork. The ductwork was called out in the documents to be cleaned and not replaced. Upon opening the ductwork to make some of the modifications called out in the bidding documents it came to light that the wildlife has caused extensive damage leaving the insulation tattered and tainted with animal urine, excrement, and remains. As a result of this the original plan to simply clean the ducts will not suffice. The project team has determined that the best possible solution is to remove and replace the internally insulated ductwork found across the resort. The team has proposed to replace the ductwork in kind with external insulation instead of internal which will allow for the internal cleaning of the ducts in the future. The project team is requesting the approval of this proceed order to eliminate the risk of inhalation of the tattered and tainted insulation.



# PROCEED ORDER

PO No.: **G -9**  
Date: 3/5/2025  
Associated RFP No.: G-9

**1. Contractor: (Name and Address)**  
Fager-McGee Commercial Construction, Inc.  
347 South Williams Street, Murphysboro, IL 62966

**Project No.:** 102-777-020 **Phase #: 1**  
**Project Name and Location:**  
Renovate Rend Lake Resort Facilities  
Wayne Fitzgerald State Park - Franklin County

**Contract No.:** 25042281  
**Contract Work:** General

**2. REQUEST for change by:** Using Agency

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

Portions of the existing ductwork at the Cabins and Restaurant are internally insulated and intended to remain in place and be cleaned. Per conversations with HVAC contractor there is extensive damage to the insulation as well as animal remains present throughout.

**4. Description Of Change In Work:**

Remove internally lined ductwork throughout these buildings and replace with same size, externally insulated.

**5. Total Value Of This Order Not To Exceed:** \$250,000.00

**6. Other Associated Proceed orders (Number(s) and Amount(s)):** Click or tap here to enter text.

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.)

<u>Initial</u>	<u>Matt Rongey, Contractor Representative</u>	<u>Date</u>	
<u>(Up to \$14,999)</u>	<u>Luke Montgomery, Senior Project Manager</u>	<u>Date</u>	<u>205</u>
<u>(Up to \$49,999)</u>	<u>David Ealey, Regional Manager</u>	<u>Date</u>	<u>Probable Classification</u>
<u>(Up to \$74,999)</u>	<u>Timothy Patrick, Construction Administrator</u>	<u>Date</u>	
<u>(Up to \$99,999)</u>	<u>Lisa Hennigh, Deputy Director - Construction</u>	<u>Date</u>	
<u>(Up to \$200,000)</u>	<u>Tamakia J Edwards, Executive Director</u>	<u>Date</u>	

If Board Level, insert Agenda Item No. \_\_\_\_\_ and Board Meeting Date \_\_\_\_\_



**Project Number:** 321-010-110

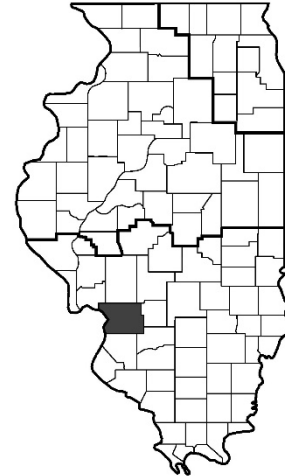
**Description:** Renovate Willow Building  
Alton Mental Health  
Alton, Madison County, IL

**Client Agency:** Illinois Department of Human Services

**Architect/Engineer:** AAIC, Inc.  
15 E. Washington Street  
Belleville, IL, 62220

**Total Project Budget:** \$30,402,773.03  
**Unobligated Funds:** \$ 2,739,299.17  
**Total Spent to Date:** \$ 4,738,753.31  
**Percent Complete:** 15% - Construction

**Project Manager:** Ashlie Shafer



**Project History:** The Willow Building at Alton Mental Health is a 68,511 square foot, 3-story building built in 1965 as a medical and surgical facility. The building is currently not in use.

The scope of work provides for asbestos abatement, replacement of electrical, HVAC, plumbing, and elevator systems as well as a sally port entrance, security fencing, anti-ligature ceilings and fixtures, security systems with a control center, structural wall repairs, patient intake area, patient visitor rooms, and accessibility updates to the building's entrance and patient restrooms.

DHS Forensic services is experiencing a crisis in their ability to admit individuals from county jails into mental health facilities based on a mandated court order. In an effort to expedite the construction schedule of Willow Hall, the project team was able to reduce the substantial completion date from May 26, 2026, to February 27, 2026, reducing the schedule by three (3) months. This will be accomplished by all trades working 10-hour days, Monday through Saturday.

**Description of RFP Change:** This proceed order will be classified as client request and will provide for the additional labor hours and overtime costs required to reduce the construction schedule by three (3) months.

**Requested Action:** We are requesting board approval of proceed order G-25 in the amount of \$3,125,753.00 to provide for the additional labor costs associated with this schedule acceleration.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Poettker Construction Company	General	\$3,125,753.00	\$27,907,000.00	11%
Total All Proceed Orders		\$3,125,753.00	\$27,907,000.00	11%



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**M E M O R A N D U M**

**TO:** David Ealey, Regional 2 Manager  
Timothy Patrick, Construction Administrator

**FROM:** Ashlie Shaffer, Project Manager

**DATE:** March 18, 2025

**RE:** 321-010-110 Willow Hall  
Request for Board Approval of Proceed Order G-25

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**Project:** Renovate Willow Building at Alton Mental Health  
**AE:** AAIC  
**Contractor:** Poettker Construction Company  
**Cost of Proceed Order:** \$3.2 million  
**Scope:** Provide additional labor costs for overtime needed to shorten construction schedule by 3 months.

DHS has requested to expedite the completion of this project due to a mandated court order requiring mental health individuals in custody to be removed from county jails and into the proper care facilities. In order to facilitate this we have requested the contractor to accelerate the construction activities to reduce the overall completion time of the project.

Based upon project scope, material lead time, and available manpower, it has been determined the schedule could be reduced by approximately three months. Changing the substantial completion date from May 2026 to February 2026.

A proceed order was issued to Poettker Construction to accelerate the project.

Thank you for your consideration,

Ashlie Shaffer

cc: David Ealey



# PROCEED ORDER

PO No.:

**G -25**

Date:

4/2/2025

Associated RFP No.:

**1. Contractor: (Name and Address)**

Poettker Construction Company  
400 South Germantown Road  
Breese, IL 62230

**Project No.:** 321-010-110 Phase #: 1

**Project Name and Location:**  
Alton Mental Health

**Contract No.:** 25044281

**Contract Work:** General

**2. REQUEST for change by:** Using Agency

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

To accelerate the contract and schedule for completion. New Substantial Completion date to be February 27, 2026. Final Acceptance date to follow 60 calendar days from Substantial Completion.

**4. Description Of Change In Work:**

Include all associated costs to speed up the contract completion to reach Substantial Completion on February 27, 2026..

**5. Total Value Of This Order Not To Exceed:**

**\$3,125,753.00**

**6. Other Associated Proceed orders (Number(s) and Amount(s)):** Click or tap here to enter text.

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.)

<u>Initial</u>	<u>, Contractor Representative</u>	<u>Date</u>	
(Up to \$14,999)	Ashlie Shaffer, Project Manager		203
		<u>Date</u>	<u>Probable Classification</u>
(Up to \$49,999)	David Ealey, Regional Manager	<u>Date</u>	
(Up to \$74,999)	Timothy Patrick, Construction Administrator	<u>Date</u>	
(Up to \$99,999)	Lisa Hennigh, Deputy Director - Construction	<u>Date</u>	
(Up to \$200,000)	Tamakia J Edwards, Executive Director	<u>Date</u>	

If Board Level, insert Agenda Item No. \_\_\_\_\_ and Board Meeting Date \_\_\_\_\_

**Project Number:** 624-060-045

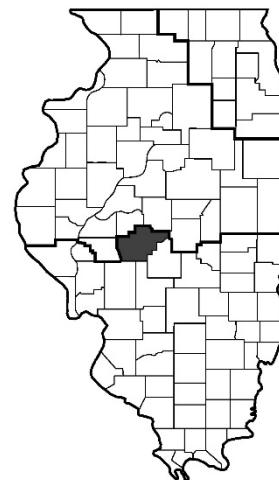
**Description:** Renovate Building/Upgrade Building Systems  
Revenue Building  
Willard Ice Building  
Springfield, Sangamon County, IL

**Client Agency:** Illinois Department of Revenue

**Architect/Engineer:** Henneman Engineering Inc.  
1605 S. State Street #101  
Champaign, IL, 61820

**Total Project Budget:** \$49,633,200.00  
**Unobligated Funds:** \$45,759,756.00  
**Total Spent to Date:** \$ 542,910.50  
**Percent Complete:** 75 % - Design

**Project Manager:** Crystal Kitchen



**PROJECT HISTORY:** The Revenue Building (Willard Ice Building) in Springfield is a 913,236 square foot, seven story building constructed in 1982. The facility is the central location for Illinois Department of Revenue (IDOR) operations and records storage. The mechanical systems have reached the end of expected life. These systems are needing to be replaced in their entirety.

The original scope of work included replacing several air handling units, adding dehumidification along with associated pumps, piping, providing variable frequency drives, as well as replacing several air-conditioning units in the Print Center that no longer function. The scope includes replacing chilled and condenser water pumps, VAV boxes, exhaust fans, and thermostats, while integrating this equipment into the BAS system. The scope also includes replacing ductwork, replacing actuators, installing a reboiler to humidify the air with steam and ultimately providing a full commissioning of the HVAC system, and replacing areas of deteriorated water piping around the chilled water loop. The original scope was to also remove the chillers, cooling towers, and associated pumps from the North Penthouse and connect the Willard Ice Building to the new central chilled water plant, under a separate CDB project 750-000-007, Capitol Complex Cooling Towers/Chillers. During design, the Capitol Complex Chilled Water project encountered a budget issue and needed to reduce chilled water capacity. It became apparent that it would be more cost effective to eliminate the North Plant which would provide chilled water to the Willard Ice Building from the 750-000-007 project. Therefore, this change will now require this project to provide for the installation of new chillers, cooling towers, and pumps to replace the aged and failing equipment that was originally planned to be replaced by connecting to the proposed North Chiller Plant.

The Client Agency is in agreement with this resolution as well. The new chillers are selected with some redundancy to allow regular operation while one chiller and/or cooling tower need to be serviced. The Client Agency's prefers the reliability and continuous operation, as this change brings the chilled water system's entirety inside the building and decouples from outside connections.

**PURPOSE OF THIS AGREEMENT MODIFICATION:** The scope of this modification adds design and construction administration services and reimbursables for adding cooling towers, chillers, condenser water pumps, and associated piping to the Willard Ice Building. The modification also updates the design milestone dates and the A/E contract completion date from November 30, 2027, to January 31, 2029.

We are requesting board approval of modification 1 in the amount of \$510,540.00.

**SUBJECT AGREEMENT AMENDED AS FOLLOWS**

Fee Description	Total Obligation per Original Agreement	Total Amount of Previous Modifications	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	\$2,746,900.00	\$0.00	\$2,746,900.00	\$480,640.00	\$3,227,540.00
Contract Administration Fee	\$82,400.00	\$0.00	\$82,400.00	\$14,400.00	\$96,800.00
On-Site Representative Reim	\$50,000.00	\$0.00	\$50,000.00	\$0.00	\$50,000.00
Design Testing	\$5,500.00	\$0.00	\$5,500.00	\$0.00	\$5,500.00
Print Bid Documents in excess	\$4,500.00	\$0.00	\$4,500.00	\$500.00	\$5,000.00
Asbestos Sampling	\$44,500.00	\$0.00	\$44,550.00	\$10,000.00	\$54,550.00
Testing and Balancing	\$30,000.00	\$0.00	\$30,000.00	\$5,000.00	\$35,000.00
TOTALS	\$2,963,850.00	\$0.00	\$2,963,850.00	\$510,540.00	\$3,474,390.00



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**MEMORANDUM**

**TO:** Tim Patrick, Construction Administrator

**FROM:** Crystal Kitchen, Region 3 Project Manager

**DATE:** February 25, 2025

**RE:** CDB Project Number 624-060-042 Renovate Building/Upgrade Building Systems A/E Modification # 1 for Henneman Engineering, Inc.

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Part of the original scope of this project was to remove the chillers, cooling towers, and associated pumps from the North Penthouse and connect the Willard Ice Building to the central chilled water plant in design by others under a separate CDB project. I worked collectively for the past several months with the PM, Roger Kuhl on the status of the chiller plant project which is project # 750-000-007. I knew I could not move forward and award this project and remove chillers until I knew and was able to track progress within his. Through our coordination efforts it was recently determined that project 750-000-007 encountered a budget issue and needed to reduce capacity. As part of this resolution, CDB Programming approved on 1/9/25 to obligate funds for 624-060-045 to make the scope changes and include the installation of new chillers, cooling towers, and pumps. This will replace the aged and failing equipment that was originally planned to be replaced by connection to this proposed central plant.

North plant would have served: NORTH CHILLER PLANT LOOP – Power & North Chiller Plant (M0110), Klein & Mason Warehouse (M0111), SOS Drivers' Services (M0109), and Willard Ice Building (I0100). During the course of meetings with internal staff and Client Agencies it was confirmed that the Klein & Mason Warehouse has relatively new equipment that will last for many years to come. The SOS Driver's services are being relocated to the Dirksen location therefore it made sense to leave the chillers and cooling towers within the WIB and removing the north plant all together. The North Plant was an estimated total of \$ 10M. Moving the scope to 624-060-045 required adding 4.8M for an approximate savings of \$5M. This approach is a far less risk of undiscovered conditions and the potential risk for construction schedule control in the coordination of both projects.

At this time, we request your consideration to present to the board a modification # 1 to Henneman's contract. The scope of this modification adds design and construction oversight services for adding cooling towers, chillers, condenser water pumps, and associated piping to the Willard Ice Building. The modification also includes the necessary reimbursables and updates the remaining milestone dates and the A/E Contract Completion Date from 11/30/2027 to 01/31/2029.

# MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD



## Professional Services Agreement

Modification Number: **1**

Project Number: **624-060-045**

Date: February 25, 2025

Firm Name, Address  
Henneman Engineering Inc.  
1605 S State St., #101  
Champaign, IL 61820  
Project Information

Renovate Building/Upgrade Building Systems  
Revenue Building (Willard Ice Building) - Springfield, Sangamon  
County  
Springfield, Sangamon County, Illinois

This Modification Changes the Scope of the Contract

Agreement Date: 2022-07-18 Contract: 22033510Z

Scope/Purpose of this agreement modification: The scope of this modification adds design and construction oversight services for adding cooling towers, chillers, condenser water pumps, and associated piping to the Willard Ice Building. The modification also included the necessary reimbursables and updates the remaining milestone dates and the A/E Contract Completion Date from 11/30/2027 to 01/31/2029. The Standard Illinois Certifications V.23.2 are hereby incorporated into the contract.

The signature authority levels for modifications referenced in the SDC's are hereby amended to the following:

Executive Director - \$100,000 to \$199,999; Deputy Director of Construction - \$75,000 to \$99,999; Construction Administrator - \$50,000 to \$74,999; Regional Manager - \$15,000 to \$49,999; Project Manager - \$0 to \$14,999; CDB Board shall approve all modifications exceeding the Executive Director's authority level.

Subject agreement amended as follows: Replace Appendix A with Appendix A M-1; Attachment A1 - Appendix A Clarifications with Attachment A1 - Modification 1 - Appendix A Clarifications.

### AGREEMENT SUMMARY

Fee Description	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	\$2,746,900.00	\$0.00	\$2,746,900.00	\$480,640.00	\$3,227,540.00
Contract Administration Fee,	\$82,400.00	\$0.00	\$82,400.00	\$14,400.00	\$96,800.00
On-Site Representative Reim	\$50,000.00	\$0.00	\$50,000.00	\$0.00	\$50,000.00
Design Testing	\$5,500.00	\$0.00	\$5,500.00	\$0.00	\$5,500.00
Print Bid Documents in excess	\$4,500.00	\$0.00	\$4,500.00	\$500.00	\$5,000.00
Asbestos Sampling	\$44,550.00	\$0.00	\$44,550.00	\$10,000.00	\$54,550.00
Testing and Balancing	\$30,000.00	\$0.00	\$30,000.00	\$5,000.00	\$35,000.00
TOTALS	\$2,963,850.00	\$0.00	\$2,963,850.00	\$510,540.00	\$3,474,390.00

Prepared by: [Redacted] 02/25/2025  
Kyle Beachy Date

By: N/A  
Using Agency approval Date

AE Firm name: Henneman Engineering Inc.

By: [Redacted] 2/25/25  
AE's Authorizing Representative Date

Reviewed: \_\_\_\_\_  
Contract Executive Date

Print AE name, Title: \_\_\_\_\_

Approved by: \_\_\_\_\_  
Regional Manager Date

By: \_\_\_\_\_  
Fiscal Date

Approved by: \_\_\_\_\_  
Legal Date

Final CDB  
authorization \_\_\_\_\_  
Print name/title \_\_\_\_\_  
Date



CDB Project No. 102-304-035

Repair Storm Damage/Replace Flight Pens  
Des Plaines Game Farm Propagation Center  
Wilmington, Will County, IL

Subject: Single Bid Award

CDB Project Manager: Leonard McGee



**Project History:**

Selective repairs to existing (22) flight pens including, but not limited to post replacement, bracing / tie-back installation, net installation (furnished by IDNR), and new gate/door construction. Project also includes some civil work such as grading and culvert installation in the northern half of the site.

**Requested Action:**

A single bid was received for the General trade on January 21, 2025. Twelve (12) plan rooms and five (5) contractors held drawings for this project.

This project has bid three (3) times. The first bid letting solicited no bidders. The second bid letting solicited one bidder with a bid approximately \$1,000,000 over the A/E estimate.

Architect/Engineer: Carlile Group  
5 South Main Street  
Manteno, IL, 60950

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
General	\$561,300.00	\$768,950.00	-27%

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

CAD Construction  
150 S. Baer Road  
Tremont, IL, 61568

General Work: \$561,300.00

Project Number 19A\_018  
 C ent Capital Development Board & Dep o Natural Resources  
 Project Name Desp a nes Game Farm Repa r Storm Damage  
 Project Manager Jacob Car e CDB PM s Leonard McGee  
 CDB Project Number: 102 304 035  
 Issued for B ds 20 Dec 24

## PLAN HOLDER LIST



Company	Contact	Address	Phone	Fax	Ema	Payment Rece ved	P ckup/Sh pp ng Date	Ema ed Date	Payment Amount
H&N Construction	Candy Hepp	1315 W Broadway Street	618-965-9299		<a href="mailto:hnconst95@gmail.com">hnconst95@gmail.com</a>			12/27/24	
ConstructConnect (Plan Room)					<a href="mailto:content@constructconnect.com">content@constructconnect.com</a>			12/27/24	
Dodge Construction (Plan Room)					<a href="mailto:dodge docs@construction.com">dodge docs@construction.com</a>			12/27/24	
DataBid (Plan Room)	Julie Dustin				<a href="mailto:julie@datavid.com">julie@datavid.com</a>			12/27/24	
Northern Illinois Building Contractors Association					<a href="mailto:info@nibca.build">info@nibca.build</a>			12/27/24	
Contractors Association o Will & Grundy Counties	Karri Lane				<a href="mailto:klane@cawgc.org">klane@cawgc.org</a>			12/27/24	
latin american chamber of commerce					<a href="mailto:d.lorenzopadron@laccusa.com">d.lorenzopadron@laccusa.com</a>			12/27/24	
assoc of asian construction enterprises					<a href="mailto:nakmancorp@aol.com">nakmancorp@aol.com</a>			12/27/24	
federation of women Contractors					<a href="mailto:fwcchicago@aol.com">fwcchicago@aol.com</a>			12/27/24	
African American Contractors Assoc					<a href="mailto:aacanatlassoc@gmail.com">aacanatlassoc@gmail.com</a>			12/27/24	
Hispanic American Const ndustry Enterp					<a href="mailto:icalahorrano@haciaworks.org">icalahorrano@haciaworks.org</a>			12/27/24	
Greater Peoria Contractors Association					<a href="mailto:info@gpcsa.org">info@gpcsa.org</a>			12/27/24	
Central Illinois Plan Room					<a href="mailto:plans@ciplanroom.com">plans@ciplanroom.com</a>			12/27/24	
R&R Construction	Ron	422 Kennedy Dr Bradley L 60915			<a href="mailto:ron@resnr.com">ron@resnr.com</a>			12/30/24	
Lindblad Construction	Chris Alberico	717 E Cass Street Joliet L 60432			<a href="mailto:calberico@lindbladconstruction.com">calberico@lindbladconstruction.com</a>			12/30/24	
D Construction	Rob Male	1488 S Broadway Coal City L 60416	816-634-2555		<a href="mailto:r.male@dconstruction.com">r.male@dconstruction.com</a>			1/3/25	
Double G Excavating	Cynthia Ragain	34296 S. Warner Bridge Road, Manteno, IL 60950	815-476-7573		<a href="mailto:cynthia@doublegexcavating.com">cynthia@doublegexcavating.com</a>			1/3/25	

March 05, 2025

The Capital Development Board  
Attn: Leonard McGee – Senior Project Manager  
555 W Monroe Street  
Chicago, IL 60661

Re: 102-304-035 Desplaines Game Farm – Repair Storm Damage  
Single Bid Analysis  
Carlile Project No.: 19A\_018

Dear Mr. McGee,

Per your request, we have performed an analysis of the sole bid and bid environment for the Desplaines Game Farm Repair Storm Damage, CDB Project 102-304-035. The sole bid was received by CAD Construction on January 21, 2025 in the amount of \$561,300.00 with an alternate add of \$37,000.00. The base bid and alternate value received is 22% lower than our estimate of \$768,850.00

We distributed the plans to twelve plan rooms and five contractors. An additional three contractors were reached out to, but did not express interest in bidding the project. Nine additional contractors downloaded the bid documents from E-builder as well as two more plan rooms.

Due to the sole bidder submitting a bid 22% less than our estimate, Carlile Architects has verified with CAD Construction that their bid was fully inclusive of all work scopes, the contractor verified existing site conditions, attended the pre-bid meeting and site walkthrough, and understands the project requirements. CAD Construction has verbally confirmed that their bid value submitted meets all of these prerequisites.

We also reached out to multiple contractors that requested the bid documents, but decided to not bid the project. Contractors that provided responses are provided below.

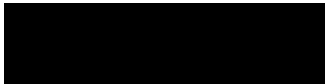
- H&N Construction, located out of Steeleville, IL were originally interested in the project due to similar scope work performed at the IDNR Game Farm in Mount Vernon, IL. Ultimately, they did not feel they could provide a competitive bid due to their office being approximately four and a half hours away from the site.
- R&R Construction, located out of Bradley, IL stated that there was not enough self-performing work on the project for them to bid the project.
- Vissering Construction out of Streator, IL stated that they had too many other projects being bid at the same time and they did not have enough time to put together a bid for this project.

We believe that the unique scope of work on this project deterred additional bidders from submitting bids. This is the third time the project has been bid and we do not foresee an additional bid period generating additional interest. We recommend that the Capital Development Board award the project to CAD Construction.



If you should have any questions or desire any additional information, please do not hesitate to reach out.

Sincerely,



Kyle Eliakis  
Project Manager

Phone: (815) 401-0526

Fax: (815) 401-1295

Ema : ke aks@car e-group.com



## MEMORANDUM

TO: Blanca Rivera, Regional 1 Manager  
Tim Patrick, Construction Administrator

FROM: Leonard E. McGee, Project Manager

DATE: March 5, 2025

RE: CDB Project No. 102-304-035  
Title: Des Plaines Game Farm Repair Storm Damage  
Location: Des Plaines Game Farm, Wilmington, IL 60481  
Client Agency: Illinois Department of Natural Resources (IDNR)  
**Request for Board Approval of Single Bid**

Dear Blanca,

This is single bid approval request.

### BACKGROUND:

The Des Plaines Game Farm is a 320-acre site near Wilmington, IL and is a brooding farm for pheasants. A late-season tornado swept through the game farm on November 17, 2013. Multiple buildings were damaged including the brooder house and several pore buildings. Large roller doors (12-ft x 20-ft) were blown away from the pole building and into a nearby field. In addition, these structures received damage to the skylights, gutters, siding, and roofs. Extensive damage occurred on the 40-ft x 130-ft brooder house used to raise pheasant chicks. This building had a portion of the roof ripped off and severe damage to the heating system. In addition, 3 or 4 of the bulk feed storage bins were blown off their foundation and into the nearby field.

### SCOPE:

Selective repairs to existing (22) flight pens including, but not limited to post replacement, bracing / tie-back installation, net installation (furnished by IDNR), and new gate/door construction. Project also includes some civil work such as grading and culvert installation in the northern half of the site.

### HISTORY:

This project has been rebid three time the bid submitted on January 21, 2025 will cover the requirement in the specification and drawing provided.

This was the 3rd time this project was bid. We received one bidder. The site and the type of work is unique. We distributed the plans to 12 plan rooms and 5 contractors. An additional 3 contractors were reached out to and did not express interest in bidding the project. We had 9 additional contractors downloaded the bid documents from E-builder as well as 2 more plan rooms.

We believe this single bid is in the best interest of the state.

The bid is 22%- than the A/E estimate. The bid has been reviewed by A/E firm Carlile Group. This is general construction. The A/E estimate is \$768,850.00 and the bid is \$561,300.00.

We are asking for the board approval for this single bid in the amount \$561,300.00.

Thank you,

Leonard E. Mc Gee  
Project Manager

cc: Christi Park  
Tim Patrick

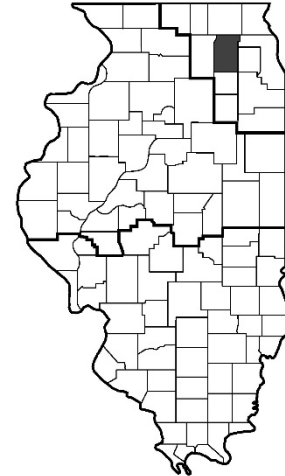
**Project Number:** 321-055-136

**Description:** Renovate Dietary  
Elgin Mental Health Center  
Elgin, Kane County, IL

**Client Agency:** Illinois Department of Human Services

**Architect/Engineer:** Kluber Architects and Engineers  
41 West Benton Street  
Aurora, IL 60506

**Total Project Budget:** \$7,320,578.26  
**Unobligated Funds:** \$ 367,358.27  
**Total Spent to Date:** \$3,400,879.77  
**Percent Complete:** 45% - Construction



**Project Manager:** Nia Jones

**Project History:** The Central Dietary building is a 68,230 square foot, one-story building established in 1972.

The scope of work provides for renovating the Central Dietary building, including new kitchen equipment and mechanical and electrical upgrades to comply with all applicable certification standards. The scope of work provides for demolition, concrete floor slab replacement, roofing work, doors and hardware, walls, and ceilings, required painting, signage, required storage, food service equipment, heating and ventilating equipment, plumbing fixtures, electrical power modifications and lighting replacements throughout project area.

According to the A/E's project observation report dated November 2024, during the tile demolition process at the fruit and vegetable kitchen station, delaminated concrete dislodged and fell away from the elevated slab structure. The fallen pieces have uncovered the total depth of delamination to the 8" structural slab, which was observed in excess of 2"-3" on average. The existing reinforcing steel has been exposed and oxidation to those elements was observed. Sporadic sections observed showed full section loss of the structural reinforcing steel. Due to the amount of section loss observed, the elevated slab will need to be removed and replaced. The total observed area required to be replaced is approximately 275 square feet of elevated slab.

**Description of RFP Change:** This proceed order will provide for the concrete slab repair/replacement which includes a ground penetrating radar scan of the existing slab to identify embedded utility locations, removal and/or relocation of electrical, gas, or steam lines, demolition of the existing slab, shoring, new concrete pad footings, steel installation, and a new elevated concrete floor slab.

**Requested Action:** We are requesting board approval of proceed order G-13 in the amount of \$270,000.00.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
IHC Construction Companies, LLC	General	\$230,000.00	\$3,195,000.00	7%
Public Electric	Electrical	\$10,000.00	\$797,000.00	3%
Monaco Mechanical, Inc.	Heating	\$10,000.00	\$824,580.00	1%
C.W. Burns Co., Inc.	Plumbing	\$20,000.00	\$440,053.31	2%
Total All Proceed Orders	General	\$270,000.00	\$5,256,633.31	5%



February 14, 2025

**Charli Johnsos**

Kluber Architects + Engineers  
41 W. Benton Street  
Aurora, IL 60506  
[cjohnsos@kluberinc.com](mailto:cjohnsos@kluberinc.com)

**SENT VIA E-MAIL**

Re: **CDB #321-055-136**  
Renovate Dietary, Elgin Mental Health Center  
**Delaminated Existing Elevated Slab – Proceed Order Request**

**Purpose:** IHC estimated not to exceed amount has been calculated to a total of \$257,000 for replacement of the delaminated slab area. This work is currently expected to take an additional 6 weeks of work that was not included in the original scope of work, and the estimated replacement cost also accounts for 4 weeks delay anticipated for CDB Board approval.

**Reason for Request:** A portion of the existing elevated slab broke loose and fell into the crawl space below as documented in the attached Project Observation Report by Kluber from 11/12/24. Preliminary corrective measures were discussed by Kluber, IHC and CDB at a meeting on 12/4/24; and the follow up Memorandum submitted to Nia Jones on 12/9/24 identified an estimated not to exceed cost of \$200,000; structural requirements for replacement were unknown at the time of this initial estimate. Kluber received authorization to design the slab replacement and issued a revised drawing sheet S310 on 1/30/25 and RFP/CO form for G-13 on 2/3/25.

After receipt of the updated S310 drawing, IHC has compiled the attached estimated not to exceed costs for the designed replacement repair of the elevated slab. The repair and replacement costs include work by General, Plumbing, Heating, and Electrical contractors as this work requires modifications or removals of utilities embedded or hanging below the area of work in order to remove and replace the elevated slab per plans.

Some of the activities that are needed to complete the slab repair/replacement includes:

- GPR Scan of existing slab to identify embedded utility locations
- Removal or relocation of electrical, gas or steam lines
- Demolition of the existing slab
- Shoring, sawcut and removal of slab
- Pour new concrete pad footings
- Install steel, steel deck and pour new elevated floor slab
- Concrete cure time before equipment is allowed on new elevated floor slab

Estimated costs are attached for reference. IHC would like to request a meeting early next week with Kluber and CDB to further discuss this work and the timing needed for approval of the estimated not to exceed cost.

CC: Nia Jones, Project Manager - CDB, [Nia.Jones@Illinois.gov](mailto:Nia.Jones@Illinois.gov)  
Blanca Rivera, Regional Manager – CDB, [Blanca.Rivera@Illinois.gov](mailto:Blanca.Rivera@Illinois.gov)  
Timothy Patrick, Contract Administrator – CDB [Tim.Patrick@illinois.gov](mailto:Tim.Patrick@illinois.gov)

**Corporate Office:** 385 Airport Road, Suite 100, Elgin, IL 60123 • Phone: 847-742-1516 • Fax: 847-742-6610  
**Utility Division Office/Warehouse & Repair and Fabrication Shop/Yard:** 1260 Bell Court, Pingree Grove, IL 60140 • Fax: 847-289-3650  
**Southeast Regional Office:** 874 Worley Drive, Marietta, GA 30066 • Phone: 404-497-7619 • Fax: 404-585-5085

**www.ihcconstruction.com**  
**ESTABLISHED 1906**

**Summary of Estimated Cost:****Description of Work:**

ITEM	DESCRIPTION	ESTIMATED COST
<b>1. IHC Estimated Costs</b>		
1.1	<u>IHC</u> - Carpenter & Laborer	\$ 4,400.00
1.2	<u>IHC</u> - Scan existing slab to verify rebar and utility locations	\$ 3,500.00
1.3	<u>IHC</u> - Equipment	\$ 1,200.00
1.4	<u>IHC</u> - General Conditions	\$ 68,200.00
1.5	IHC ESTIMATED COSTS	\$ 77,300.00
1.6	18% OH&P	\$ 13,914.00
1.7	<b>IHC ESTIMATED COSTS</b>	<b>\$ 91,214.00</b>
<b>2. IHC Estimated Subcontractor Costs</b>		
2.1	<u>IHC Subcontractor</u> – Install scaffolding/shoring posts; sawcut and removal of slab	\$ 72,100.00
2.2	<u>IHC Subcontractor</u> – Install concrete pads & floor infill	\$ 20,000.00
2.3	<u>IHC Subcontractor</u> – Furnish and Install Steel Struct./Deck	\$ 24,500.00
2.4	ESTIMATED SUBCONTRACTOR COSTS	\$ 116,600.00
2.5	6% MARKUP	\$ 6,996.00
2.6	<b>IHC ESTIMATED SUBCONTRACTOR COSTS</b>	<b>\$ 123,596.00</b>
<b>3. IHC Bonds &amp; Insurance</b>		
3.1	TOTAL ITEMS 1 + 2	\$ 214,810.00
3.2	Bond .54%	\$ 1,159.97
3.3	Builder's Risk .045%	\$ 96.66
3.4	<b>IHC TOTAL ESTIMATED COSTS</b>	<b>\$ 216,066.64</b>
<b>4. Coordinated Contractors - Not to Exceed Costs</b>		
4.1	<u>CW Burns</u> - Selective removal/rerouting of gas lines under affected slab area; Selective removal/rerouting of sanitary lines under affected slab area	\$ 20,000.00
4.2	<u>Public</u> - Temp. electrical; reroute conduit under affected slab area	\$ 10,000.00
4.3	<u>Monaco Mech.</u> - Reroute/remove steam lines under affected slab area	\$ 10,000.00
<b>TOTAL PROPOSED NOT TO EXCEED</b>		<b>\$ 256,066.64</b>



## MEMORANDUM

TO: Tim Patrick, Construction Administrator

FROM: Nia Jones, Project Manager

DATE: 2/26/2025

RE: Renovate Dietary  
Elgin Mental Health Center  
Elgin, Kane, IL

---

**Original Contract Value: \$ 3,195,000.00**  
**The original substantial completion date: 11/1/2023**  
**Current substantial completion date: 4/3/2026**  
**Final acceptance: 5/3/2026**  
**Contract completion: 5/3/2027**

Dear Mr. Tim Patrick,

The Elgin Mental Health Center currently has a kitchen renovation project in progress in their Dietary Building. The original scope of work includes redesign and demolition of selected areas of the dietary space. Additionally new kitchen equipment and mechanical and electrical upgrades were required to comply with current standards. Asbestos removal and other environmental factors were addressed during the project.

During the demolition process, IHC Construction encountered a portion of the existing elevated slab which broke loose and fell into the crawl space below as documented in a Project Observation Report by Kluber from 12/3/24.

Preliminary corrective measures were discussed by Kluber, IHC and CDB at a meeting on 12/4/24; and the follow up memorandum submitted to Nia Jones on 12/9/24 identified an estimated not to exceed cost of \$230,000.00. Other requirements such as structural were not identified at that time because the A/E needed to design the solution so that it could be priced out. The design was submitted for pricing to IHC Construction, and the contractor identified the required cost which is not to exceed \$257,000.00. The repairs will include work, to be performed by the General, Plumbing, Heating, and Electrical contractors. Please see the additional documents that accompany this request.

Thank you for your attention to this matter.

cc: Tim Patrick, Construction Administrator  
Blanca Rivera, Regional Manager  
Nia Jones, Project Manager



# PROCEED ORDER

PO No.: **G -13**  
Date: **2/26/2025**  
Associated RFP No.: **G-13**

**1. Contractor: (Name and Address)**

IHC Construction Companies, LLC  
385 Airport Road, Suite 100  
Elgin, Illinois 60123

**Project No.: 321-055-136 Phase #: 3**

**Project Name and Location:**

Renovate Dietary  
Elgin Mental Health Center  
Elgin, IL, Kane

**Contract No.:** 22054981

**Contract Work:** General

**2. REQUEST for change by: Contractor**

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

On 11/27/2024 roughly 200 SF of elevated slab delaminated into the crawl space under the area between col. D& E and col. 4&5. Previously location of kettles. Kluber conducted a field visit 12/3/24 and determined the area in question should be removed and replaced.(attached for reference) A formal design was submitted on 1/30/25 outlining the totality of the scope of work.

**4. Description Of Change In Work:**

The cope of work will include modifications or removals of utilities embedded or hanging below the designated area to facilitate the removal and replacement of the elevated slab as per the plans. Specifically, the following task will be undertaken, GPR scan of existing slab to identify embedded utility locations, removal or relocations of electrical, gas or steam lines, demolition of the existing slab, shoring, sawcut and removal of slab, pour new concrete pad footings, install steel, steel deck and pour new elevated slab, and concrete cure time before equipment is allowed on new elevated floor slab. This additional work is expected to extend the project duration by approximately six (6) weeks beyond the original scope of work. Moreover, the estimated replacement cost accounts for a four (4) week delay anticipated for CDB Board approval.

**5. Total Value Of This Order Not To Exceed:**


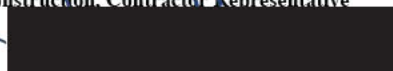
**\$230,000.00**

**6. Other Associated Proceed orders (Number(s) and Amount(s)): H-06,P-14,E-14**

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 series of change orders increasing or decreasing the contract amount more than \$10,000.00 or the contract time by more than 30 days.)

<b>Initial</b>		<b>03/11/2025</b>	
	<b>IHC Construction, Contractor Representative</b>	<b>Date</b>	
<b>(Up to \$14,999)</b>		<b>3/11/2025</b>	<b>105</b>
	<b>Nia Jones, Project Manager</b>	<b>Date</b>	<b>Probable Classification</b>
<b>(Up to \$49,999)</b>	<b>Blanca Rivera, Regional Manager</b>	<b>Date</b>	
<b>(Up to \$74,999)</b>	<b>Timothy Patrick, Construction Administrator</b>	<b>Date</b>	
<b>(Up to \$99,999)</b>	<b>Lisa Hennigh, Deputy Director - Construction</b>	<b>Date</b>	
<b>(Up to \$200,000)</b>	<b>Tamakia J Edwards, Executive Director</b>	<b>Date</b>	

If Board Level, insert Agenda Item No. \_\_\_\_\_ and Board Meeting Date \_\_\_\_\_





# PROCEED ORDER

PO No.: E-14  
Date: 2/26/2025  
Associated RFP No.: E-14 G-13,P-14,H-06

**1. Contractor: (Name and Address)**

Public Electric Company  
415 Harvester Court  
Wheeling, Illinois 60090

**Project No.:** 321-055-136 Phase #: 3

**Project Name and Location:**

Renovate Dietary  
Elgin Mental Health Center  
Elgin, IL, Kane

**Contract No.:** 22054685

**Contract Work:** Electrical

**2. REQUEST for change by: Contractor**

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

On 11/27/2024 roughly 200 SF of elevated slab delaminated into the crawl space under the area between col. D& E and col. 4&5. Previously location of kettles. Kluber conducted a field visit 12/3/24 and determined the area in question should be removed and replaced.(attached for reference) A formal design was submitted on 1/30/25 outlining the totality of the scope of work.

**4. Description Of Change In Work:**

Temp., electrical: reroute conduit under affected slab area

**5. Total Value Of This Order Not To Exceed:**

\$510,000.00

**6. Other Associated Proceed orders (Number(s) and Amount(s)): Click or tap here to enter text.**

G-13,P-14,H-06,

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.)

Initial

Public Electric Company, Contractor Representative

Date

(Up to \$14,999)

Nia Jones, Project Manager

3-11-2025  
3/11/2025

Date

105

Probable Classification

(Up to \$49,999)

Blanca Rivera, Regional Manager

Date

(Up to \$74,999)

Timothy Patrick, Construction Administrator

Date

(Up to \$99,999)

Lisa Hennigh, Deputy Director - Construction

Date

(Up to \$200,000)

Tamikia J Edwards, Executive Director

Date

If Board Level, insert Agenda Item No.

and Board Meeting Date



# PROCEED ORDER

PO No.: H -6  
Date: 2/26/2025  
Associated RFP No.: H-06 G-13,P-14,E-14

**1. Contractor: (Name and Address)**

Monaco Mechanical, Inc.  
1971 University Lane  
Lisle, Illinois 60532

**Project No.:** 321-055-136 Phase #: 3

**Project Name and Location:**

Renovate Dietary  
Elgin Mental Health Center  
Elgin, IL, Kane

**Contract No.:** 22054583

**Contract Work:** Heating

**2. REQUEST for change by: Contractor**

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

On 11/27/2024 roughly 200 SF of elevated slab delaminated into the crawl space under the area between col. D& E and col. 4&5. Previously location of kettles. Kluber conducted a field visit 12/3/24 and determined the area in question should be removed and replaced.(attached for reference) A formal design was submitted on 1/30/25 outlining the totality of the scope of work.

**4. Description Of Change In Work:**

Relocate existing steam condensate line that are scheduled for future phased demolition to location shown on attached sketch prepared by IHC.

**5. Total Value Of This Order Not To Exceed:**

\$510,000.00

**6. Other Associated Proceed orders (Number(s) and Amount(s)):** Click or tap here to enter text.  
G-13,P-14,E-14

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.)

Initial

Monaco Mechanical, Inc., Contractor Representative

03/11/2025  
Date

(Up to \$14,999)

3/11/2025

105

Date

Probable Classification

(Up to \$49,999)

Blanca Rivera, Regional Manager

Date

(Up to \$74,999)

Timothy Patrick, Construction Administrator

Date

(Up to \$99,999)

Lisa Hennigh, Deputy Director - Construction

Date

(Up to \$200,000)

Tamakia J Edwards, Executive Director

Date

If Board Level, insert Agenda Item No. \_\_\_\_\_ and Board Meeting Date \_\_\_\_\_



# PROCEED ORDER

PO No.: P-14  
Date: 2/26/2025  
Associated RFP No.: G-13,E-14,H-06

**1. Contractor: (Name and Address)**

C.W. Bums Co. Inc.  
1536 Brook Drive, Ste E  
Downers Grove, Illinois 60515

**Project No.:** 321-055-136 Phase #:

**Project Name and Location:**

Renovate Dietary  
Elgin Mental Health Center  
Elgin, IL, Kane

**Contract No.:** 22054882

**Contract Work:** Plumbing

**2. REQUEST for change by: Contractor**

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

On 11/27/2024 roughly 200 SF of elevated slab delaminated into the crawl space under the area between col. D & E and col. 4&5. Previously location of kettles. Kluber conducted a field visit 12/3/24 and determined the area in question should be removed and replaced.(attached for reference) A formal design was submitted on 1/30/25 outlining the totality of the scope of work.

**4. Description Of Change In Work:**

Selective removal/rerouting of gas lines under affected slab area; Selective removal/rerouting of sanitary lines under affected slab area.

**5. Total Value Of This Order Not To Exceed:**

\$20,000.00

**6. Other Associated Proceed orders (Number(s) and Amount(s)): Click or tap here to enter text.**

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.)

<u>Initial</u>		<u>3/5/2025</u>	
		Date	
(Up to \$14,999)		<u>3/11/2025</u>	<u>105</u>
		Date	Probable Classification
(Up to \$49,999)	<u>Blanca Rivera, Regional Manager</u>	<u>        </u>	
		Date	
(Up to \$74,999)	<u>Timothy Patrick, Construction Administrator</u>	<u>        </u>	
		Date	
(Up to \$99,999)	<u>Lisa Hennigh, Deputy Director Construction</u>	<u>        </u>	
		Date	
(Up to \$200,000)	<u>Tamakia J Edwards, Executive Director</u>	<u>        </u>	
		Date	

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



**Project Number:** 810-066-019

**Description:** Construct Career, Technical  
And Manufacturing Center  
McHenry County College  
Crystal Lake, McHenry County, IL

**Client Agency:** Illinois Community College Board

**Architect/Engineer:** Ross Barney Architects, P.C.  
10 W. Hubbard Street  
Chicago, IL, 60654

**Total Project Budget:** \$29,038,199.30  
**Unobligated Funds:** \$ 2,904,974.13  
**Total Spent to Date:** \$26,838,189.62  
**Percent Complete:** 95% - Construction

**Project Manager:** Mark Jones



**Project History:** The McHenry County College in Crystal Lake, McHenry County, is a 15-building facility established in 1967.

The scope of work provides for the construction of an approximately 52,300 square foot building on the main campus. The new facility will provide general operating space for reception, offices, workrooms, storage area, washrooms and students. New business and technology space would include general classrooms, computer classrooms equipped to provide computer instruction, a testing center, virtual lab, development of a tech academy and other specialty spaces as identified in the building program.

The George Sollitt Construction identified the need for overtime/premium time to have trades work additional hours during the week as well as Saturdays beginning in February 2024 through August 2024. Sollitt has assembled a budget for this premium time under proceed order G-006 in the amount of \$198,000. Proceed Order G-006 was not approved as submitted by CDB CPO as the premium time resources were already being used by Sollitt. In lieu of the Proceed Order, the CDB CPO requested a change order be submitted once the work was completed. Change order G-016 in the amount of \$296,728.60 was submitted to CDB on December 12, 2024. The change order was settled by CDB's estimating department with the contractor at the revised price of \$286,860.92.

**Description of RFP Change:** This change order will be classified as a reimbursable and provides for the overtime/premium time performed by George Sollitt Construction Company in order to meet the substantial completion date of August 19, 2024.

**Requested Action:** We are requesting board approval of change order G-016 in the amount of \$286,860.92 to reimburse the George Sollitt Construction Company for their additional labor hours provided on this project.

Contractor	Trade	Change Order Amount	Original Contract	% Change
The George Sollitt Construction Company	General	\$286,860.92	\$26,284,429.00	1%
Total All Change Orders	General	\$286,860.92	\$26,284,429.00	1%



## MEMORANDUM

**TO:** Blanca Rivera, Regional 1 Manager  
Tim Patrick, Construction Administrator

**FROM:** Mark Jones, Project Manager

**DATE:** March 18, 2025

**RE:** Request for Board Approval of RFPCO G-016  
810-066-019 McHenry County College  
Construct Career, Technical, and Manufacturing Center  
Crystal Lake, McHenry County, Illinois

The McHenry County College in Crystal Lake, McHenry County, is a 15-building facility established in 1967.

The scope of work provides for construction of an approximately 52,300 square foot building on the main campus. The new facility will provide general operating space for reception, offices, workrooms, storage area, washrooms and students. New business and technology space would include general classrooms, computer classrooms equipped to provide computer instruction, a testing center, virtual lab, development of a tech academy and other specialty spaces as identified in the building program.

Bids were received on the above referenced project on 12/7/2022. Five bids were received, and the George Sollitt Construction Company was awarded the project. The original baseline construction schedule issued by George Sollitt on 4/28/23 indicated a Project Substantial Completion Date of 6/28/2024: an updated construction schedule provided by Sollitt dated 2/2/2024 indicated a Substantial Completion date of 8/5/2024 having a delay of 38 calendar days. The updated scheduled itemized the following delays: ComEd engineering for switchgear, Storm Sewer structures, existing utilities at the Northeast corner of the project site, relocation of an existing water main, undercuts for slab on grade, existing stair interference, and severe cold weather and heavy snow.

Noticing the 38-day delay identified on Sollitt's updated construction schedule, the Client Agency, McHenry County College, expressed their concerns addressing the crucial timeline for occupancy, especially vital for instruction in the Fall 2024 school semester. MCC emphasized how critical this deadline was for the college's enrollment numbers and the launch of new programs. The George Sollitt Construction identified the need for Overtime/ Premium Time to have trades work Saturdays through August 2024. Sollitt assembled a budget for this Premium Time including \$150,000 their company expended and also indicated they anticipated a further \$337,000 to \$350,000 would be required. Proceed Order G-006 in the amount of \$198,000 was prepared and submitted. PO G-006 was not approved as submitted. The CDB CPO indicated the Proceed Order was invalid as the premium time resources were already being used by Sollitt. The CDB CPO requested a Change Order be submitted once the work was completed. RFPCO G-016 in the amount of \$296,728.60 was submitted on 12/12/2024. The Change Order was settled by CDB's Estimating Department with the contractor at the revised price of \$286,860.92.

Our recommendation is for the approval of the Request for Proposal and Change Order for The George Sollitt Construction Company in the amount of \$286,860.92.

State of Illinois  
CAPITAL DEVELOPMENT BOARD

# REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 12/12/2024

RFP Number: 016

1. (Contractor's Name, Address, Telephone, Fax & Attention)

The George Sollitt Construction Company  
185 Hansen Ct., Suite 100  
Wood Dale, IL 60191  
(630)860-7333 Fax ( ) -  
Attn: Kieran McAleer e-mail: kmcaleer@sollitt.com

CDB Project #: 810-066-019

CDB Project Name: Construct Career, Technical and Manufacturing Center  
& Location: McHenry County College, Crystal Lake

CDB Contract #: 23051741

Contract Work: General Single Prime

2. REQUEST for change by: Contractor, Using Agency

CDB contemplates making certain changes, additions and deletions to the work to be performed under the subject Contract. Unless otherwise indicated in the description of change, accompanying drawings and specifications, all work required shall conform to the contract documents. The Contractor is required to submit within 14 calendar days from the date herein a proposal and a detailed breakdown for this change. The proposal shall be submitted in accordance with CDB's format and the General Conditions.

3. REASON for change:

Overtime work is required in order to meet the Using Agency's requested Substantial Completion date of 8/19/2024.

4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued.

Refer to attached letter from architect to CDB dated 2/14/2024 including premium time cost proposal by contractor. Contractor proposal lists overtime costs by trade with critical trade work planned for every Saturday from February until August 2024. Overtime work is also needed on Sundays and during the week in order to meet the Substantial Completion date.

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.

N/A

**IMPORTANT NOTICE**

Disclosure of this information is mandatory in accordance with the Standard Documents for Construction. Failure to complete this will prevent payment for work completed and/or be a material breach of contract.

6. CONSIDERATION:

Work to be accomplished in Calendar Days from Approval of RFPCO.

**NOTE:** Unless specifically indicated above, this does not extend the contract time.

The Contract Sum is INCREASED/DECREASED by the total sum of.....\$

296,728.60

\$286,860.92 TC 12/23/24

7. The change described above and on accompanying drawings and specifications and the Contractor's proposal (if applicable) are hereby incorporated by reference and made a part hereof. Having reviewed the above and determining the amount to be fair and proper the undersigned:

RECOMMEND issuance of a change order

A/E Firm Name: Reed Barney Architects

signature

APPROVE as to form and content:

USING AGENCY name: McHenry County College

12-13-24  
signature

COORDINATING CONTRACTOR / CONSTRUCT. MANAGER

BY signature

CDB/EM APPROVE

signature

CONTRACTOR DATE 12/12/24

BY Kieran McAleer print name

signature

Senior Project Manager

title

CDB APPROVE change order

DATE

BY print name

signature

title

8. FOR CDB USE ONLY	Type of Change	% Assess	Package No.	CO Date	CO No.	CO AMOUNT add (deduct)
						\$

**Project Number:** 120-050-059

**Description:** Upgrade HVAC/Roofing/Remediation  
East Moline Correctional Center  
East Moline, Rock Island County, IL

**Client Agency:** Illinois Department of Corrections

**Architect/Engineer:** Valdes Architecture and Engineering  
100 West 22<sup>nd</sup> Street  
Lombard, IL, 60148

**Total Project Budget:** \$13,894,111.00  
**Unobligated Funds:** \$ 1,085,789.00  
**Total Spent to Date:** \$ 5,243,587.13  
**Percent Complete:** 39% - Construction

**Project Manager:** Jason Wiseman



**Project History:** The East Moline Correctional Center is a 46-building facility established in 1903. Housing Unit 3 is a 46,000 square foot, 3-story building established in 1940 and Housing Unit 4 is a 46,000 square foot, 3-story building, established in 1935.

The scope of work for this project includes architectural style shingles, underlayment, metal edging, flashings, gutters and downspouts, as well as a new membrane, insulation, drip edge metal and all necessary accessories. Remediation is required at mold impacted wood sheathing and framing in the Housing Unit 3 and Housing Unit 4 attics. An asbestos assessment has confirmed asbestos pipe fitting insulation is present in the fan rooms in a deteriorated condition. Additionally, asbestos debris has been confirmed present in the Housing Unit 3 North Fan Room. Repair/remove deteriorated pipe fitting insulation, as well as clean and remove asbestos debris from the Housing Unit 3 North Fan Room. Replacement of the steam absorption chillers, cooling towers, pumps, air handling units and control systems in the following buildings at the correctional center: Campbell Cottage, All Faiths Chapel, and the Education Building, which will impact the systems at Housing Unit 3, Housing Unit 4, and the Vocational Building. The exhaust system currently serving the shower/toilet rooms in both Housing Unit 3 and 4 is no longer operating as intended. A fully engineered replacement upgrade will be required to resolve the exhaust conditions. The scope of work also provides for replacement of associated branch ducts.

The existing linoleum sheet flooring in Housing Units 3 and 4 and the associated mastic is asbestos containing which poses a life-safety issue and needs to be addressed prior to the reoccupation of the buildings. The existing linoleum sheet flooring is installed over a terrazzo flooring and all efforts shall be taken to minimize damage to the underlying terrazzo flooring to remain post abatement. The terrazzo flooring will be patched as needed, cleaned, and polished.

**Description of RFP Change:** This proceed order will be classified as an undiscovered condition and will provide for the removal of approximately 13,000 square feet of asbestos-containing linoleum sheet flooring and the associated mastic in Housing Units 3 and 4.

**Requested Action:** We are requesting board approval of proceed order G-5 in the amount of \$430,000.00 to allow the contractor to perform with the necessary asbestos abatement regarding the flooring of Housing Unit 3 and Housing Unit 4.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Drive Construction	General	\$430,000.00	\$12,991,751.00	3%
Total All Proceed Orders		\$430,000.00	\$12,991,751.00	3%



## MEMORANDUM

TO: James Cockrell, Regional 2 Manager  
Tim Patrick, Construction Administrator

FROM: Jason Wiseman, Project Manager

DATE: March 17, 2025

RE: Request for Board Approval of PO G-5  
120-050-059 East Moline Correctional Center

I am writing to provide details regarding the asbestos abatement process for Housing Units 3 (C3007) and 4 (C3008) at the East Moline Correctional Center.

The contractor will be removing approximately 13,000 square feet of asbestos-containing linoleum sheet flooring and associated mastic in both Housing Units 3 and 4. The removal process will be carried out using gross/wet methods within a full, negative pressure containment to ensure safety and compliance. The flooring and mastic will be removed down to a clean substrate.

To minimize damage to the underlying terrazzo flooring, all efforts will be made to protect and preserve it for post-abatement use. Post-abatement clearance sampling will be conducted using PCM analysis by a third-party firm hired by the Architect/Engineer (A/E).

The abatement will be performed exclusively by IDPH-licensed and trained personnel, following the CDB Project Manual Workbook for Asbestos, Lead, UST, and PCB (January 2024 Edition), as well as AHERA regulations. Additionally, the contractor will verify all dimensions and site conditions and will be fully responsible for these aspects throughout the abatement process.

I would greatly appreciate your support in ensuring that the CPO office and all parties involved have a clear understanding of the process and requirements. I can also provide the email from Warden Mark Williams and Chief Engineer Les Arbuckle to further support this cause.

Should you have any questions or concerns, please do not hesitate to reach out.

Thank you for your time and assistance.

Best regards,

Jason Wiseman





# PROCEED ORDER

PO No.:PO-5

G

Date:

2/25/2025

Associated RFP No.:

G-4

**1. Contractor: (Name and Address)**

Drive Construction, Inc.  
7235 S. Ferdinand Avenue  
Bridgeview, IL 60455

**Project No.:** 120-050-059 Phase #: 1

**Project Name and Location:**

Upgrade HVAC/Roofing/Remediation  
East Moline Correctional Center

**Contract No.:** 24052981

**Contract Work:** General

**2. REQUEST for change by:** Using Agency

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

The linoleum sheet flooring and associated mastic installed in Housing Units 3 & 4 is asbestos containing. The flooring is damaged and peeling up in several areas throughout both buildings. The condition is a life-safety issue and needs to be addressed prior to reoccupation of the building.

**Description Of Change In Work:** Remove approximately 13,000 square feet of asbestos containing linoleum sheet flooring and associated mastic throughout Housing Unit 3 (C3007) and approximately 13,000 square feet of asbestos containing linoleum sheet flooring and associated mastic throughout Housing Unit 4 (C3008) as described on the attached pages.

Click or tap here to enter text.

**4. Total Value of This Order Not To Exceed:**

\$430,000.00

**5. Other Associated Proceed orders (Number(s) and Amount(s)):** Click or tap here to enter text.

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.

**6. 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.)

Initial	Drive Construction , Contractor Representative	Date	
(Up to \$14,999)		2/26/2025	205
		Date	Probable Classification
(Up to \$49,999)		3/3/25	
	James Cockrell, Regional Manager	Date	
(Up to \$75,999)		3-3-2025	
	Timothy Patrick, Construction Administrator	Date	
(Up to \$99,999)		03/04/2025	
	Lisa Hennigh, Deputy Director - Construction	Date	
(Up to \$200,000)			
	Tamakia Edwards, Executive Director	Date	



**Capital  
Development  
Board**

Building a Better Illinois

If Board Level, insert Agenda Item No. \_\_\_\_\_ and Board Meeting Date \_\_\_\_\_



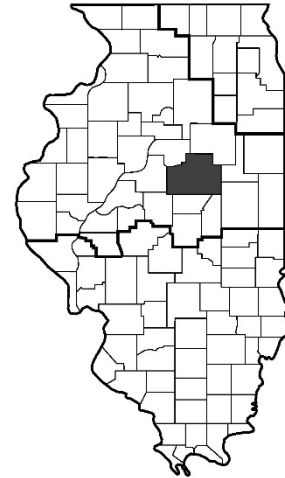
**Project Number:** 546-015-023

**Description:** Construct Vehicle Maintenance Shop  
Bloomington Readiness Center  
Bloomington, McLean County, IL

**Client Agency:** Illinois Department of Military Affairs

**Architect/Engineer:** Dewberry Architects, Inc.  
401 SW Water St., #701  
Peoria, IL, 61602

**Total Project Budget:** \$20,000,000.00  
**Unobligated Funds:** \$ 5,809.45 (DMA to obligate funds upon approval)  
**Total Spent to Date:** \$16,190,233.20  
**Percent Complete:** 88% - Construction



**Project Manager:** Medeny Guy

**Project History:** The scope of work provides for constructing a specially designed National Guard Vehicle Maintenance Shop (32,056 total square feet). The National Guard Vehicle Maintenance Shop includes the following items that are integral to the facility; organizational vehicle parking (paved), flammable materials storage, controlled waste handling facility and overhead protection. Comprehensive interior design services are requested. This facility will be designed to meet Industry Standards as well as all local, state, and federal building codes and as per Public Law 90-480. Construction will include all utility services, information systems, fire detection and alarm systems, roads, walks, curbs, gutters, storm drainage, parking areas and site improvements. Facilities will be designed to a minimum life of 40 years in accordance with DoDs Unified Facilities Code (UFC 1-200-02), including energy efficiencies, building envelope and integrated building systems performance as per ASA (IE&E) Sustainable Design and Development Policy updated 2017. Access for individuals with disabilities will be provided.

Upon design of the building, Dewberry Architects, Inc. discovered the existing storm sewer system was draining into an easement on private property. Through much deliberation with the private property owner and the City of Bloomington, it was determined that a new storm sewer system must be constructed and rerouted to public easement that runs to RT Dunn Drive.

On 7/12/2023, Johnco's subcontractor sent plans to the City of Bloomington for review in order to get a permit. On 07/18/2023, the City of Bloomington rejected the plans because the stormwater from the basin was discharging into a private sewer system. On 02/27/2024, City of Bloomington approved the A/E's plans re-routing the stormwater discharge. On 5/28/24, CDB, Client, and A/E met confirming A/E did not receive a formal verbal or written approval from the City of Bloomington during design. However, the A/E had multiple meetings with the City between October 2021 through January 2022, and a virtual meeting in February 2022 that produced no questions or comments from City of Bloomington.

**Description of RFP Change:** This proceed order will provide for removing the designed connection to the existing private storm sewer system, which is located between the adjacent apartment complex buildings. A new storm sewer system connection will be routed to the east of the apartment complex utilizing an existing public utility easement to connect the storm sewer system to RT Dunn Drive. This will be classified as an A/E error.

**Requested Action:** We are requesting board approval of proceed order G-10 in the amount of \$700,000.00 to provide for the re-routing of the storm sewer system.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Johnco Construction, Inc.	General	\$700,000.00	\$17,811,000.00	4%
Total All Proceed Orders		\$700,000.00	\$17,811,000.00	4%



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**MEMORANDUM**

TO: Tim Patrick, Construction Administrator

FROM: Medeny Guy, Region 2 Project Manager

DATE: March 17, 2025

RE: 546-015-023, Construct Vehicle Maintenance Shop  
Department of Military Affairs,  
Bloomington, McLean County, IL  
RFPCO-G-010 – Re-route Storm sewer drainage

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During Construction, on 07/12/2023, Single Prime contractor, Johnco, subcontractor, GA Rich, submitted issued for construction plans to the City of Bloomington for review in order to get a permit for storm water sewer connection. On 7/18/2023, the City of Bloomington, Steve Law, did a preliminary review and notified GA Rich that the stormwater from the basin was shown to discharge into a private sewer system, which is not allowed. On 08/23/2023, City of Bloomington thoroughly reviewed plans and provided formal comments to Dewberry's, AE, consultant Prairie Engineers prohibiting the outlet storm sewer from the detention basin. On 11/09/2023, Dewberry presented three (3) options developed by Prairie Engineering to DMA and CDB PM. December 2023, DMA initiated contact with the Private Property manager for approval to discharge to their storm line. On 01/11/2024, the Property manager would not allow the tie-in but proposed an alternative route, which was Prairie Engineering's option #2 install another storm sewer within the public easement that runs to RT Dunn Drive, between the apartment buildings.

On 5/28/2024, a meeting was held with the following attendees: Tim Patrick, James Cockrell, Medeny Guy, Jera Muder (DMA), Dewberry – Paul Reardon and Brian Johns, Consultants, Prairie Engineering - Matt Fuller, Darren Forgy, Lisa Kramer, and Nate Leach. Prairie Engineering indicated they contacted City of Bloomington between October 2021 and January 2022 with a virtual meeting on February 2022 where City of Bloomington provided no comments or questions. The AE did not receive an approval letter nor were there meeting minutes from the City of Bloomington documenting design approval.

Revised plans (C-103: Site Grading Plan, C-104: Site Utility Plan, C-105: Site Utility Plan, and C-504: Site Details) and Specification 33 05 07.13 revised 12/20/2023 were submitted to City of Bloomington revising the storm water discharge route. On 02/27/2024, the City of Bloomington provided a Contingent Approval letter with no comments to the plans or specifications. This Change Order reflects the approved route.

Proceed Order #G-010 for \$700,000.00 is being submitted to the April 2025 Board for approval.

Thank you.  
Very Respectfully,

Medeny Guy

cc: James Cockrell, Region 2 Manager



# PROCEED ORDER

PO No.: **G-010**  
Date: 3/13/2025  
Associated RFP No.: G-010

**1. Contractor: (Name and Address)**

Johnco Construction, Inc.  
107 W First Street  
Mackinaw, IL 61755  
Attn: Robert Spalding  
rspalding@johncoconstruction.com

**Project No.:** 546-015-023 **Phase #:** 1

**Project Name and Location:**

Construct Vehicle Maintenance Shop  
Bloomington Readiness Center, Bloomington, McLean County

**Contract No.:** 23044041  
**Contract Work:** General

**2. REQUEST for change by: Contractor**

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

At construction, subcontractor GA Rich went to get a permit from the City of Bloomington. City of Bloomington denied permit and requested design changes due to IFC had stormwater from the basin discharging to a private sewer system. AE had several meetings with City of Bloomington during design, not documented and no verbal or formal approval received. Building is erected but no stormwater drainage installed. Project will be delayed and incur additional cost.

**4. Description Of Change In Work:**

Remove the connection to the existing storm water system between the apartment complex buildings. Provide storm water connection to be routed to the east of the apartment complex and utilize an existing utility easement to route the storm sewer to RT Dunn Drive. Provide connection to City owned storm sewer system on RT Dunn Drive. Refer to attached plans and specifications for full details. Remove previously installed sewer connections from IFC and install to new drainage rework location. Refer to "Drainage Rework Changes" next page for full description of revisions. See attached for additional information

**5. Total Value Of This Order Not To Exceed:**

\$ \_\_\_\_\_

**6. Other Associated Proceed orders (Number(s) and Amount(s)): RFPCO-G-029, Proceed Order G-055**

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.)

Initial	Robert Spalding, Johnco Construction, Contractor Rep.	Date	
(Up to \$14,999)		03/17/2025	201
	Medeny Guy, Project Manager	Date	Probable Classification
(Up to \$49,999)		03-18-2025	
	James Cockrell, Regional Manager	Date	
(Up to \$75,999)		3-18-2025	
	Timothy Patrick, Construction Administrator	Date	
(Up to \$99,999)			
	Lisa Hennigh, Deputy Director - Construction	Date	
(Up to \$200,000)			
	Tamakia Edwards, Executive Director	Date	

If Board Level, insert Agenda Item No. \_\_\_\_\_ and Board Meeting Date \_\_\_\_\_

**Project Number:** 546-015-023

**Description:** Construct Vehicle Maintenance Shop  
Bloomington Readiness Center  
Bloomington, McLean County, IL

**Client Agency:** Illinois Department of Military Affairs

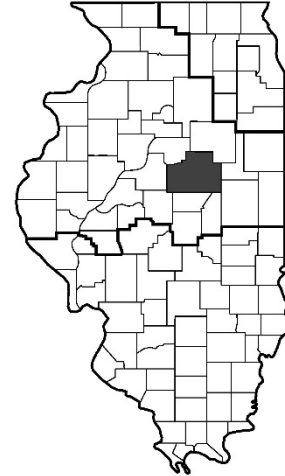
**Architect/Engineer:** Dewberry Architects, Inc.  
401 SW Water St., #701  
Peoria, IL, 61602

**Total Project Budget:** \$20,000,000.00

**Unobligated Funds:** \$ 5,809.45 (DMA to obligate funds upon approval)

**Total Spent to Date:** \$16,190,233.20

**Percent Complete:** 88% - Construction



**Project Manager:** Medeny Guy

**Project History:** The scope of work provides for constructing a specially designed National Guard Vehicle Maintenance Shop (32,056 total square feet). The National Guard Vehicle Maintenance Shop includes the following items that are integral to the facility; organizational vehicle parking (paved), flammable materials storage, controlled waste handling facility and overhead protection. Comprehensive interior design services are requested. This facility will be designed to meet Industry Standards as well as all local, state, and federal building codes and as per Public Law 90-480. Construction will include all utility services, information systems, fire detection and alarm systems, roads, walks, curbs, gutters, storm drainage, parking areas and site improvements. Facilities will be designed to a minimum life of 40 years in accordance with DoDs Unified Facilities Code (UFC 1-200-02), including energy efficiencies, building envelope and integrated building systems performance as per ASA (IE&E) Sustainable Design and Development Policy updated 2017. Access for individuals with disabilities will be provided.

On September 12, 2024, during a progress meeting it was discovered that no specifications were included in the contract documents to purchase and install an above ground fuel tank. Following the 100% design review submittal, the only comment related to a fuel tank, noted by the Client Agency, was that there was a missing standard detailed drawing for the fuel tank. Therefore, the A/E inadvertently missed specifying and detailing the need for this fuel tank.

**Description of RFP Change:** This proceed order will be classified as an A/E omission and will provide for installation of an above ground fuel tank and associated elements per specification section 23 13 23 – Facility Aboveground Fuel-Oil Storage.

**Requested Action:** We are requesting board approval of proceed order G-048 in the amount of \$350,000.00 to provide for procurement and installation of an above ground fuel tank and associated elements.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Johnco Construction, Inc.	General	\$350,000.00	\$17,811,000.00	2%
Total All Proceed Orders		\$350,000.00	\$17,811,000.00	2%



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**M E M O R A N D U M**

TO: Tim Patrick, Construction Administrator

FROM: Medeny Guy, Region 2 Project Manager

DATE: March 18, 2025

RE: 546-015-023, Construct Vehicle Maintenance Shop  
Department of Military Affairs,  
Bloomington, McLean County, IL  
Proceed Order-G-048 – Install Above Ground Fuel Tank

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On September 12, 2024, a monthly progress WebEx meeting, separate from monthly on-site pay/progress meeting, was held with A/E (Dewberry), Contractor (Johnco), Client Agency (DMA), and CDB PM where it was discovered that no specifications were included in the bid and issued for construction documents identifying contractor to purchase and install an above ground fuel tank and associated materials. However, drawing E-506 suggested the contractor would be responsible for purchasing and installing the tank.

Discussions and emails were held between the A/E and Client Agency during design after 50% but before 100% submittal in which the CDB PMs were not included. Emails are attached to the Proceed Order for reference of discussion between A/E and Client Agency. The only comment from the Client Agency at 100% on a fuel tank was a missing standard detailed drawing, C-507. The drawing was included at Bid and Construction.

After September 2024, the A/E met and discussed requirements with the Client Agency and fuel tank vendor. Additionally, the Client Agency identified and provided a sole source for Veeder Root automatic tank gauge and monitoring system for the tank to retain consistent standards throughout Illinois Department of Military Affairs facilities.

Contractor submittals, requests for information, and lead time to procure the tank prompted this Proceed Order which includes the added specification 231323-Facility Aboveground Fuel-Oil Storage Tanks.

Proceed Order #G-048 for \$350,000.00 is being submitted to the April 2025 Board for approval.

Thank you.  
Very Respectfully,

Medeny Guy

cc: James Cockrell, Region 2 Manager



# PROCEED ORDER

PO No.: **G-048**

Date: 3/3/2025

Associated RFP No.: G-048

<b>1. Contractor: (Name and Address)</b> Johnco Construction, Inc. 107 W First Street Mackinaw, IL 61755 Attn: Robert Spalding rspalding@johncoconstruction.com	<b>Project No.: 546-015-023 Phase #: 1</b> <b>Project Name and Location:</b> Construct Vehicle Maintenance Shop Bloomington Readiness Center, Bloomington, McLean County  <b>Contract No.:</b> 23044041 <b>Contract Work:</b> General
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**2. REQUEST for change by: Client/Using Agency**

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

In response to the request to provide the Above Ground Fuel Tank Specification previously not issued with bidding documents, RFP-CO 048 is being issued. Fuel tank is estimated 22-24 week delivery time from approved order, delaying project completion.

**4. Description Of Change In Work:**

Purchase and install Fuel tank and associated materials per Specification section 231323 - Facility Aboveground Fuel-Oil Storage.

**5. Total Value Of This Order Not To Exceed:** \$ \_\_\_\_\_

**6. Other Associated Proceed orders (Number(s) and Amount(s)):**

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.)

<b>Initial</b>	<b>Robert Spalding, Johnco Construction, Contractor Rep.</b>	<b>Date</b>	
(Up to \$14,999)	Medeny Guy, Project Manager	03/18/2025	202
		<b>Date</b>	<b>Probable Classification</b>
(Up to \$49,999)	James Cockrell, Regional Manager	03-18-2025	
		<b>Date</b>	
(Up to \$75,999)	Timothy Patrick, Construction Administrator	3-18-2025	
		<b>Date</b>	
(Up to \$99,999)	Lisa Hennigh, Deputy Director - Construction		
		<b>Date</b>	
(Up to \$200,000)	Tamakia Edwards, Executive Director		
		<b>Date</b>	

If Board Level, insert Agenda Item No. \_\_\_\_\_ and Board Meeting Date \_\_\_\_\_

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

<b>Project Number</b>	<b>Firm/Job Description</b>	<b>Estimated Total Project Cost</b>
007-000-003	Replace Carpeting/Flooring for Courts Illinois Courts Statewide - The Court of Illinois  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Doyle & Associates Architects and Interior Designers JP Architects, Ltd. Tilton, Kelly + Bell, L.L.C.	\$8,307,600
104-030-018	Repair and Restore Building and the Site Water Management Systems Department of Natural Resources/HPA Dana-Thomas House State Historic Site - Springfield, Sangamon County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Bauer Latoza Studio Ltd. dba Arda Design Farnsworth Group, Inc. Vinci/Hamp Architects, Inc.	\$6,607,400
120-008-020	Replace Fire Alarm System Department of Corrections Illinois River Correctional Center - Canton, Fulton County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Interface Engineering, Inc. Introba Inc. RTM Engineering Consultants, LLC	\$6,277,800
120-178-014	Replace Fire Alarm System Department of Corrections Big Muddy Correctional Center - Jefferson County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Henneman Engineering Inc. Michael K. Swim, Consulting Engineer, Inc. Woolpert, Inc.	\$3,543,200



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

Project Number	Firm/Job Description	Estimated Total Project Cost
120-200-134	Replace Fire Protection Systems Department of Corrections Pontiac Correctional Center - Livingston County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Clark Dietz, Inc. Henneman Engineering Inc. Primera Engineers, Ltd.	\$5,274,600
120-231-034	Replace Fire Alarm System Department of Corrections Joliet Treatment Center - Will County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Globetrotters Engineering Corporation Interface Engineering, Inc. Nest Builders, Inc.	\$3,233,000
250-150-014	Upgrade HVAC and Electrical; Replace Roof; Interior and Exterior Repairs Department of Central Management Services Suburban North Regional Office Facility - Des Plaines, Cook County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Gannett Fleming Architects, Inc. Johnson Lasky Kindelin Architects, Inc. WSP USA Buildings Inc.	\$31,396,400
624-060-048	Replace Roofing System Department of Revenue Revenue Building (Willard Ice Building) - Springfield, Sangamon County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Design Mavens Architecture PLLC GreenAssociates Inc Hurst-Rosche, Inc.	\$8,076,300

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

<b>Project Number</b>	<b>Firm/Job Description</b>	<b>Estimated Total Project Cost</b>
810-022-008	Replace Curtain Walls Illinois Community College Board City Colleges of Chicago: Wilbur Wright College - Chicago, Cook County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Carlile Architects LLC JP Architects, Ltd. Specialty Consulting, Inc.	\$3,621,000
810-050-024	Upgrade and Tuckpoint Building Exterior Illinois Community College Board Kankakee Community College - Kankakee County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Carlile Architects LLC JP Architects, Ltd.	\$750,000
810-068-017	Replace Flooring, Pool Deck and Wall Finishes Illinois Community College Board Moraine Valley Community College - Palos Hills, Cook County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Carlile Architects LLC Demonica Kemper Architects, LLC Doyle & Associates Architects and Interior Designers	\$595,057

## A/E SELECTION COMMITTEE RECOMMENDATIONS

4/8/2025



**CDB PROJECT NO:** 007-000-003

**PROJECT DESCRIPTION:** Replace Carpeting/Flooring for Courts

**PROJECT LOCATION:** Illinois Courts  
Statewide - The Court of Illinois

**APPROPRIATION AMOUNT:** \$8,307,600

**ESTIMATED TOTAL PROJECT COST:** \$8,307,600

### PROJECT SCOPE OF WORK:

The Michael A. Bilandic Building (J0200) is a 420,367 square foot, 24-story building established in 1923.

The scope of work provides for removing the existing carpet pads and carpeting. The flooring underneath will need to be examined for damage and repaired, if necessary. Once completed, new carpet pads and carpeting will need to be installed on the floors occupied by the Supreme Court and First District Appellate Court.

The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget and they can be held responsible for redesign of the project should bids received exceed project funding.

The Illinois Works Jobs Program Act Apprenticeship Initiative will apply to all prevailing wage eligible work performed on this project.

A combined MBE/WBE goal of 20 percent is applicable to the A/E team. Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

**PROFESSIONAL SERVICES BULLETIN VOLUME:** 319

## A/E SELECTION COMMITTEE RECOMMENDATIONS

4/8/2025



**CDB PROJECT NO:** 104-030-018

**PROJECT DESCRIPTION:** Repair and Restore Building and the Site Water Management Systems

**PROJECT LOCATION:** Department of Natural Resources/HPA  
Dana-Thomas House State Historic Site - Springfield, Sangamon County

**APPROPRIATION AMOUNT:** \$6,607,400

**ESTIMATED TOTAL PROJECT COST:** \$6,607,400

### PROJECT SCOPE OF WORK:

The Dana/Thomas House (A7000) is a 15,300 square foot, 3-story building established in 1904. The Coach House (A7001) is a 4,000 square foot, 2-story building established in 1904. Designed by architect Frank Lloyd Wright, the Dana-Thomas House is one of the best-preserved examples of Wright's "prairie period" architecture. The house and gardens were created as an entertaining venue for socialite/heiress Susan Lawrence Dana of Springfield IL. The residence includes an array of custom designed art glass, furniture, lighting, artwork and sculpture that remain preserved and extant. The interior is defined by a combination of vaulted ceilings and overlapping floor planes and balconies that create a dynamic play of form, light and shadow. The adjacent house now serves as the site visitor and orientation center and includes the site offices, auditorium and Sumac Shop.

The scope of work provides for an engineering study to map out the existing storm drains and cisterns that also considers connections to the existing drainage system to the north, a future park site. The work also includes waterproofing the house foundation and removing and replacing existing broken or clogged footing drains and downspout pipes. Also included is disconnecting and reconnecting sanitary waste lines, floor drain lines, and footing drain lines with new sanitary sump pits, electrical sanitary waste ejectors, and participation in the City of Springfield "Overhead Sewage Program." All pumps to have power failure backup. Also included is rehabilitating the glass-block panels in the south terrace walkway and the reflecting pool in the courtyard to eliminate leakage and repairing cracked concrete.

Work is also included to repair and repaint all the plaster frieze, repair and re-stain all exterior wood framing with minor wood replacement as needed, and removal of the top portion of brick wall with concrete cap, repairing any water damage, and reassembling the wall; repair coming for all art glass windows, repair brick on main house and Carriage House, replace lift, and remove stone caps below Gallery Area windows and reset them, replacing wood for the window below this area.

Work is also included to assess the current sprinkler system and remove and replace sprinkler heads and any failing pipe sections.

Work is also included to replace all existing site lighting fixtures, providing new branch circuits to existing power source and controls; replace the camera surveillance system and expand coverage to properly monitor activities at the site, and replace the combination fire alarm and security system with an expanded system meeting current building codes and Using Agency needs.

Work is also included to reroof the Main House and replace some decking, re-align and repair the gutters, reroof south side of Carriage House with all new decking and new gutters, and provide new downspouts, downspout repairs, gutter repairs, and new collection boxes as needed.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

The State Historic Preservation Office should be consulted during every phase of this project.

The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget, and they can be held responsible for redesign of the project should bids received exceed project funding.

A combined MBE/WBE goal of 20 percent is applicable to the A/E team. Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

**PROFESSIONAL SERVICES BULLETIN VOLUME: 319**

## A/E SELECTION COMMITTEE RECOMMENDATIONS

4/8/2025



**CDB PROJECT NO:** 120-008-020

**PROJECT DESCRIPTION:** Replace Fire Alarm System

**PROJECT LOCATION:** Department of Corrections  
Illinois River Correctional Center - Canton, Fulton County

**APPROPRIATION AMOUNT:** \$6,277,800

**ESTIMATED TOTAL PROJECT COST:** \$6,277,800

### PROJECT SCOPE OF WORK:

The Illinois River (Canton) Correctional Center is a 31-building facility established in 1987.

The scope of work provides for replacing the entire fire alarm system in all buildings, including necessary fiber optic lines to interconnect the buildings. A complete fire alarm code analysis will be required for each building.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

The A/E is required to coordinate all telecommunications and networking requirements with the Department of Innovation and Technology (DoIT) during design and construction.

The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget, and they can be held responsible for redesign of the project should bids received exceed project funding.

A combined MBE/WBE goal of 20 percent is applicable to the A/E team. Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

**PROFESSIONAL SERVICES BULLETIN VOLUME:** 319

## A/E SELECTION COMMITTEE RECOMMENDATIONS

4/8/2025



**CDB PROJECT NO:** 120-178-014

**PROJECT DESCRIPTION:** Replace Fire Alarm System

**PROJECT LOCATION:** Department of Corrections  
Big Muddy Correctional Center - Jefferson County

**APPROPRIATION AMOUNT:** \$3,543,200

**ESTIMATED TOTAL PROJECT COST:** \$3,543,200

### PROJECT SCOPE OF WORK:

The Big Muddy Correctional Center - Jefferson County, is a 24-building facility established in 1992.

The scope of work provides for replacing the fire alarm system and wiring throughout the facility, including a code analysis for all buildings.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

The A/E is required to coordinate all telecommunications and networking requirements with the Department of Innovation and Technology (DoIT) during design and construction.

The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget, and they can be held responsible for redesign of the project should bids received exceed project funding.

A combined MBE/WBE goal of 18 percent is applicable to the A/E team.

A combined VBE/PBE goal of 2 percent is applicable to the A/E team.

**PROFESSIONAL SERVICES BULLETIN VOLUME: 319**



## A/E SELECTION COMMITTEE RECOMMENDATIONS

4/8/2025



**CDB PROJECT NO:** 120-200-134

**PROJECT DESCRIPTION:** Replace Fire Protection Systems

**PROJECT LOCATION:** Department of Corrections  
Pontiac Correctional Center - Livingston County

**APPROPRIATION AMOUNT:** \$5,274,600

**ESTIMATED TOTAL PROJECT COST:** \$5,274,600

### PROJECT SCOPE OF WORK:

The North Cell House (C0710) is a 109,638 square foot, 6-story building established in 1892. The South Cell House (C0717) is a 108,708 square foot, 6-story building established in 1895.

The scope of work provides for removing and replacing the existing fire protection systems in the North Cell House and South Cell House.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

The A/E is required to coordinate all telecommunications and networking requirements with the Department of Innovation and Technology (DoIT) during design and construction.

The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget, and they can be held responsible for redesign of the project should bids received exceed project funding.

A combined MBE/WBE goal of 20 percent is applicable to the A/E team. Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

**PROFESSIONAL SERVICES BULLETIN VOLUME:** 319

## A/E SELECTION COMMITTEE RECOMMENDATIONS

4/8/2025



**CDB PROJECT NO:** 120-231-034

**PROJECT DESCRIPTION:** Replace Fire Alarm System

**PROJECT LOCATION:** Department of Corrections  
Joliet Treatment Center - Will County

**APPROPRIATION AMOUNT:** \$3,233,000

**ESTIMATED TOTAL PROJECT COST:** \$3,233,000

### PROJECT SCOPE OF WORK:

The Joliet Treatment Center is a 28-building facility established in 1863.

The scope of work provides for removing the existing fire alarm system, including fire alarm control panels, fire alarm wiring, smoke detectors, heat detectors, pull stations, duct detectors, horn strobes and strobe only devices. The work also provides for a new fire alarm system, including fire alarm control panels, fire alarm wiring, smoke detectors, heat detectors, pull stations, duct detectors, horn strobes and strobe only devices.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

The A/E is required to coordinate all telecommunications and networking requirements with the Department of Innovation and Technology (DoIT) during design and construction.

The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget, and they can be held responsible for redesign of the project should bids received exceed project funding.

The Illinois Works Jobs Program Act Apprenticeship Initiative will apply to all prevailing wage eligible work performed on this project.

A combined MBE/WBE goal of 18 percent is applicable to the A/E team.

A combined VBE/PBE goal of 2 percent is applicable to the A/E team.

**PROFESSIONAL SERVICES BULLETIN VOLUME: 319**

## A/E SELECTION COMMITTEE RECOMMENDATIONS

4/8/2025



**CDB PROJECT NO:** 250-150-014

**PROJECT DESCRIPTION:** Upgrade HVAC and Electrical; Replace Roof; Interior and Exterior Repairs

**PROJECT LOCATION:** Department of Central Management Services  
Suburban North Regional Office Facility - Des Plaines, Cook County

**APPROPRIATION AMOUNT:** \$31,396,400

**ESTIMATED TOTAL PROJECT COST:** \$31,396,400

### PROJECT SCOPE OF WORK:

The Maine North Regional Office Building (J0951) is a 443,865 square foot, 3-story building established in 1969.

The scope of work provides for replacement and upgrades of HVAC equipment, roof replacement and façade repair, various electrical repairs and improvements, remodeling of various spaces, and any related, supporting, or incidental work.

Hazardous materials may be encountered, abatement of asbestos-containing materials.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget, and they can be held responsible for redesign of the project should bids received exceed project funding.

The Illinois Works Jobs Program Act Apprenticeship Initiative will apply to all prevailing wage eligible work performed on this project.

A combined MBE/WBE goal of 25 percent is applicable to the A/E team. Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

**PROFESSIONAL SERVICES BULLETIN VOLUME:** 319

## **A/E SELECTION COMMITTEE RECOMMENDATIONS**

**4/8/2025**



**CDB PROJECT NO:** 624-060-048

**PROJECT DESCRIPTION:** Replace Roofing System

**PROJECT LOCATION:** Department of Revenue  
Revenue Building (Willard Ice Building) - Springfield, Sangamon County

**APPROPRIATION AMOUNT:** \$8,076,300

**ESTIMATED TOTAL PROJECT COST:** \$8,076,300

### **PROJECT SCOPE OF WORK:**

The Willard Ice Building (I0100) is a 913,236 square foot, 7-story building established in 1982.

The scope of work provides for removing and replacing approximately 133,000 square feet of roofing and all associated accessories.

The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget, and they can be held responsible for redesign of the project should bids received exceed project funding.

A combined MBE/WBE goal of 20 percent is applicable to the A/E team. Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

**PROFESSIONAL SERVICES BULLETIN VOLUME: 319**

## A/E SELECTION COMMITTEE RECOMMENDATIONS

4/8/2025



**CDB PROJECT NO:** 810-022-008

**PROJECT DESCRIPTION:** Replace Curtain Walls

**PROJECT LOCATION:** Illinois Community College Board  
City Colleges of Chicago: Wilbur Wright College - Chicago, Cook County

**APPROPRIATION AMOUNT:** \$2,715,750

**ESTIMATED TOTAL PROJECT COST:** \$3,621,000

### PROJECT SCOPE OF WORK:

The City Colleges of Chicago, Wilbur Wright College, Cook County, is a 3-building facility established in 1992. The Wright College Building (JC06A) is a 544,380 square foot, 3 story building established in 1992.

The scope of work provides for complete replacement of the deteriorated and leaking 3-story curtain wall systems totaling approximately 7,000 square feet of replacement at eight locations. The work will also provide limited interior repairs and replacement of finishes and equipment as necessary at interior surrounds, including ceramic tile/drywall, acoustic ceiling tile and baseboard heaters. The work will provide a watertight connection of new construction to the existing parapet wall above, including new flashing, and to the existing pedestrian bridges where present, the replacement of entrance doors and hardware associated with the curtain walls and exterior repairs to improve drainage at concrete entrance landings at grade.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget, and they can be held responsible for redesign of the project should bids received exceed project funding.

The Illinois Works Jobs Program Act Apprenticeship Initiative will apply to all prevailing wage eligible work performed on this project.

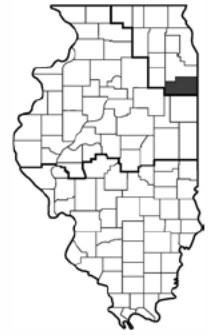
A combined MBE/WBE goal of 18 percent is applicable to the A/E team.

A combined VBE/PBE goal of 2 percent is applicable to the A/E team.

**PROFESSIONAL SERVICES BULLETIN VOLUME: 319**

## **A/E SELECTION COMMITTEE RECOMMENDATIONS**

**4/8/2025**



**CDB PROJECT NO:** 810-050-024

**PROJECT DESCRIPTION:** Upgrade and Tuckpoint Building Exterior

**PROJECT LOCATION:** Illinois Community College Board  
Kankakee Community College - Kankakee County

**APPROPRIATION AMOUNT:** \$562,500

**ESTIMATED TOTAL PROJECT COST:** \$750,000

### **PROJECT SCOPE OF WORK:**

The Kankakee Community College is a 14-building facility established in 1968. The Building L Phase 1 (JC19G) is a 60,545 square foot, 3-story building established in 1971.

The scope of work provides for upgrades to the Building L Phase 1 exterior, including but not limited to, tuckpointing, expansion joints, metal coping caps, sealants at windows, and repairing and replacing cracked brick, mortar joints, steel lintels and shelf angles.

The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget, and they can be held responsible for redesign of the project should bids received exceed project funding.

The Illinois Works Jobs Program Act Apprenticeship Initiative will apply to all prevailing wage eligible work performed on this project.

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

**PROFESSIONAL SERVICES BULLETIN VOLUME:** 319

## A/E SELECTION COMMITTEE RECOMMENDATIONS

4/8/2025



**CDB PROJECT NO:** 810-068-017

**PROJECT DESCRIPTION:** Replace Flooring, Pool Deck and Wall Finishes

**PROJECT LOCATION:** Illinois Community College Board  
Moraine Valley Community College - Palos Hills, Cook County

**APPROPRIATION AMOUNT:** \$446,293

**ESTIMATED TOTAL PROJECT COST:** \$595,057

### PROJECT SCOPE OF WORK:

The Moraine Valley Community College - Palos Hills, is a 23-building facility established in 1967. The Building H Fitness and Recreation Center (ICCB068-0002) is a 113,360 square foot, 2-story building established in 2014.

The scope of work provides for replacing floor and wall finishes around the pool area, locker rooms and family changing rooms.

The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget, and they can be held responsible for redesign of the project should bids received exceed project funding.

The Illinois Works Jobs Program Act Apprenticeship Initiative will apply to all prevailing wage eligible work performed on this project.

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

**PROFESSIONAL SERVICES BULLETIN VOLUME:** 319



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

Project Number	Firm/Job Description	Estimated Total Project Cost
120-000-077	Construction Management and Owner's Representative Services Department of Corrections Statewide Program, Statewide	\$TBD
<i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>		
Cotter Consulting, LLC		
CGL Management Group, LLC		
Vanir Milhouse a Joint Venture		

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**04/08/2025**



**CDB PROJECT NO:** 120-000-077

**PROJECT DESCRIPTION:** Construction Management and Owner's Advisor

**PROJECT LOCATION:** Services Department of Corrections - Statewide Program

**APPROPRIATED AMOUNT:** \$900,000,000

**PUBLISHED PROJECT BUDGET:** \$TBD

**PROJECT SCOPE OF WORK:**

This role provides construction management and owner's representative services to support the Department of Corrections through the lifecycle of building two new multi-security level (minimum, medium, and maximum) facilities for services including programming, medical/mental health, dietary and recreational needs. The scope of work includes, but is not limited to:

1. Special Requirements or Experience
  - a. Required Qualifications
    - i. Experience with Large Capital Facility Projects
      1. The team must have demonstrable experience managing construction or acting as an owner's representative for large-scale correctional facilities or other secured environments (e.g., mental health centers, hospitals, or college campuses).
      2. Experience with a minimum of **one** correctional project completed within the past 10 years with a construction budget of at least **\$300 million** per project.
      3. Demonstrated compliance with **American Correctional Association (ACA)** accreditation standards.
      4. The team must have experience overseeing construction projects with at least one example project with a **\$500 million or greater** budget to demonstrate experience managing multi-phase projects, with details on timelines, budget adherence, and risk management strategies.
    - ii. Regulatory Compliance and Standards
      1. Experience managing projects that adhere to federal, state, and local construction regulations (including environmental, security, and accessibility standards).
      2. Display knowledge and experience with International Building Code, specifically as it relates to correctional and detention facilities.
      3. Exhibit knowledge and experience with all applicable National Fire Protection Association (NFPA) code requirements for correctional and detention facilities. Demonstrate compliance with **ACA** standards for correctional facilities.
      4. Provide at least two **detailed examples** from past projects that showcase regulatory compliance.
    - iii. Specialized Experience in Rehabilitative and Therapeutic Spaces
      1. Minimum of **two examples** of projects that included the construction of rehabilitative or therapeutic environments in correctional facilities, mental health centers or hospitals.
      2. Include project details demonstrating how these spaces supported rehabilitation and reintegration goals.
    - iv. Personnel Requirements
      1. Key personnel must include professionals with demonstrated corrections experience on at least **two new correctional projects**.
      2. Submit resumes and work histories for key personnel, highlighting specific roles and responsibilities in relevant projects.
    - v. LEED Certification Experience
      1. Provide at least **one example** of a project focused on sustainability, such as

**certified buildings and renewable energy, such as solar, or equivalent sustainable design and/or construction.**

- 2. Detail sustainability features integrated into the design and construction phases.
  - b. Preferred Qualifications
    - i. Experience in Rehabilitative and Therapeutic Spaces
      - 1. Preference for firms with **more than two** examples of rehabilitative or therapeutic space projects in correctional facilities, hospitals, or mental health centers.
      - 2. Provide case studies showcasing the integration of rehabilitative design principles and evidence-based therapeutic practices.
    - ii. Experience with Building Automation Systems for Secure Environments
      - 1. Preference for firms with experience in designing or managing the installation of **building automation systems** (e.g., CCTV systems, life safety, access control systems, and security management platforms).
      - 2. Provide **at least one example** where these systems were integrated into a secure facility to enhance security and operational efficiency.
    - iii. Progressive Design Build Experience
      - 1. Minimum of two projects completed within the past 10 years with a construction budget of at least \$200 million per project.
    - iv. Staffing
      - 1. Preference for a diverse team including members who have been justice-impacted, formerly incarcerated and have experience as staff at a correctional facility.
2. Project Initiation and Planning
- a. Establish Project Goals and Objectives: Collaborate with the owner to define project goals, objectives, and success criteria. Explore and integrate current trends in reintegration rehabilitation facility.
  - b. Develop Project Charter: Create a project charter outlining the scope, budget, schedule, and key stakeholders. Develop a decision-making matrix.
  - c. Stakeholder Engagement: Identify and engage all relevant stakeholders to verify that their needs and expectations are considered. Assist in marketing the project to the construction community including outreach to MBE/WBE companies and prequalification opportunities. Also assist in conducting the pre-bid conference(s).
3. Programming Phase
- a. Needs Assessment: Review a thorough needs assessment to understand the owner's requirements and constraints.
  - b. Space Planning: Assist in developing space planning criteria and requirements.
  - c. Feasibility Studies: Review feasibility studies to evaluate potential sites, design options, and budget implications.
  - d. Program Development: Collaborate with the design team to develop a detailed program that aligns with the owner's goals.
  - e. Delivery Method: Support development of the delivery method(s) that will be utilized for various phases of this project.
4. Design Development Phase
- a. Design Team Coordination: Facilitate coordination between the owner, design team, and other consultants.
  - b. Design Reviews: Conduct regular design reviews to assess the design for alignment with the project technical requirements, goals and budget.
  - c. Value Engineering: Provide value engineering suggestions to optimize design and reduce costs without compromising quality.
  - d. Constructability Reviews: Review design documents for constructability and provide feedback to the design team.
    - i. Oversee site mobilization and construction staging plan.
- 061

- e. Sustainability Goals: Verify that sustainability goals and requirements are integrated into the design.
- f. FF&E: Define all elements related to FF&E.
- g. Campus LEED Documentation: Maintain all documentation required for submittal to meet the requirements of the LEED certification process following completion of construction documents. This includes all documents required during bidding, construction and project close-out. Monitor and submit LEED documentation to the United States Green Building Council (USGBC) website.

#### 5. Cost Management

- a. Budget Development: Assist in developing and reviewing the total project budget.
- b. Cost Estimating: Review all cost estimates and provide independent cost estimates as needed at various stages of design to keep the project within budget.
  - i. If the estimate exceeds the budget at any stage of design, make recommendations for possible cost reductions or bid alternates to bring the project within budget.
  - ii. Recommend contingency for each project contract.
  - iii. Assist in review and evaluation of bids received.
- c. Cost Control: Implement cost control measures and track expenditures against the budget.
  - i. Provide written explanations of substantial bid deviations from budget amounts.
  - ii. Review RFI's, change orders and pay requests.

#### 6. Schedule Management

- a. Schedule Development: Create overall critical path schedule for all of the project phases. Review project schedule for individual phases, including key milestones and deadlines.
  - i. Material and long lead-time procurement schedule.
  - ii. Bid schedule.
- b. Schedule Monitoring: Monitor the project schedule and identify potential delays or issues.
- c. Schedule Adjustments: Recommend adjustments to the schedule as needed to keep the project on track.

#### 7. Risk Management

- a. Risk Identification: Identify potential risks and develop mitigation strategies.
- b. Risk Monitoring: Continuously monitor risks and implement mitigation measures as needed.
- c. Contingency Planning: Review/advise contingency plans to address unforeseen issues.

#### 8. Communications and Reporting

- a. Communication Plan: Develop and implement a communication plan for effective information flow among all stakeholders. Set up groups and meetings for various stakeholders.
- b. Progress Reports: Provide regular progress reports to the owner, highlighting key achievements, issues, contractor and sub-contractor diversity spending and upcoming activities.
  - i. Monthly executive summary including actual vs. projected progress and recommendations.
- c. Meeting Facilitation: Facilitate project meetings so that action items are tracked and completed. Provide and distribute meeting minutes for all meetings.
- d. Stakeholders Engagement Meetings: Develop and coordinate stakeholder meetings to ensure that stakeholders' feedback is meaningfully considered over course of project.

9. Quality Assurance (Design and Construction)

- a. Quality Standards: Establish quality standards and monitor integration into the design and construction processes.
- b. Quality Reviews: Conduct quality reviews of design documents and construction activities. Assist with Owner's interpretation of compliance related to onsite activities.
- c. Compliance Monitoring: Verify compliance with Owner standards and guidelines.
- d. Supplier Quality: Product and/or manufacturer inspections and expediting.

10. Procurement Assistance

- a. FF&E Contract Coordination: Support the owner in coordinating contracts with selected vendors including long lead time procurement.
- b. Vendor Management: Oversee the performance of contractors and suppliers to validate that they meet project requirements. Review all pay applications and invoicing related to project milestones.
- c. Change Order Reviews: Assistance reviewing change orders to verify details including scopes and quantities.
- d. Miscellaneous Services: Ability to complete any work, including undiscovered conditions and smaller scope items that support the overall project, as needed that is outside of the major design and construction contracts to provide a complete and functional facility.

11. Documentation and Closeout

- a. Commissioning Services: Support design and construction startup activities on site of equipment/systems throughout facilities.
- b. Documentation Management: Confirm that all project documentation is properly organized, maintained and accessible within current document control software.
  - i. Maintain and manage submittals and submittal logs, RFI's, RFP's, CO's and all other construction related documents.
  - ii. Collect and maintain MBE/WBE utilization data for all A/E's and contractors.
- c. Project Closeout: Assist in the project closeout process, including final inspections, punch lists, and turnover to the owner through Final Acceptance.
- d. Lessons Learned: Conduct a post-project review to capture lessons learned and best practices for future projects.

Operational Training: Assist, train and verify training materials of staff at new facilities for future operations. Aid with the forecasting of operational needs including staffing for the facilities.

The Illinois Works Jobs Program Act Apprenticeship Initiative will apply to all prevailing wage eligible work performed on this project.

A MBE goal of 40 percent is applicable to the A/E team, and a WBE goal of 5 percent is applicable to the A/E team.

A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

**PROFESSIONAL SERVICES BULLETIN VOLUME: 319-2**



## MEMORANDUM

**TO:** The Capital Development Board

**FROM:** Lauren Noll, Deputy General Counsel

**DATE:** March 26, 2025

**RE:** 71 Ill. Adm. Code 43, Early Childhood Construction Grant Rules

After receiving the Board's approval of proposed changes to its Early Childhood Construction Grant rulemaking, 71 Ill. Adm. Code 43, at the July 2024 Board meeting, the Capital Development Board (CDB) filed the rulemaking with the Secretary of State. First Notice for the rulemaking began on August 23, 2024. During the First Notice period, CDB received comments from the public with recommended changes. In response to those comments, CDB is proposing to make the following two substantive changes to the rules:

- 1) In Section 43.110(b) of the rules, CDB is no longer proposing that a not-for-profit owner of a facility being improved with grant funds awarded to a not-for-profit lessee act as a co-applicant and co-grantee to the early childhood provider. Instead, the owner will act as a guarantor for the not-for-profit lessee in the event grant funds must be returned. This will only be required for grants over \$200,000, to allow for smaller capital improvements by lessees without a guarantor. The guarantor requirement will permit the property improved with grant funds to be leveraged if grant funds need to be returned and provides incentive for the owner to keep the early childhood provider in the property that has been improved for at least ten years, which benefits the grantee and all the children and families receiving early childhood services from the grantee. Section 43.140(b)(5) has been amended to reflect this change as well.
- 2) CDB is adding reference to the appeals process provided in 44 Ill. Adm. Code 7000.350(g) to the rulemaking. This language was added to Section 43.160(i).

These changes are shown in red-line in the attached. Pursuant to 2 Ill. Adm. Code 1650.410(d), CDB is requesting the Board's approval of the above substantive changes made during the rulemaking process. Upon approval, CDB will move to adopt the changes in the rulemaking.

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CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED AMENDMENTS

TITLE 71: PUBLIC BUILDINGS, FACILITIES, AND REAL PROPERTY  
CHAPTER I: CAPITAL DEVELOPMENT BOARD  
SUBCHAPTER a: RULES

PART 43  
EARLY CHILDHOOD CONSTRUCTION GRANT RULES

Section

43.100	Definitions
43.110	Eligible Applicants
43.120	Early Childhood Construction Projects Grants Eligibility Requirements
43.130	Award of Early Childhood Construction Project Grants
43.140	Use of Grant Monies
43.150	Evaluation Process
43.160	Grant Award Process
43.170	Reporting
43.180	Payment Schedules
43.190	Property Usage
43.200	GATA

AUTHORITY: Implementing and authorized by Section 5-300 of the School Construction Law [105 ILCS 230] and Section 50 of the Grant Accountability and Transparency Act [30 ILCS 708].

SOURCE: Adopted at 35 Ill. Reg. 1358, effective January 6, 2011; amended at 45 Ill. Reg. 11564, effective September 3, 2021; amended at 48 Ill. Reg. \_\_\_\_\_, effective \_\_\_\_\_.

**Section 43.100 Definitions**

As used in this Part, the following terms shall be defined as follows:

"Act" means Section 5-300 of the School Construction Law [105 ILCS 230].

"Board" means the Capital Development Board.

"Early Childhood Center" means a facility, which does not include a private residence, where a public school district or not-for-profit entity provides educational, health, social and/or child development services to young children, ages 0 to 5 years old, and their families.



CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED AMENDMENTS

"Early Childhood Construction Grant" or "Grant" means the Early Childhood Construction Grant created by the Act.

"Early Childhood Construction Project" or "Project" means a project, other than a school construction project, school maintenance project, or school energy efficiency project as defined in the School Construction Law, that provides for the acquisition, construction, expansion or renovation of an early childhood center that is owned or will be owned by the grant recipient. A Project may include, as part of the overall capital project, equipping the facility. Other equipment purchases are also allowed provided that the equipment has a significant useful life and otherwise complies with the requirements of this Part. Projects may not include any ongoing operational costs.

"Equipment" means movable equipment, including all items of equipment, other than built-in equipment, necessary and appropriate for the functioning of a facility that is purchased, renovated, or constructed with grant funds, and that will be used solely or primarily for purposes related to the mission of an early childhood center. Further, equipment is defined as durable manufactured items that have a significant useful life of at least 12 years, that are not affixed to a building and are capable of being moved or relocated from room to room or building to building, that are not consumed in use, and that have an identity and function that will not be lost through incorporation into a more complex unit.

Equipment includes:

office/household equipment and furniture;

machinery, implements and major tools;

scientific instruments and apparatus with the exception of those items that are subject to a short useful life (e.g., glassware, tubing, crockery, and light bulbs); and

Transportation costs and installation costs incurred from an outside source.

Equipment does not include:

commodities;

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CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED AMENDMENTS

library books, maps, and paintings;

livestock, for any use;

rolling stock (e.g., cars, trucks, boats, related items); or

spare and replacement parts.

"GATA" means the Grant Accountability and Transparency Act [30 ILCS 708].

"GATA Rules" means 44 Ill. Adm. Code 7000.

"Not-for-Profit Corporation" means an organization:

incorporated under state laws and in good standing with the Illinois Secretary of State; and

operating for educational, charitable, social, religious, civic or humanitarian purposes.

"Not-for-profit Entity" means a Not-for-profit Corporation or unit of local government, including a community college district.

"Notice of Funding Opportunity" means the Board's formally issued announcement of the availability of State funding for the Early Childhood Construction Grant program.

"Public School District" means a public school district recognized as such by the Illinois State Board of Education pursuant to Sections 2-3.25 of the School Code, which includes other public entities responsible for administering public schools, such as cooperatives, joint agreements, charter schools, special charter districts, regional offices of education, local agencies, and the Department of Human Services. [105 ILCS 5/2-3.25a]. "Public school district" includes a Type 40 area vocational center or special education cooperative that is jointly owned, if the joint agreement includes language that specifies how the debt obligation is to be paid, including in the event that an entity withdraws from the joint agreement.

"Underserved Children" means children from marginalized communities and populations aged 0 to 5 years old who exceed the number of enrollment slots

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CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED AMENDMENTS

designated for their age groups at early childhood centers in the area served by those centers.

(Source: Amended at 48 Ill. Reg. \_\_\_\_\_, effective \_\_\_\_\_)

**Section 43.110 Eligible Applicants**

- a) Eligible applicants for Early Childhood Construction Grants include any public school district or not-for-profit entity with experience in providing educational, health, social and/or child development services to young children and their families.
- b) A not-for-profit entity with experience in providing educational, health, social and/or child development services to young children and their families that rents or leases from another not-for-profit entity shall be considered an eligible entity. When a not-for-profit entity rents or leases from another not-for-profit, the not-for-profit owner of the facility to be improved with grant funds may be required to be a guarantor for the not-for-profit entity operating the early childhood center. When required, the owner, as guarantor, must agree to repay any grant funds required to be returned to CDB when the not-for-profit entity operating the early childhood center fails to make the repayment. CDB may require the owner of the facility to be a guarantor when the award amount is greater than \$200,000.~~A joint application for funds may be submitted when one not for profit entity or public school district owns the facility to be improved with grant funds and another not for profit entity or public school district with experience in providing educational, health, social and/or child development services to young children and their families operates the Early Childhood Center at the facility.~~
- c) An early childhood center operated by a non-profit entity must be licensed as a day care center in accordance with Illinois Department of Children and Family Services rules [89 Ill. Adm. Code 407, Licensing Standards for Day Care Centers].

(Source: Amended at 48 Ill. Reg. \_\_\_\_\_, effective \_\_\_\_\_)

**Section 43.120 Early Childhood Construction Project Grants Eligibility Requirements**

Eligible applicants must meet the following criteria:

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED AMENDMENTS

- a) Applicants must be willing to enter into the Uniform Grant Agreement required by GATA Rules (see 44 Ill. Adm. Code 7000.300) with the Board that outlines the roles, responsibilities and obligations of each party;
- b) Applicants must be "qualified" to be an awardee on the GATA implementation website for the State of Illinois as required by GATA Rules (see 44 Ill. Adm. Code 7000.70);
- c) Applicants must demonstrate that they have funding, or demonstrate and certify that they will have funding for any required match, plus any project costs that will exceed the grant amount and required match;
- d) Applicants must demonstrate that the early childhood center for which the grant is sought addresses the needs of underserved populations of young children in the community and any additional priorities identified in the Notice of Funding Opportunity;
- e) Applicants must provide a narrative describing the proposed project, including the following components:
  - 1) General project description;
  - 2) A description of the new or expanded services/programs to be offered as a result of the project, the number of estimated children to be served by each, and the estimated date/year of completion;
  - 3) Evaluation of the proposed project site;
  - 4) Funding sources and cost estimates for the project;
  - 5) The design and construction schedule for the Project; and
  - 6) An assurance that the applicant meets or will meet applicable licensing and/or accreditation standards by the conclusion of the Project;
- f) Applicants must provide a description of the population to be served. The description shall include:
  - 1) How the eligible population is identified;

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED AMENDMENTS

- 2) How the eligible population will be recruited;
- 3) The geographic area to be served;
- 4) The estimated number of children and/or families to be enrolled using data provided by the State;
- 5) Population of children to be served in new or expanded programs, as applicable, including the ages and percentage of underserved children; and
- 6) Staff to child ratios for new/expanded programs and, if applicable, proposed changes to current staff to child ratios.
- g) Applicants must provide any other documentation required by the Notice of Funding Opportunity for the grant program.

(Source: Amended at 48 Ill. Reg. \_\_\_\_\_, effective \_\_\_\_\_)

**Section 43.130 Award of Early Childhood Construction Project Grants**

- a) Not-for-profit Applicants/Applicants that are not School Districts with Populations Exceeding 500,000
  - 1) The Board is authorized to make grants to public school districts and not-for-profit entities for early childhood grants. These grants shall be paid out of monies appropriated for that purpose.
  - 2) Applicants will be evaluated and scored as outlined in the Notice of Funding Opportunity and in accordance with this Part. Grants will be awarded to eligible applicants in a priority order from available State funds.
- b) Applicant School Districts with Populations Exceeding 500,000  
A school district with a population exceeding 500,000 that submits a complete and accurate application in compliance with the Act and this Part shall be awarded grants totaling at least 20% of the total amounts awarded for each school year when grants are awarded, as provided by the Act.

(Source: Amended at 48 Ill. Reg. \_\_\_\_\_, effective \_\_\_\_\_)

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CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED AMENDMENTS

**Section 43.140 Use of Grant Monies**

- a) A recipient of a grant under the Act and this Part may use the grant monies to do one or more of the following:
  - 1) Construction of an addition to or otherwise expanding an existing facility;
  - 2) New construction of a facility or renovations to an existing facility in order to create a new early childhood center;
  - 3) Acquisition of a facility;
  - 4) Purchase or replacement of equipment;
  - 5) Safety improvements; and
  - 6) Classroom conversions.
- b) Grant funds shall not be used for the following:
  - 1) To offset existing debt;
  - 2) To supplant existing funds that support a service, program or activity for which Grant support is requested;
  - 3) To fund expenses associated with the operations of the early childhood center;
  - 4) To lease/rent space for occupancy;
  - 5) To make leasehold improvements, except as provided in Section 43.110(b) when the owner of the facility and the operator of the Early Childhood Center both are eligible entities and apply as joint applicants;
  - 6) To use for sectarian instruction, religious worship or a school or department of divinity; and
  - 7) To use for the proportional share of joint use facilities that either provide personal residential space for those who are not students or provide space

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED AMENDMENTS

for business activities unrelated to the mission of the early childhood center.

(Source: Amended at 48 Ill. Reg. \_\_\_\_\_, effective \_\_\_\_\_)

**Section 43.150 Evaluation Process**

Applications will be reviewed based upon the following criteria:

- 1) Quality of rationale for documented need for the project with priority given to projects located in those communities in the State with the greatest underserved population of young children and other priorities identified in the Notice of Funding Opportunity.
- 2) Ability of the applicant to successfully complete project objectives described in the grant application.
- 3) Quality of evidence used to support the likelihood of the applicant to implement and sustain the early childhood center's new operations upon completion of the project.
- 4) Quality of the proposed budget and timeline for the completion of the project, including a detailed description of additional funds to be used toward the applicant's financial contribution and the readiness of the project to begin once the grant funds are awarded.
- 5) As applicable, any other criteria listed in the Notice of Funding Opportunity for the grant program.

(Source: Amended at 48 Ill. Reg. \_\_\_\_\_, effective \_\_\_\_\_)

**Section 43.160 Grant Award Process**

- a) Grants will be awarded by the Board in rank order.
- b) The Board will notify both those applicants who are recommended for an award as well as those who will not be offered a Grant. Those applicants who do not receive an award are eligible to submit future applications if funding is available.



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ILLINOIS REGISTER

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CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED AMENDMENTS

- c) Grants shall be subject to the Illinois Grant Funds Recovery Act [30 ILCS 705]. Any grant funds not legally obligated within two years after disbursement by the State shall be returned to the Board within 45 days.
- d) Grant funds may only be used for the project described in the grant agreement. The applicant must provide matching funds as required by the Act.
- e) Applicants must demonstrate their ability to obtain the required match and any amounts needed for the proposed project that exceed the grant amount.
- f) Applicants must demonstrate that the facility for which the Grant is sought will continue to be operated by the applicant as an early childhood center for at least 10 years after completion of the capital Project;
- g) Grant awards are conditioned upon the recipient's written certification that it will comply with applicable laws, including but not limited to, the equal employment practices of:
  - 1) Section 2-105 of the Illinois Human Rights Act [775 ILCS 5];
  - 2) the Illinois Accessibility Code [71 Ill. Adm. Code 400];
  - 3) the Prevailing Wage Act [820 ILCS 130];
  - 4) the practices for minority-owned businesses, woman-owned businesses, and businesses owned by persons with disabilities of the Business Enterprise for Minorities, Women and Persons with Disabilities Act [30 ILCS 575]; and
  - 5) the Illinois Works Jobs Program Act Apprenticeship Initiative [30 ILCS 559/20-20], when applicable.
- h) Grants will be awarded based on the availability of funding within a given application period.
- i) Appeals for this grant program shall follow the process provided in 44 Ill. Adm. Code 7000.350(g). All appeals shall be submitted in writing as provided in the Notice of Funding Opportunity.

(Source: Amended at 48 Ill. Reg. \_\_\_\_\_, effective \_\_\_\_\_)

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED AMENDMENTS

**Section 43.190 Property Usage**

- a) Any early childhood center purchased, constructed, or improved with grant funds shall continue to be operated by the grantee as an early childhood center for a period of at least 10 years from completion of the project.
- b) If, within 10 years after the completion of the project for which a grant was made under this Part, grantee ceases to use the property as an early childhood center, the grantee shall refund to the Board a prorated amount of the grant based on the number of months the grantee was not in compliance out of a total of 120 months. Any partial month of noncompliance shall be included in the repayment amount.
- c) *When grants are made to non-profit corporations for the acquisition or construction of new facilities, the Capital Development Board or any State agency it so designates shall hold title to or place a lien on the facility for a period of 10 years after the date of the grant award, after which title to the facility shall be transferred to the non-profit corporation or the lien shall be removed, provided that the non-profit corporation has complied with the terms of its grant agreement.*

(Source: Amended at 48 Ill. Reg. \_\_\_\_\_, effective \_\_\_\_\_)

**CHANGE ORDERS FOR BOARD AUTHORIZED PROCEED ORDERS**

Project Number	Project Description	Proceed Order Number	Total Amount of Proceed Order	Board Date Approved	Total Amount of Associated Change Order(s) & Date Executed	Value of Change Order Work Completed
125-000-005	Illinois Department of Juvenile Justice – Construct and Renovate Facilities – Lincoln, Logan County, IL	G-049	\$275,000.00	10/08/2024	<b>G-049</b> <b>\$253,788.82</b> <b>3/25/2025</b>	<b>92%</b>

\*New information is in **bold**.

## EMERGENCY PROJECT PROCEED ORDER/CHANGE ORDER REPORT

Project Number	Project Description	Proceed Order or Change Order Number	Total Amount of this Proceed Order, RFP or Mod & Date Executed	Total Amount of Associated RFPs/Mods & Date Executed	Percentage of RFP/Mod Work Completed
040-020-081	Illinois Department of Veterans' Affairs – Illinois Veterans' Home at Manteno – Emergency Dehumidification Services and Assessment – Manteno, Kankakee County, IL	PO G-3	<b>\$300,000.00</b> <b>4/1/2025</b>	N/A	0%
120-050-062	Illinois Department of Corrections – East Moline Correctional Center – Repair/Replace Tunnels – East Moline, Rock Island County, IL	PO G-3R	\$3,000,000.00 12/5/2024	G-3A \$119,092.54 2/4/2025  <b>G-3B</b> <b>\$882,896.41</b> <b>3/13/2025</b>  <b>Total to Date:</b> <b>\$882,988.95</b>	100%

\*New information is in **bold**.

## FY25 AMENDED CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 9, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
August 13, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
September 10, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
October 8, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
November 12, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
December 10, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
January 14, 2025	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
February 11, 2025	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
March 11, 2025	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
April 8, 2025	11:00 a.m.	Chicago, Springfield, <b>Edwardsville</b> , Peoria, and Video Conference
May 13, 2025	11:00 a.m.	Chicago, Springfield, <b>Edwardsville</b> , Peoria, and Video Conference
June 10, 2025	11:00 a.m.	Chicago, Springfield, <b>Edwardsville</b> , Peoria, and Video Conference

### Meeting Locations:

401 South Spring St. 3 <sup>RD</sup> Floor Stratton Building Springfield	555 West Monroe 8 <sup>th</sup> Floor Chicago	5415 North University St. Peoria	Edwardsville 99 Supporting Services Drive Suite 1350
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