



**Capital
Development
Board**
Building a Better Illinois

**June 10, 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

June 10, 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, 3rd Floor
Edwardsville, SIU-E Campus, 99 Supporting Services Dr., Suite 1350
Peoria, 5415 North University Street
Or via WebEx

LOGIN: <https://illinois.webex.com/>

Call: 312-535-8110 ACCESS CODE: 2869 504 7794 PASSWORD: CDB62025

Request for public comment or questions can be made to either Amy Evans or Heather Parks:

Amy Evans (217-782-8726) / Amy.L.Evans@illinois.gov)

Heather Parks (217-782-8729) / Heather.R.Parks@illinois.gov)

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

Preliminary Items

3. Approval of the Agenda
4. Approval of May 13, 2025, Minutes 1-6

Board Action

Construction Region 1

5. Modification – IDVA– Manteno Veterans’ Home 7-10
6. Proceed Order – ICCB – Harper College 11-14

Construction Region 2

7. Change Order – U of I – Exterior Renovations of Altgeld Hall 15-18
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Construction Region 3

9. Proceed Order – IBHE – SIUE – New Health & Science Building 29-31

QBS

10. Architecture/Engineering Selection Recommendations from PSB 320 32-33
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Informational Items

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13. Emergency Project Proceed Order/Change Request 49
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15. Public Comment

Executive Session

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

SUBJECT: Meeting Minutes for May 13, 2025

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

The following Board Members were present:

Chicago

Eileen Rhodes, Chair
Pam McDonough
Ama Addai
Araceli Garza

Springfield

Saul Morse

Peoria

Beverly Potts

The following were present in Chicago:

Karla Springer, CDB	Brent Lance, CDB	Jocelyn Sada, CDB
Darnita Lee, CDB	Jesse Martinez, CDB	Tim Patrick, CDB
Tamakia Edwards, CDB	Robert Coslow, CDB	Julia Barnhardt, CDB
Amy Evans, CDB	Lisa Hennigh, CDB	Blanca Rivera, CDB
Kenneth Watkins, CDB	Nazih Kafe, CDB	Micaela Vidana, CDB

The following were present in Springfield:

Heather Parks, CDB	Nicole Power, CDB	Amy Romano, CDB
David Ealey, CDB	Jerry Norris, CDB	James Cockrell, CDB
Alec Messina, IL Chamber		

The following were present via Webex:

Caroline Smith, Bailey Edward	Alicia Kamischke, Prairie Engineers
Lorna Sherry, Bailey Edward	Kyle Eliakis, Carlile-Group
Sara Gaum, Bailey Edward	Noula Frigelis, David Mason
Tami Wright, Dewberry	Todd DeJaynes, DHS
Javier Romero, Rubinos & Mesia Eng.	Aaron Gunn, IDG Architects
Adam Bohnhoff, Civil Design Inc.	Ali DeGuide, IRA
Andrew Cunningham, IL Chamber	Sam Toia, IRA
Erin Sherman, RMI	Gary Schmidt, Blinderman
Jacquelyn Miller, APA Wood	Steven Colberg, Blinderman
Kat Porter, Delta Engineering Group	Elijah Heiberger, Blinderman
Mike Darling, KTCE	Nanette Anderson, NIU
Nathan Nuttleman, Brown Electric	Richard Weitzel, Delta Engineering Group
Ryan Leodoro, HOH Group	Ryan Siegel, SEDAC
Steve Ejnik, Valdes Engineering	Tim Scovic, JLK Architects
Bruce Ferry, Ferry Architects	J Connor, Hurst-Rosche
Chris Kleine, Farnsworth Group	Jonathan Skarzynski, Southern Company
Rena Lim, CPO	Scott Hall, IDO
Bradley Downen, CDB	Carla Yvonne, CDB
Charla Travis, CDB	David Tichy, CDB
Elpidio Quiballo, CDB	Felicia Burton, CDB
Greg Swanson, CDB	Jennifer Boen, CDB
Joel Meints, CDB	Lauren Grenlund, CDB
Markus Pitchford, CDB	Matthew Trewartha, CDB
Abraham Allen, CDB	Abigayle Dompke, CDB
Amber Evans, CDB	Natasia McDade, CDB
Nate Porter, CDB	Nicholas Klein, CDB

Nathan Schroeder, CDB
Paul Kmett, CDB
Scott Satterlee, CDB
Tyler McKay, CDB
Jamie Booker, CDB
Duncan McGibbon, CDB
Kathryn Martin, CDB
Michael Klepitsch, CDB
Armel Sagbohan, CDB
Dan Troglio, CDB
Lauren Noll, CDB
April Koskey, CPO
Ken Morris, CPO

Nazih Kafe, CDB
Scot Achterhof, CDB
Shea Votava, CDB
Kevin Becker, CDB
Doug Daniels, CDB
Chris McGibbon, CDB
Matt McHenry, CDB
Trevor Parnell, CDB
Sherri Sullivan, CDB
Jeremy Walker, CDB
Latonya Watson, CDB
Devon Travous, CPO

The meeting was called to order at 11:03 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 Saul Morse seconded a motion to approve the agenda. Chair Rhodes called for a vote, and the motion was approved unanimously.

Pam McDonough moved, and Saul Morse seconded a motion to approve the minutes of the April 8, 2025, meeting. Chair Rhodes called for a vote, and the motion was approved unanimously.

Blanca Rivera presented the following Change Order:

Change Order – NIU – Swen Parsons Hall
CDB Project No. 822-010-132
Replace Roofing Systems
Blinderman Construction

Chair Rhodes questions the scope of expenses for the project. Blanca Rivera explained the cost of material. Ama Addai questioned the timeline. Nazih Kafe explained the timeline was following the schedule.

Ama Addai moved, and Pam McDonough seconded a motion to approve the Change Order. Chair Rhodes called for a vote, and the motion was approved unanimously.

James Cockrell presented the following Single Bid:

Single Bid – IDVA – Quincy Veterans Home
CDB Project No. 040-010-126
Install Fire Suppression System
Laverdiere Construction, INC.
Single Bid\$1,433,268.00

Ama Addai questioned if Laverdiere has worked on the projects like this before and Araceli Garza questioned if any of the other work will be affected. James Cockrell confirmed they have worked on projects like this before and Chris MacGibbon explained everything was still to schedule and no other work will be affected.

Saul Morse moved and Beverly Potts seconded a motion to approve the Single Bid. Chair Rhodes called

for a vote, and the motion was approved unanimously.

David Ealey presented the following Proceed Order:

Proceed Order – IDOT – Railsplitter Rest Areas

CDB Project No. 630-428-003

Demolish and Construct Rest Areas and Vending Buildings

Williams Brothers Construction, INC.

Proceed Order.....\$445,000.00

Chair Rhodes questioned the new design and the cost. David Ealey explained the additional design is straight forward and the cost is included.

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

Brent Lance presented the following A/E selection recommendations for PSB 320:

1.	039-060-062	Department of Agriculture DuQuoin State Fairgrounds Perry County Replace Roofing System and Renovate the Hayes Home 1. Eggemeyer Associates Architects Inc. 2. White & Borgognoni Architects, P.C. 3. Farnsworth Group, Inc.	Appropriation: \$2,641,500 Project Cost: \$2,641,500
2.	104-021-024	Department of Natural Resources Cahokia Mounds Historical Site St. Clair County Demolish Gramex and Theater Buildings 1. Evan Lloyd Associates, Inc.	Appropriation: \$2,247,900 Project Cost: \$2,247,900
3.	104-030-019	Department of Natural Resources Dana-Thomas House Historic Site Springfield, IL - Sangamon County Renovate White Cottage 1. Bauer Latoza Studio Ltd. dba Arda Design 2. Bailey Edward Design, Inc. 3. Studio AH, LLC	Appropriation: \$750,000 Project Cost: \$TBD
4.	810-006-007	Illinois Community College Board Blackhawk Community College Galva, IL - Henry County Replace Flooring, Pneumatic Controls, and HVAC Units 1. Kenyon & Associates Architects, Inc. 2. Fox & Fox Architects, LLC 3. Nottingham Studios, PC.	Appropriation: \$1,914,750 Project Cost: \$2,553,000
5.	810-036-027	Illinois Community College Board Illinois Central College East Peoria, IL – Tazewell County Replace Architectural Panels, Windows, and Door Systems 1. IDG Architects, Inc. 2. Design Mavens Architecture PLC 3. Bailey Edward Design, Inc.	Appropriation: \$4,514,861 Project Cost: \$6,019,814

6.	810-046-021	Illinois Community College Board Illinois Valley Community College Oglesby, IL – LaSalle County Parking Lots and Roadway Improvements 1. Russell W. Martin Engineering, P.C. 2. WBK Engineering, LLC 3. Valdes Engineering Company	Appropriation: \$1,134,675 Project Cost: \$1,512,900
7.	810-052-020	Illinois Community College Board Kaskaskia Community College Main Campus – Centralia, IL – Clinton County Upgrade Water Distribution System 1. Civil Design, Inc. 2. Oates Associates, Inc. 3. Horner & Shifrin, Inc.	Appropriation: \$1,269,000 Project Cost: \$1,692,000
8.	810-055-001	Illinois Community College Board College of Lake County Lake Shore Campus – Waukegan, IL – Lake County Upgrade Building Exterior 1. Doyle & Associates Architects and Interior Designers 2. Bailey Edward Design, Inc. 3. Mode Architects, P.C.	Appropriation: \$4,943,060 Project Cost: \$6,590,746
9.	810-058-034	Illinois Community College Board Lakeland College Mattoon, IL – Coles County Replace Parking Lots and Repair Storm Sewers 1. 2. Russell W. Martin Engineering, P.C. 3. Blank, Wesselink, Cook & Associates, Inc.	Appropriation: \$1,800,000 Project Cost: \$2,400,00
10.	810-064-024	Illinois Community College Board John A. Logan Community College Carterville, IL – Williamson County Renovate Labs 1. BHDG Architects, Inc. 2. Dodd Architects PLLC 3. FGM Architects Inc.	Appropriation: \$2,553,044 Project Cost: \$3,404,058
11.	810-072-014	Illinois Community College Board Oakton Community College DesPlaines, IL – Cook County Inspect and Replace Site Sanitary Sewer Piping 1. Globetrotters Engineering Corporation 2. GSG Consultants, Inc. 3. Valdes Engineering Company	Appropriation: \$3,750,000 Project Cost: \$5,000,000
12.	810-100-021	Illinois Community College Board John Wood Community College Quincy, IL – Adams County Resurface Parking Lot and Roads 1. Fehr-Graham & Associates LLC 2. Hurst-Rosche, Inc.	Appropriation: \$557,700 Project Cost: \$743,600

Pam McDonough moved, and Ama Addai seconded a motion to approve the previous A/E selections from PSB 320. Chair Rhodes called for a vote, and the motion was approved unanimously.

Robert Coslow presented the Energy Code Rules, 71 Ill. Adm. Code 600.

Beverly Potts expressed her concern that this amendment would hurt the small businesses.

Pam McDonough asked who the members were of the Energy Council. Robert Coslow addressed the concerns of the board and explained the make up of the Energy Council.

Chair Rhodes asked for Public Comment.

Public comments were given by Alec Messina - Illinois Chamber, Erin Sherman - RMI, Ryan Siegal - SEDAC, and Sam Toia - IRA.

Saul Morse moved, and Ama Addai seconded a motion to approve the revised rules. Chair Rhodes called for a vote. A Roll Call was taken, and the votes were recorded as follows.

Chairman Rhodes YES
Araceli Garza YES

Pam McDonough ABSTAIN
Saul Morse YES

Ama Addai YES
Beverly Potts NO

With 4 YES vote, 1 NO vote, and 1 to ABSTAIN the motion was approved.

Heather Parks presented the Proposed FY26 Board Meeting Schedule for board approval:

DATE	TIME	LOCATION
July 8, 2025	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
August 12, 2025	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and
September 9, 2025	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
October 14, 2025	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
November 13, 2025	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
December 9, 2025	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
January 13, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
February 10, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
March 10, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference

April 14, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
May 12, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
June 9, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference

Pam McDonough moved, and Ama Addai seconded a motion to approved to accept the FY26 Proposed Board Meeting Schedule.

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

Tim Patrick presented the Change Order for Board Authorized Proceed Order and the Emergency Project Proceed Order/Change Order Reports.

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

Brent Lance presented Emergency Selection/Informational Item.

Jesse Martinez presented the DCU update.

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

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

The meeting adjourned at 12:36 p.m.

Project Number: 040-020-065

Description: Replace Air Handlers
Illinois Veterans' Home at Manteno
Manteno, Kankakee County, Illinois

Using Agency: Illinois Department of Veterans' Affairs

Architect/Engineer: Webb Engineering Services, Inc.
1400 S 3rd Street
St Louis, MO 63104

Total Project Budget: \$2,669,100.00
Unobligated Funds: \$2,406,687.00
Total Spent to Date: \$ 105,546.35
Percent Complete: 50% - Design

Project Manager: Leonard E. Mc Gee



Project History: The Illinois Veterans' Home at Manteno is a 38- building facility established in 1930.

The scope of work for this project provides for replacing the air handling units in four residential and two support buildings. The work also includes replacing existing exhaust fans, associated dampers, and controls in the commissary and dietary areas. The existing air handling units (AHUs) are 20 years old and are at the end of their useful life. They need constant repairs and cause frequent problems for the staff and residents of the facility.

The scope of work will include the installation of five new 5,000 cubic feet per minute (cfm) air handling units with cooling/heating coil section, filters, mixing box, single zone, and horizontal/vertical constant volume with power wiring and controls for an efficient, comfortable, and quiet operating system that provides an air change every 15 minutes. Approximately 135 supply diffusers and 95 return air grilles will be required for each building.

PURPOSE OF THIS AGREEMENT MODIFICATION: A previous modification reduced the scope of work from five buildings to two buildings. This modification will provide for enhancements to buildings R3 and R4 to outfit them similarly to buildings R1 and R2, minus the requirements surrounding the negative air pressure needed for the isolation rooms in R1 and R2. These changes will require the addition of items such as cabinet heaters, isolation valves, and smoke/fire dampers that will increase the ability to control the climate and airflow of each room separately. The ability to control the climate and airflow became vital during the COVID-19 pandemic; this project is being modified to take advantage of what we learned during that time and to allow the buildings to meet new Centers for Disease Control (CDC) requirements.

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
	\$134,200.00	\$90,513.00	\$224,713.00	\$0.00	\$224,713.00
Additional Services	\$0.00	\$0.00	\$0.00	\$299,090.00	\$299,090.00
Contract Administration Fee	\$4,000.00	\$2,700.00	\$6,700.00	\$8,900.00	\$15,600.00
On-Site Representative Reim.	\$25,000.00	\$0.00	\$25,000.00	\$10,000.00	\$35,000.00
Design Testing	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00
Print Bid Documents in excess	\$2,500.00	\$500.00	\$3,000.00	\$0.00	\$3,000.00
TOTALS	\$165,700.00	\$96,713.00	\$262,413.00	\$342,990.00	\$605,403.00



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Ama Addai
Araceli Garza
Saul Morse
Beverly Potts
Glyn M. Ramage

TO: Blanca Rivera, Region 1 Regional Manager

FROM: Leonard E. Mc Gee

DATE: May 15, 2025

RE: CDB Project No. 040-020-065
Replace Air Handlers
Illinois Veterans' Home at Manteno - Kankakee County
Manteno, Kankakee County, Illinois

Dear Blanca,

This Mod 3 is to enhance living units R3 & R4 with design changes/new requirements do to COVID-19, FDVA, and CDC.

The Illinois Veterans' Home at Manteno is a 38 building facility established in 1930. The scope of work provides for replacing the air handling units in four residential and two support buildings. The work also includes replacing existing exhaust fans, associated dampers and controls in the commissary and dietary areas. The air handling units (AHUs) in these buildings (B1007, B1013, B1015, B1017, B1023, and B1041) are 20 years old, in need of constant repair, not cost effective and causing inconvenience to the staff and residents of the facility.

The scope of work Install 5 new 5,000 cfm each, air handling units with cooling/heating coil section, filters, mixing box, single zone, horizontal/vertical constant volume type in each of the above buildings with power wiring and controls for an efficient, comfortable and quiet operating systems. This will provide an air change every 15 minutes, 4/Hr, per code. Approximately 135, 12" x 12", supply diffusers and 95, 18' x 24", return air grilles will be required for each one of the above 5 buildings.

Mod 2 reduced the scope from 5 buildings to 2 buildings (R3 & R4) because of the cost.

This mod is being done to take advantage of the things learned from COVID-19 increasing the ability to better control each room climate. The matrix attached shows the additional improvement by knowledge gained and due to COVID-19. There are items marked in the matrix that are added like replacement of cabinet heaters#6, isolation values#7, and smoke/fire dampers#10. R3 & R4 are being fashions alike R1 & R2 except for the requirements surrounding negative air pressure needed of isolation rooms.

The over project design 50% complete when the project was stopped because of COVID-19. We have held meetings take advantage of the new requirement by FDVA, and new airflow requirement by CDC after COVID-19.

We are asking for the board approval for Mod 3 in the amount \$342,990.00

Thank you

Leonard E. Mc Gee
Project Manager

cc: Alexis Robison
Amber Dooley
Tim Patrick

MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD



Professional Services Agreement

Modification Number: **3**

Project Number: **040-020-065**

Date: **April 29, 2025**

Firm Name, Address

Webb Engineering Services Inc.

1400 S. 3rd Street, Suite 201

St Louis, MO 63104

Project Information

Replace Air Handlers

Illinois Veterans' Home at Manteno - Kankakee County

Manteno, Kankakee County, Illinois

This Modification Changes the Scope of the Contract

Agreement Date: 2019-06-11 Contract: 19003510

Scope/Purpose of this agreement modification: The project scope is being changed to include the improvements learned from project 040-020-072 and 040-020-074 and requirement of USDVA that are being incorporated in 040-020-073 concerning air flow. Attached are the details include in the mod.

This scope change for R3, R4, and additional generation power will support the 24 hours power required of residential facilities.

The contract end date is being extend will expire on 08/07/2029 in lieu of 07/29/2025.

The contract Substantial Completion will be 07/07/2028 in lieu of 09/01/2021

The contract Final Acceptance will be 08/07/2028 in lieu of 10/01/2021.

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.

The attached Standard Certifications are hereby incorporated into the contract.

State of Illinois Chief Procurement Office Capital Development Board Standard Illinois Certifications V.23.1 is a part of the contract.

Subject agreement amended as follows: Replace Appendix A - M2 with Appendix A - M3

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	\$134,200.00	\$90,513.00	\$224,713.00	\$0.00	\$224,713.00
Additional Services	\$0.00	\$0.00	\$0.00	\$299,090.00	\$299,090.00
Contract Administration Fee,	\$4,000.00	\$2,700.00	\$6,700.00	\$8,900.00	\$15,600.00
On-Site Representative Reim	\$25,000.00	\$0.00	\$25,000.00	\$10,000.00	\$35,000.00
Design Testing	\$0.00	\$3,000.00	\$3,000.00	\$25,000.00	\$28,000.00
Print Bid Documents in excess	\$2,500.00	\$500.00	\$3,000.00	\$0.00	\$3,000.00
TOTALS	\$166,700.00	\$96,713.00	\$262,413.00	\$342,990.00	\$605,403.00

Prepared by:

Leonard McGee

04/29/2025

Date

By:

Using Agency approval

Date

AE Firm name: Webb Engineering Services Inc.

By:

AE's Authorizing Representative

Date

Reviewed:

Contract Executive

Date

Print AE name, Title:

Stanley Webb, President 4/29/25

Approved by:

Regional Manager

Date

By:

Fiscal

Date

Approved by:

Legal

Date

Final CDB authorization

Print name/title

Date

Project Number: 810-032-029

Description: Construct New Campus Facility
William Rainey Harper College
Palatine, Cook County, Illinois

Client Agency: Illinois Community College Board

Architect/Engineer: Holabird & Root
140 S. Dearborn Street
Chicago, Illinois, 60603

Total Project Budget: \$101,620,000.00
Unobligated Funds: \$ 13,244,135.00
Total Spent to Date: \$ 11,088,704.76
Percent Complete: 11% - Construction



Project Manager: Allison White

Project History: The William Rainey Harper College is a 22-building facility established in 1969.

The scope of work provides for construction of a new facility located (approximately 144,000 SF) on the main campus, which will include a Campus Life/One Stop Center, Hospitality Facilities and a University Center. The project should include connecting links to adjacent buildings where appropriate and all associated site work, parking and landscaping. A campus master plan and feasibility studies will be provided. The Campus Life/One Stop Center (Student Center) shall group all student services and related functions into one location on campus and will also include an Intercultural Center. The University Center will include the Professional Center, the Regional Innovation and Entrepreneurship Hub and the Testing and Certification Center: 1) Provide an atmosphere to support and encourage collaboration with local businesses, 2) Support the 2+2 and 3+1 programs by providing better access to other resources on the main campus, 3) Increase utilization of this area of the campus throughout the academic week, and 4) Provide space needs for the University Center, the Professional Center, the Innovation and Entrepreneurship Hub and the Testing and Certification Center. This will include a mix of classroom, lab and office space. A minimum of LEED Silver Certification will be required.

The Metropolitan Water Reclamation District (MWRD) had pre-application review comments for the A/E to incorporate into the design documents which the A/E complied. However, detailed comments from the MWRD were only available after the A/E applied for the MWRD permit application in late July 2024. In addition, MWRD provided revised comments / revisions during the bidding period which the A/E incorporated via an addendum. Subsequently, MWRD provided additional comments and revisions after the award to Path Construction. Therefore, these additional changes need to be made to meet the permitting requirements of MRWD.

Description of RFP Change: This Proceed Order will provide for incorporating all of the additional comments and revisions received from MWRD post award in order to acquire the MWRD permit allowing work to proceed.

Requested Action: We are Requested Action: We are requesting board approval of Proceed Order G-3 in the amount of \$600,000.00 to incorporate MWRD review comments into the construction documents.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Path Construction	General	\$600,000.00	\$71,164,000.00	1%
Total All Proceed Orders:		\$600,000.00	\$71,164,000.00	1%



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Araceli Garza
Saul Morse
Beverly Potts
Glyn M. Ramage

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

FROM: Allison White, Senior Project Manager

DATE: June 2, 2025

RE: 810-032-029 Phase 1
Construct New Campus Facility-William Rainey Harper College
Palatine, Cook County, Illinois
Request for Proceed Order G-3 for Path Construction: Address MWRD Comments

=====

The project team is requesting Proceed Order G-3 to be submitted to the Board for approval, on June 10, 2025.

PROCEED ORDER G-3: \$600,000.00 NTE

This Proceed Order is for work to address Metropolitan Water Reclamation District (MWRD) permit review comments for project 810-032-029 Construct New Campus Facility at Harper College.

The general contractor, Path Construction, is excavating the site now. Multiple unforeseen conditions have been encountered due to finding underground utilities and items not noted on the survey or as-builts. It is during this time, the contractor will be addressing the additional MWRD items while still under excavation. Path Construction has been coordinating MWRD visits and approvals with the MWRD during excavation.

A/E had a pre-application meeting with the MWRD during the design phase of the Project to review the Project scope and design intent. Their initial comments and guidance provided at that time were incorporated into the design. However, the MWRD does not conduct a detailed design review until the permit review process is initiated. The bid plans dated 07/15/2024 were issued for permit review on July 31, 2024. The first round of comments was received in time to allow revisions based on those comments to be captured for Bid Addendum 3, which was issued on September 12, 2024. MWRD issued 2 subsequent comment letters over the course of the next 5 months. Bids were received in September of 2024 and the MWRD Permit was issued on March 27, 2025, approximately 8 months after the initial application. Necessary revisions to the project scope based on those additional comment letters form the basis of what is included in PO G-03 and RFPCO G-03.

Approval of this Proceed Order will allow the Contractor to address the MWRD issues in a timely manner as they relate to site work that is currently underway. The Contractor will be severely limited in the work they will be able to perform for the remainder of the Project until this site work can be completed, therefore it is critical for the Project's timeline that this Proceed Order be approved so that work on the Project is not halted and the Project will be able to meet its completion date.

810-032-029 Phase 1
Construct New Campus Facility-William Rainey Harper College
Request for Proceed Order G-3 for Path Construction
Page Two

We urgently need the Proceed Order G-3 approved to keep the project moving along. During excavation, running into numerous unforeseen underground conditions has delayed the schedule. Addressing MWRD comments now is essential to keep the project moving forward and to prevent further delays.

Respectfully,

Allison White
Region One Senior Project Manager
Capital Development Board



PROCEED ORDER

PO No.: **G-3**
Date: 4/16/2025
Associated RFP No.: G-3

1. Contractor: (Name and Address)
Path Construction Company, Inc.
125 E. Algonquin Road
Arlington Heights, IL 60005
Attn: Mr. Rob Smith
Cell: 847-997-9312; Email: rsmith@pathcc.com

Project No.: 810-032-029 **Phase #:** 1
Project Name and Location:
Construct New Campus Facility – William Rainey Harper College
Palatine, Cook County, Illinois 60067
Contract No.: 25044341
Contract Work: General

2. REQUEST for change by: A/E

3. Reason for Change and Justification for the Proceed Order:
Metropolitan Water Reclamation District review of engineering and comments.

4. Description Of Change In Work:
See next continuation page.

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

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

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

7. Authorization to Proceed by:

My review of this change order has determined that: the circumstances which have necessitated this change order were not reasonably foreseeable at the time the contract was signed, or the change 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	Signature	Date	
_____ (Up to \$14,999)	_____ Choose an item., Choose an item.	_____ Date	_____ Probable Classification
_____ (Up to \$49,999)	_____ Choose an item., Regional Manager	_____ Date	
_____ (Up to \$75,999)	_____ 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 _____

Description: Exterior Renovations of Altgeld Hall
University of Illinois – Urbana/Champaign
Urbana, Champaign County, IL

Client Agency: University of Illinois – Urbana/Champaign

Architect/Engineer: OWP/P Cannon Design
225 N. Michigan Ave, Suite 1100
Chicago, IL, 60601

Total Project Budget: \$222,744,565.69
Unobligated Funds: \$ 27,772,463.01
Total Spent to Date: \$ 31,537,365.58
Percent Complete: 91% - Construction

Project Manager: Jacob Teegarden



Project History: The University of Illinois – Urbana/Champaign is a 516-building facility established in 1878. Altgeld Hall was erected in 1896.

The scope of work for this project provides for the full renovation of the historical landmark, Altgeld Hall, and rebuilding of a new LEED Platinum Illini Hall.

During construction, water infiltration was discovered in the ceiling of room 213 of Altgeld Hall. The ceiling was removed to identify the location of the leak. A structural steel beam previously concealed by the ceiling was discovered to have structural damage. After multiple discussions by the project team, it was deemed necessary to replace the beam to ensure the structural integrity of the building.

Description of RFP Change: This change order will be classified as an undiscovered condition and will provide for installation of new steel sister beams and transfer assemblies, removal of deteriorated beam ends, and infill with brick. All associated structural and architectural work are included in this change order to ensure proper leak mitigation and to provide full restoration to the affected structure.

Requested Action: We are requesting board approval of change order G-027 in the amount of \$324,915.24 to provide proper structural restoration.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Grunloh Construction	General	\$324,915.24	\$20,020,000.00	1.6%
Total All Change Orders		\$324,915.24	\$20,020,000.00	1.6%



M E M O R A N D U M

TO: James Cockrell, Regional Manager – Region 2

FROM: Jacob Teegarden, Senior Project Manager – Region 2

DATE: 5/20/2025

RE: CDB830-010-349 Phase 2 Change Order G-027 for Grunloh Construction

Change Order G-027 is the result of an undiscovered condition that was identified while the project team looked for the location of water infiltration that was causing damage on the interior of Altgeld Hall. Once the A/E team learned of the condition of the structural beam above Room 213, it was brought to CDB's Senior Project Manager. A modification was given to the A/E team for investigation and repair designs for this structural beam that was considered additional scope to the project, and germane. The A/E team produced the plans attached to this change order.

The following outlines the planned work for the upcoming structural and architectural repairs at the President's Tower Roof at Altgeld Hall. The goal is to address critical structural issues while preserving the historic character of the building.

Structural Work Overview

The General Contractor will begin by double-checking all existing conditions and dimensions on-site. If anything differs from the drawings, it'll be flagged for review before work proceeds. Throughout the process, the team will use temporary bracing and shoring to keep everything stable and safe and will work closely with other trades to make sure the building stays watertight.

At the west end of Room 213, deteriorated steel beams will be reinforced with new steel sister beams. Special load transfer systems will help shift the structural loads safely to the new beams. Once everything is in place, the corroded ends of the old beams will be removed, and the area will be patched with new brick.

Along the south wall of Room 213, a new steel channel and bearing angle will be installed into the existing masonry. This will require carefully removing some brick, anchoring steel plates, and welding everything in place. After that, the exposed ends of the old beams will be cleaned and coated with rust protection.

Under the roof deck, new steel beams and angled rafters will be installed to support the structure from below. A horizontal steel plate will also be added to reinforce the roof where needed.

Where the roof deck has deteriorated, the team will remove old concrete and embedded steel, then install a new metal deck with shear studs and pour a 3-inch-thick concrete slab. Reinforcement and waterproofing will be built in. Steel bearing angles will support the ends of the new deck at both exterior walls.

Once all the deck work is done (and after waterproofing is complete), the removed shingle stones will be reinstalled.

During the work, nearby stones will be temporarily supported to keep everything in place.

Architectural Work Overview

To access the structural deck, about 50 square feet of stone shingles will be carefully removed. While that's happening, temporary bracing will support the surrounding stone and masonry to keep things safe and stable.

A new 20 oz copper pan will be installed over the rebuilt deck to provide long-term waterproofing. It'll extend over the stone gutter, up the adjacent walls, and tie into the surrounding stone with flashing to make sure no water gets in.

Lastly, new stone shingles—cut from matching on-site sandstone—will be installed to replace what was removed. All joints, especially the skyward-facing ones, will be sealed with mortar, and lead comes will be used where needed to ensure everything is watertight and visually consistent with the original roof.

State of Illinois
CAPITAL DEVELOPMENT BOARD

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 04/25/25

RFP Number: G-027

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

Grunloh Construction Inc.
101 W Temple Ave
Effingham, Illinois 62401
(217)342-4157 Fax () -
Attn: Troy Ozenkoski e-mail: tozenkoski@grunloh.com

CDB Project #: 830-010-349

CDB Project Name: Exterior Renovations of Altgeld Hall
& Location: University of Illinois at Champaign/Urbana

CDB Contract #: 23045081

Contract Work: General Work

2. REQUEST for change by: University of Illinois/Discovered Condition

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:

Found concealed condition: Upon ceiling removal in room 213 to investigate new water infiltration, structural damage and rust jacking was discovered. Given the section loss of existing beams and masonry damage occurring above the ceiling, it has been deemed diligent to explore pricing for the scope of work described in this document.

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

Provide all labor, equipment, and materials for the scope listed on the appended pages. This change order will extend the period of performance of the Contract from 06/13/2025 to 03/13/2026.

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.
None

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 RFP/CO.

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

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

0 324,915.24

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

signature

CC BY _____ CONSTRUCT. MANAGER

signature

CONTRACTOR DATE 5.15.2025

BY Troy Ozenkoski print name

signature

Vice President title

APPROVE as to form and content:

USING AGENCY name University of Illinois

BY _____ signature

CDB/PM APPR _____ signature

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)
						\$

CDB Project No. 830-010-351

Multiple Building Life Safety Upgrades: Fire Alarm
University of Illinois – Urbana/Champaign
Champaign-Urbana, Champaign County, IL

Subject: Single Bid Award

CDB Project Manager: Jacob Teegarden



Project History:

The University of Illinois – Urbana/Champaign is a 516-building facility established in 1878. The Talbot Laboratory is a 108,513 square foot, 4-story building established in 1929. The Krannert Center for the Performing Arts is a 265,486 square foot, 8-story building established in 1968.

The scope of work provides for installing a new automatic fire suppression system throughout the Talbot Laboratory, replacing older notification and sensor devices, and adding new devices for proper coverage that connect to the existing fire alarm panel. In the Krannert Center for Performing Arts, this project will replace the fire alarm panel with a new panel and new devices throughout the building. In the Krannert Art Museum, this project will address accessibility and ADA issues in the building, including but not limited to, installation of a new accessible ramp and plaza area at the south entrance which is compatible with the building's master plan.

Requested Action:

Electrical bids were received on April 1, 2025, and one (1) electrical bid, from Glesco Electric, Inc., was received and found to be responsive. Bidding documents were sent to eleven (11) plan holders and advertised through CDB's website. The previous bid opening in June 2024 also received only one (1) bid.

The bid environment in the East Central region of the State is typically very strong. This project had three (3) firms attend the pre-bid meeting, which was non-mandatory. This project requires work to be completed during the third shift to minimize disruption to the Talbot Laboratory's ongoing work and the Krannert Center for the Performing Arts' scheduled performances.

Architect/Engineer: Henneman Engineering, Inc.
2803 Research Road
Champaign, IL, 61822

<u>TRADE</u>	<u>BASE BID + ALT 1</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Electrical	\$5,985,527.00	\$3,968,180.00	50.8%

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

Glesco Electric, Inc.
3103 E. Tatman Court, Suite 103
Urbana, IL, 61802

Electrical Work: \$5,985,527.00



M E M O R A N D U M

TO: James Cockrell, Regional 2 Manager

FROM: Jacob Teegarden, Senior Project Manager – Region 2

DATE: May 14, 2025

RE: Single Bid Award – CDB 830-010-351

CDB Project 830-010-351 Phase 1 – Multiple Building Life Safety Upgrades: Fire Alarms received a bid from a single bidder, Glesco Electric, Inc., on April 1st, 2025. The April 1st bid opening was the second bid opening for this project. The first bid opening, which occurred on June 11th, 2024, also resulted in a single bid received from Glesco Electric, Inc.

The bid environment in the East Central region of the State is typically very strong. This project had three firms attend the pre-bid meeting for the second bidding, which was non-mandatory. City Blue Planroom had 11 individual plan holders for this bid.

Capital Development Board's Senior Project Manager, Jacob Teegarden, has reached out to one of the firms in attendance as to why they ultimately decided not to bid the project. The firm responded that the working hours of 6 PM to 6 AM was not enticing and it has been difficult lately to find manpower that is willing to accept third shift work. The same message has been conveyed to CDB's Senior Project Manager from the A/E. In addition to the project requiring work to be completed during the third shift, the project could only be completed one level at a time in Talbot Lab.

The project requires work to be completed during the third shift to minimize disruption to the Talbot Laboratory's ongoing work and the Krannert Center for the Performing Arts' scheduled performances.

The single bid received is greater than 150% of the A/E's estimate.



Henneman Engineering Inc.

energy. focused.

Champaign:
2803 Research Road
Champaign, IL 61822-0179
T 217.359.1514
F 217.359.9354

Toll Free 888.615.0216
Email info@henneman.com
www.henneman.com

May 7, 2025

Illinois Capital Development Board
401 S Spring St.
Springfield, IL, 62704

Attn: Jake Teegarden
Project Manager

Re: Multiple Buildings – Life Safety Upgrades, University of Illinois at Urbana-Champaign
Phase 1 – Talbot Laboratory and Krannert Center for the Performing Arts
CDB#830-010-351-01

Dear Jake:

Per your request, we have reviewed the pre-bid meeting attendance and interest in CDB project 830-010-351-01 to install new life safety systems in Talbot Laboratory and Krannert Center for the Performing Arts at UIUC. We received one bid from Glesco at the bid opening on April 1, despite the interest we appeared to have during the bidding process.

As requested in the bid documents release memo sent to us on February 28, we sent documents to the addresses listed for each of 18 plan rooms listed. We have attached the bid documents release memo to this letter. In addition, we uploaded plans to City Blue Technologies' planroom, which we commonly use for several other CDB projects. All addenda for the project were sent to all the listed planrooms plus City Blue Technologies.

After uploading the project to these planrooms, we began to call local electrical contractors to advertise the project. We called representatives at Remco Electric, Glesco Electric, Davis Electric, Aladdin Electric, and Bodine Electric, and notified them that plans were available from City Blue's online planroom and the pre-bid meeting would be held at Talbot Lab on March 10th.


We have attached a copy of City Blue Technologies' planholders list to this letter as well. On this list, Bodine Electric, Dunker Electric, Glesco Electric, and Oberlander Electric are listed as planholders. We know that Glesco proceeded to submit a bid on the project, but we had three other electrical contractors that had obtained plans and were looking at the project.

We had Berglund Electric, Quantum Crossings, and Agile General Contractors in attendance at the pre-bid meeting on March 10. The group was engaged at the time, and during the walkthrough at both buildings the group indicated at that time that they intended to submit a bid. We have attached a copy of the sign-in sheet to this letter confirming their attendance at the pre-bid meeting.

From the advertisements we sent and the information we compiled during bidding, our list of contractors looking at the project included Glesco, Remco, Davis, Aladdin, Dunker, Bodine, Oberlander, Berglund, and Quantum Crossings for a total of nine confirmed contractors that were directly presented with an opportunity and expressed interest to bid the project.

Best Regards,

HENNEMAN ENGINEERING, INC.


Paul G. Boland, P.E.
President, Henneman Engineering, Inc.

CC: HEI File Copy

Attachments:

1. Pre-Bid Meeting Sign-In Sheet
2. Bid Documents Release Memo
3. City Blue Technologies Planholders' List



2/28/2025

Henneman Engineering, Inc.
2803 Research Road
Champaign, Illinois 61822

ATTN: Nathan Alderman

RE: CDB Project Number: 830-010-351, Phase 1
Multiple Building Life Safety Upgrades: Fire Alarm Replacement
Talbot Laboratory & Krannert Center for the Performing Arts
University of Illinois – Urbana/Champaign, Champaign County, Illinois

Dear **Mr. Alderman**:

This project is approved subject to the resolution of comments and corrections, as discussed. CDB and CPO authorizes and approves the print and release of Bid documents on 2/28/2025.

The pre-bid meeting will be held on 3:00 PM, Monday, March 10, 2025 at Talbot Laboratory in Room 211C as scheduled.

For your information, bid documents and addenda shall be distributed to:

1.	One complete set Choose an item.	Jacob Teegarden, Senior Project Manager Capital Development Board 401 S. Spring Street, 3 rd floor Springfield, IL 62706 Choose an item.
	Choose an item.	
2.	One Project Manual only Electronic copy only	Chief Procurement Office Wm. G. Stratton Building 3rd Floor Springfield, IL. 62706 cdb.cpo@illinois.gov

3.	One Project Manual only Electronic copy only	Glenn Ualat, Bid Officer Nicki Patterson, CDB Contracts Abby Roberts, CDB Contracts Capital Development Board Wm. G. Stratton Building 3rd Floor 401 South Spring Street Springfield, IL 62706 <i>Glenn.Ualat@illinois.gov</i>
4.	One Project Manual only Electronic copy only	Charylean Sims/FEP Wm. G. Stratton Building 3 rd Floor 401 South Spring Street Springfield, IL 62706 Charylean.Sims2@illinois.gov
5.	One Complete Set, Choose an item. Choose an item.	Abel Vera University of Illinois: Urbana/Champaign 1501 South Oak Street Champaign, Illinois
6.	After Bidding Upload drawings (<u>one set in AutoCAD format</u> & one single pdf file), Project Manual (as a single pdf). See following pages for instructions to upload Drawings and Project Manual	Karin Bell, Archivist Capital Development Board Wm. G. Stratton Building 401 S. Spring Street Springfield, IL 62706 CDB.CentralFiles@Illinois.gov

NOTE: for electronic files too large to send via e-mail, email your CDB Project Manager for a link to upload files to their OneDrive.

In addition, an electronic copy of the “Issued for Bid” documents (including any/all Addenda) shall be sent to the following plan rooms, as well as any other participating plan rooms that may request them:

Dodge Data & Analytics
7265 Kenwood Road, Suite 200
Cincinnati, OH 45236
website: www.construction.com
e-mail: support@construction.com

Reed Construction Data
30 Technology Parkway South, Suite 100
Norcross, GA. 30092
(770) 417-4000
e-mail: rcdcentralnews@reedbusiness.com

<p>Construct Connect 30 Technology Parkway South, Suite 100 Norcross, GA 30092 PH: (770) 417-4000 Content (Processing Center) PH: (513) 645-8004 content@ConstructConnect.com</p>	<p>Federation of Women Contractors 5650 South Archer Chicago, IL 60638 (312) 360-1122 website: www.fwcchicago.com e-mail: fwcchicago@aol.com</p>
<p>TISQFT Planroom C/O Cushing Company 420 West Huron Street Chicago, IL 60654 e-mail: content@constructconnect.com</p>	<p>Black Contractors United 12000 S. Marshfield Ave. Calumet Park , IL 60827 website: www.blackcontractorsunited.com e-mail: bcunewera@att.net</p>
<p>Contractors Assoc of Will & Grundy Counties 233 North Springfield Avenue Joliet, IL 60435-6509 (815) 741-1455 website: www.cawgc.org e-mail: info@cawgc.org</p>	<p>Greater Peoria Contractors & Suppliers Assoc. 1800 West Altorfer Peoria, IL 61615 website: www.gpcsa.org e-mail: info@gpcsa.org</p>
<p>Capitol Blueprint 1313 S 1st St. Springfield, IL 62704 website: https://capitolblueprint.com/ e-mail: jobs@capitolblueprint.com</p>	<p>Springfield Reprographics 1620 S. 5th St. Springfield, IL 62703 website: https://www.springfieldrepro.com/ e-mail: service@springfieldrepro.com</p>
<p>Southern Illinois Builder's Association 1468 Green Mount Road P.O. Box 1390 O'Fallon, IL 62223 Ph: (618) 624-9055 e-mail: dmr@siba-agc.org website: www.siba-agc.org</p>	<p>Association of Asian Construction Enterprises 712 W. Root St. Chicago, IL 60609 Perry Nakachi Email: nakmancorp@aol.com</p>
<p>IL PTAC at Rock Valley College 605 Fulton Ave. Rockford, IL 61103 Email: ptac@rockvalleycollege.edu</p>	<p>Northern Illinois Building Contractors Association 1111 S. Alpine Rd., Suite 202 Rockford, IL 61108 Pat Lamb PH: (815) 229-5636 Email: info@nibca.build</p>

Hispanic American Construction Industry
Ent. Assoc
650 West Lake Street, Suite 415
Chicago, IL 60661

Cell: (630) 501-7448
Victoria Lopez
Email: vlopez@haciaworks.org
Website: www.haciaworks.org

African American Contractors Association
PO Box 19670
Chicago, IL 60619
Michael Sharees
PH: (773) 891-3090
Email: aacanatlassoc@gmail.com

East Central Illinois Building & construction
trades council
3301 N Broadwalk
PO Box 3932 Champaign, IL
Email: teamclmc@aol.com

DataBid
433 Penn Street
Newtown, PA 18940
Julie Dustin, Product Development Editor
PH: (630) 338-1460
Email: julie@datavid.com

This is an appropriate time for you to familiarize yourself with the format of the addenda. The sample form is included in the [Design & Construction Manual](#). Our recommendation is that the addenda be printed in a vivid color different from those used in the Bid documents. As discussed previously, any/all Addenda must be reviewed and approved by CDB prior to issuance.

Please provide us with a Plan Holder list of the contractors who receive bid documents, including: Company Name, Contact Name, Addresses, Telephone numbers, email addresses, and the trade(s) they will bid. The list shall be periodically updated and kept current with copies submitted to the CDB Project Manager and the Bid officer **one week in advance of the bid opening and a final list one day before the bid opening date.** Late comers can be forwarded, as necessary.

If you have any other means to ensure good participation on this project, please contact me so we can discuss their implementation. One possibility is to contact area contractor's associations and send documents to those which have facilities for their members that are prequalified by CDB.

Prior to the start of construction, CDB must review and approve the qualifications of all on-site observers. Please send to my attention: the resume and Direct Wage Expense (DWE) for all observers you wish to use on this project.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Jacob Teegarden
Senior Project Manager
CAPITAL DEVELOPMENT BOARD

830-010-351-01 Multiple Building Life Safety Upgrades: Fire Alarm Replacement

The scope of work includes life safety upgrades to be installed in Talbot Laboratory under Base Bid and at the Krannert Center for the Performing Arts under Alternate Bid 1. The scope of work in Talbot Laboratory consists of installation of a new automatic fire suppression system, installation of new fire pump to serve the fire suppression system, replacement of older fire alarm notification and sensor devices, and addition of new devices to ensure proper coverage. The scope of work in the Krannert Center for the Performing Arts includes replacement of the fire alarm panel and devices throughout the building.

Plan Holders

Date	Company	Contact
3/4/25 10:50 am	Bodine Electric of Decatur 1845 N. 22nd Street Decatur, IL 62526	Robert Beery Manager of Preconstruction & Project Management Tel: 2174204285 Fax: 2174234658 rbeery@bodinemail.com
5/28/24 5:45 pm	Dodge Data & Analytics 4300 Beltway Place, Ste# 180 Arlington, TX 76018	Darlene Baker-Mann Document Coordinator Tel: 844 326 3826 x9246 Fax: 609 336 2767 darlene.baker-mann@construction.com
5/21/24 12:16 am	Dodge Data and Analytics 2860 S State Hwy 161 Ste 160 #501 Grand Prairie, TX 75052	Jayalakshmi L Tel: 4133767032 Fax: 609 336 2767 jayalakshmil@construction.com
5/20/24 2:27 pm	Dunker Electric 1744 N. 22nd St. Decatur, IL 62526	Jack Park Tel: 2174283483 Fax: 2174252899 jack.p@dunkerelectric.com
3/4/25 7:42 am	EDWARDS 2403 kane lane batavia, IL 60510	alex petrovic Tel: 6309918936 Fax: 6309912222 alexander.petrovic@carrier.com

Date	Company	Contact
5/20/24 4:00 pm	Glesco Electric, Inc. 3103 E. tatman Court, Suite 103 Urbana, IL 61802	Laura Grenda President Tel: 217-328-7700 Fax: 217 328 4959 laura@glescoelectric.com
6/7/24 8:46 am	Henson Robinson Company 3550 Great Northern Ave Springfield, IL 62711	Norissa Stetter Tel: 217-544-8451 Fax: 217-241-2577 nstetter@henson_robinson.com
5/31/24 3:26 pm	Illinois Construction Group, LLC 6105 South Navajo Drive Peoria, IL 61607	Angie Sanders President / Project Supervisor Tel: 309-360-0261 Fax: N/A bids@ilconstructiongroup.com
5/24/24 7:21 am	MEGLIO 14220 Ladue Road Chesterfield, MO 63017	BRIAN REAGAN Tel: 314 524 4424 Fax: 314-524-4424 breagan@meglio.com
5/20/24 2:05 pm	meglio and associates 14220 ladue rd chesterfield, MO 63017	matt miller spec sales Tel: 314 524 4424 Fax: 314-524-4424 mmiller@meglio.com
5/23/24 9:23 am	Oberlander Electric 2101 N. Main St E. Peoria, IL 61611	Alex Knepp Project Manager / Estimator Tel: 3096941468 Fax: 3096999108 aknepp@oberlanderelectric.com

Project Number: 825-030-075

Description: Construct New Health Science Building
Edwardsville, Madison County, Illinois

Client Agency: Southern Illinois University Edwardsville

Architect/Engineer: Lamar Johnson Collaborative
2199 Innerbelt Business Center Drive
St. Louis, MO 63114

Total Project Budget: \$112,294,190.28
Unobligated Funds: \$ 4,975,809.72
Total Spent to Date: \$ 73,512,077.62
Percent Complete: 78% - Construction

Project Manager: Mark Hendricks



Project History: The Southern Illinois University in Edwardsville is a 129-building facility established in 1960.

The scope of work consists of constructing a new Health Science Building. The building will house the school of Nursing and Pharmacy classes, students, and staff. The project will be constructed via the Design Build Delivery Method.

Hellmuth, Obata & Kassabaum, Inc (HOK) provided the bridging documents for the project. Approximately 25% of the design was completed through the bridging documents to allow the Design Build team creativity within the project. At this time, the requirements for the Woodland Hall Lot (WH Lot) were unknown to the project team as the client agency worked to gather the documents for ADA and campus standards. Such documents have been provided to the project team and the WH Lot renovations are necessary to comply with the campus requirements needed for 20-year bond funds as well as ADA compliance.

Description of RFP Change: This proceed order will provide for the milling, overlaying, and striping of P-2 road per SIUE campus standards. In the existing WH Lot, this proceed order will provide for the addition of ADA parking spots, sidewalks, curbs, detectable warning pads, added light poles, and electric vehicle charging stations around the parking lot.

Requested Action: We are requesting board approval of Proceed Order G-9 in the amount of \$600,000.00 to provide parking lot the necessary renovations to meet campus standards and ADA compliance in the WH Lot at new Health Science Building on the SIUE campus.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Clayco	General	\$600,000.00	\$95,324,473.20	0.63%
Total All Proceed Orders		\$600,000.00	\$95,324,473.20	0.63%



M E M O R A N D U M

TO: David Ealey, Regional 3 Manager

FROM: Mark Hendricks, Senior Project Manager

DATE: April 22, 2025

RE: Contractor Proceed Order G-9

Dear Mr. Ealey,

The Southern Illinois University - Edwardsville, is a 129-building facility established in 1960.

The scope of work consists of constructing a new Health Science Building. The building will house the school of Nursing and Pharmacy classes, students, and staff. The project will be constructed via the Design Build Process. Hellmuth, Obata & Kassabaum, Inc (HOK) provided the bridging documents for the project. When HOK completed the bridging document we completed the design work to around 25% of the design. We did not want to give too much of a direction as we wanted to ensure the Design Build team was able to have some creativity on their designs. The Woodland Hall Lot (WH Lot) needs repaving and repairs to meet the campus standards and requirements needed for 20-year bond funds. The client agency did not provide all the requirements to HOK during the bridging process.

If granted, this change will allow the Design Build team to provide the needed renovations needed to update the WH parking lot to adhere to the current ADA/Campus standards. The RFP will provide for the mill, overlay, and striping of P-2 road per SIUE campus standard. In the existing WH parking lot it will provide for adding ADA parking spots, sidewalks, curbs, detectable warning pads, added light poles, and EV charging stations around the parking lot.

This request is to ensure adequate parking for the new Health Science Building and to help meet ADA/Campus standards.

I am respectfully requesting this Proceed Order be presented to the CDB Board for review, consideration and approval.

Respectfully,

Mark Hendricks
Senior Project Manager

cc: Shea Votava



PROCEED ORDER

PO No.: _____ Choose an item. -G-9
Date: 4/29/2025
Associated RFP No.: G-9

1. Contractor: (Name and Address)

Clayco Poettker Joint Venture
35 East Wacker Suite 1300
Chicago, IL 60601
Phone 312-658-0747

Project No.: 825-030-075 Phase #: 1

Project Name and Location:

Construct New Health Science Building at Southern Illinois University
Edwardsville

Contract No.: 23 DB01 41

Contract Work: General

2. REQUEST for change by: Using Agency

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

User Request Change. There were items that were left out of the bridging documents that need to be a part of the parking lot due to the requirement for 20 year bonding. This will completed past substantial completion with the gear lead time being 8-10 months.

4. Description Of Change In Work:

Add new transformer, panels, and gear to power up new lighting and EV charging stations around the existing parking lot, includes underground work
Install sidewalks and curbs around the parking lot and to the newly added handicap parking
Demo existing sidewalks and curbs
Install new asphalt road leading up to the new parking lot

5. Total Value Of This Order Not To Exceed:

\$600,000

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

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

7. Authorization to Proceed by:

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

Initial	Matt Drobak, Contractor Representative	<u>4/29/25</u>	
		Date	
(Up to \$14,999)		<u>5-5-2025</u>	203
	Mark Hendricks, Senior Project Manager	Date	Probable Classification
(Up to \$49,999)			
	David Ealey, 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 _____

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

Project Number	Firm/Job Description	Estimated Total Project Cost
651-000-178	Construction Management Services - Statewide Capital Development Board Statewide <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> AECOM Technical Services, Inc. Cotter Consulting, LLC R.M. Chin & Associates Inc.	\$25,000,000

A/E SELECTION COMMITTEE RECOMMENDATIONS

6/10/2025



CDB PROJECT NO: 651-000-178

PROJECT DESCRIPTION: Construction Management Services - Statewide

PROJECT LOCATION: Capital Development Board
Statewide

APPROPRIATION AMOUNT: \$25,000,000

ESTIMATED TOTAL PROJECT COST: \$25,000,000

PROJECT SCOPE OF WORK:

The Capital Development Board (CDB) is seeking construction management firms to provide ongoing project management services for non-specified CDB projects. The projects may be at various locations and facilities throughout the state. This solicitation is for the entire state. In this capacity, the successful firm(s) could undertake a wide variety of projects for the CDB in situations where the expertise required or capacity to perform the work is outside of the ability of the CDB to provide. The firm(s) will be engaged for specific tasks that are too complex, technical, specialized, or otherwise beyond what the CDB staff typically performs. The work may include, but is not limited to:

- Construction Document Reviews
- Pre and Post Construction Code Compliance Reviews
- Site Assessments for Future Project Development
- A/E-Contractor Dispute Resolution
- RFP/CO Cost Estimate Reviews
- Code Interpretations
- Building Inspection and Testing
- Construction Observation
- Cost Estimates
- Logistics
- Scheduling
- Reporting
- Cashflow Analysis
- Submittal Matrix
- Close-out Log
- Training
- Other Services as Necessary

Services are to be provided on an open-order basis for three fiscal years beginning July 1, 2025, through June 30, 2028. In no event will the total term of the contract, including the initial term and any renewal terms and any extensions, exceed ten years.

For any project, the maximum threshold will be \$500,000 per task assignment for basic services, additional services, on-site representation and reimbursables. The total value of the contract will not exceed \$5,000,000.

The successful firm(s) and the CDB shall mutually prepare a brief written task order, which shall include a brief project description and scope of work, an approximate schedule, and an approximate fee. Construction management firms interested in submitting their qualifications should have demonstrated knowledge and experience with project management services.

The construction managers and their consultants will be responsible for developing a complete project budget for each task assignment. The scope of work for each individual task order shall be determined by the CDB. The construction managers will be required to comply with all the CDB contractual requirements.

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: 320

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

Project Number	Firm/Job Description	Estimated Total Project Cost
039-060-063	Repair/Resurface Roadways and Sidewalks Department of Agriculture DuQuoin State Fairgrounds - Perry County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Civil Design, Inc. Kuhn & Trello Consulting Engineers, LLC Russell W. Martin Engineering, P.C.	\$16,444,900
250-174-014	Renovate Interior, Exterior and Replace Roofing System Department of Central Management Services Champaign Regional Office Building, Champaign <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Carlile Architects LLC Exp U.S. Services Inc. Valdes Engineering Company	\$35,190,100
255-005-001	Replace Roofing System Illinois Law Enforcement Training and Standards Board Illinois Law Enforcement Training and Standards Board - Springfield, Sangamon County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Ferry & Associates Architects, LLC Formation Architects Inc. GreenAssociates Inc	\$605,900
291-222-011	Renovate Firing Range Illinois State Police Training Center and Track - Pawnee, Sangamon County, Sangamon <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> David A. Loyet and Associates, Inc., Architects FGM Architects Inc.	\$5,619,800

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

Project Number	Firm/Job Description	Estimated Total Project Cost
291-275-010	Replace Generator - Central Headquarters Illinois State Police Springfield Troop 6 Headquarters (District 9) - Sangamon County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Interface Engineering, Inc. Michael K. Swim, Consulting Engineer, Inc. Woolpert, Inc.	\$572,400
651-225-004	Indefinite Delivery/Indefinite Quantity - Northern Capital Development Board Indefinite Delivery/Indefinite Quantity Services - Northern, Statewide <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Exp U.S. Services Inc. Mode Architects, P.C. Valdes Engineering Company	\$TBD
651-250-004	Indefinite Delivery/Indefinite Quantity - Central Capital Development Board Indefinite Delivery/Indefinite Quantity Services - Central, Statewide <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Carlile Architects LLC Exp U.S. Services Inc. Farnsworth Group, Inc.	\$TBD
651-275-003	Indefinite Delivery/Indefinite Quantity - Southern Capital Development Board Indefinite Delivery/Indefinite Quantity Services - Southern, Statewide <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> AAIC, Inc. Farnsworth Group, Inc. Hurst-Rosche, Inc.	\$TBD

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

Project Number	Firm/Job Description	Estimated Total Project Cost
750-000-012	Upgrade Plumbing and Construct New ADA Restrooms Office of the Secretary of State Secretary of State - Statewide <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Bailey Edward Design, Inc. Enercon, Ltd. Senga Architects Inc.	\$10,573,900
810-026-017	Repair and Replace Walkways and Pavement Illinois Community College Board Richland Community College - Decatur, Macon County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Kuhn & Trello Consulting Engineers, LLC Russell W. Martin Engineering, P.C. The Upchurch Group, Inc.	\$321,117
810-076-021	Replace Generators Illinois Community College Board Prairie State College - Chicago Heights, Cook County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Enercon, Ltd. GSG Material Testing, Inc., dba The HOH Group, Inc. Interface Engineering, Inc.	\$6,815,000

A/E SELECTION COMMITTEE RECOMMENDATIONS
6/10/2025



CDB PROJECT NO: 039-060-063

PROJECT DESCRIPTION: Repair/Resurface Roadways and Sidewalks

PROJECT LOCATION: Department of Agriculture
DuQuoin State Fairgrounds - Perry County

APPROPRIATION AMOUNT: \$16,444,900

ESTIMATED TOTAL PROJECT COST: \$16,444,900

PROJECT SCOPE OF WORK:

The DuQuoin State Fairgrounds is a 68-building facility established in 1937.

The scope of work provides for replacing/repairing the roads throughout the facility, including the fairgrounds, camping area, and arena area.

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: 321

A/E SELECTION COMMITTEE RECOMMENDATIONS
6/10/2025



CDB PROJECT NO: 250-174-014

PROJECT DESCRIPTION: Renovate Interior, Exterior and Replace Roofing System

PROJECT LOCATION: Department of Central Management Services
Champaign Regional Office Building

APPROPRIATION AMOUNT: \$35,190,100

ESTIMATED TOTAL PROJECT COST: \$35,190,100

PROJECT SCOPE OF WORK:

The Regional Office Building (J0400) is a 55,005 square foot, 2-story building established in 1968.

The scope of work provides for evaluation, recommendations, and replacement of the existing HVAC equipment and controls, roof, lighting, flooring, and ceiling systems or other finishes, windows, tuckpointing and other exterior improvements, repair or replacement of curbs and paving, as well as any other related, supporting, or incidental work.

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 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.

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

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: 321

A/E SELECTION COMMITTEE RECOMMENDATIONS
6/10/2025



CDB PROJECT NO: 255-005-001

PROJECT DESCRIPTION: Replace Roofing System

PROJECT LOCATION: Illinois Law Enforcement Training and Standards Board
Illinois Law Enforcement Training and Standards Board - Springfield,
Sangamon County

APPROPRIATION AMOUNT: \$605,900

ESTIMATED TOTAL PROJECT COST: \$605,900

PROJECT SCOPE OF WORK:

The Illinois Law Enforcement Training & Standards Board (ILETSB005-0001) is a 43,000 square foot, 2-story building established in 2006.

The scope of work provides for removing and replacing approximately 8,000 square feet of existing flat roof and all attendant 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.

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 321

A/E SELECTION COMMITTEE RECOMMENDATIONS

6/10/2025



CDB PROJECT NO: 291-222-011

PROJECT DESCRIPTION: Renovate Firing Range

PROJECT LOCATION: Illinois State Police
Training Center and Track - Pawnee, Sangamon County

APPROPRIATION AMOUNT: \$5,619,800

ESTIMATED TOTAL PROJECT COST: \$5,619,800

PROJECT SCOPE OF WORK:

The State Police Training Academy - Springfield, is a 2-building facility established in 1967. The Berm was established in 1988. The site included only a pistol range until approximately 2004, at which time a rifle range was added to northwest side of the existing Berm. Baffles were also added in 2004 at the top of the pistol range side and rifle range side of the Berm.

The scope provides for renovating the pistol and rifle ranges, including environmental abatement, earthwork, slope stabilization, adding and relocating baffles, adding ballistic material and other recommendations provided in the ISP Firing Range Assessment report completed April 8, 2021.

Hazardous materials may be encountered (lead).

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. 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 2 percent is applicable to the A/E team.

PROFESSIONAL SERVICES BULLETIN VOLUME: 321

A/E SELECTION COMMITTEE RECOMMENDATIONS

6/10/2025



CDB PROJECT NO: 291-275-010

PROJECT DESCRIPTION: Replace Generator - Central Headquarters

PROJECT LOCATION: Illinois State Police
Springfield Troop 6 Headquarters (District 9) - Sangamon County

APPROPRIATION AMOUNT: \$572,400

ESTIMATED TOTAL PROJECT COST: \$572,400

PROJECT SCOPE OF WORK:

The Main Building (The 7th Street Building - J0171) is a 202,759 square foot, 11-story building established in 1965.

The scope of work includes replacement of a generator, ATS switches, panels, wiring, etc. at the main building to handle additional loads and to segregate life-safety from non-life-safety loads. Provide a visual barrier around the Main Building generator as required by HPA.

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.

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 321

A/E SELECTION COMMITTEE RECOMMENDATIONS

6/10/2025



CDB PROJECT NO: 651-225-004

PROJECT DESCRIPTION: Indefinite Delivery/Indefinite Quantity - Northern

PROJECT LOCATION: Capital Development Board
Indefinite Delivery/Indefinite Quantity Services - Northern

APPROPRIATION AMOUNT: \$TBD

ESTIMATED TOTAL PROJECT COST: \$TBD

PROJECT SCOPE OF WORK:

The Capital Development Board (CDB) is seeking design firms to provide ongoing architectural, engineering and construction administration services for non-specified CDB projects. The projects may be at various locations and facilities throughout the state. This solicitation is for the northern part of the state. In this capacity, the successful firm could undertake a wide variety of projects for the CDB that may include, but not limited to, analysis or investigative reports, development of construction and bidding documents (drawings and specifications) and construction administration services, among others. The selected firm(s) must have, either in-house or through consultants, the following disciplines, including, but not limited to:

- Architecture - 40%
- Structural Engineering - 15%
- Mechanical Engineering (HVAC, Plumbing and Fire Protection) - 25%
- Electrical Engineering - 10%
- Civil Engineering - 5%
- Specialty Engineering/Consultants as needed - 5%

The associated percentages of work are based on past projects and are a guide for selecting a team. The percentages are in no way guaranteed and are dependent on the types of projects that the CDB requires during the contract period.

Projects will typically be either an emergency or urgent in nature. Services are to be provided on an open-order basis for three fiscal years beginning July 1, 2025, through June 30, 2028.

For projects with a reasonable and normal timeframe, the successful firm(s) and the CDB shall mutually prepare a brief written task order, which shall include a brief project description and scope of work, an approximate schedule, and an approximate professional services fee. For projects of an immediate or emergency nature ("on-call"), the successful firm(s) shall invoice the CDB on an hourly basis, in accordance with terms mutually agreed upon prior to signing the contract.

For non-emergency projects, the maximum threshold will be basic services of \$50,000.00 per project and the aggregate of the basic services will not exceed \$1,000,000. The total value of the contract for architectural / engineering services (basic services, additional services, on- site representation and reimbursables) will not exceed \$3,000,000. This method of project development will not be used for regular capital appropriations.

Design firms interested in submitting their qualifications should have demonstrated knowledge and experience with architectural / engineering services. A combined MBE/WBE goal of 20 percent is applicable to the A/E team. A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

No project costs have been established for these projects at this time. The architects, engineers and their consultants will be responsible for developing a complete project budget for each task assignment as their design progresses. The scope of work for each individual task order shall be determined by the CDB. The architects or engineers will be required to comply with all the CDB contractual requirements.

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 321

A/E SELECTION COMMITTEE RECOMMENDATIONS

6/10/2025



CDB PROJECT NO: 651-250-004

PROJECT DESCRIPTION: Indefinite Delivery/Indefinite Quantity - Central

PROJECT LOCATION: Capital Development Board
Indefinite Delivery/Indefinite Quantity Services - Central

APPROPRIATION AMOUNT: \$TBD

ESTIMATED TOTAL PROJECT COST: \$TBD

PROJECT SCOPE OF WORK:

The Capital Development Board (CDB) is seeking design firms to provide ongoing architectural, engineering and construction administration services for non-specified CDB projects. The projects may be at various locations and facilities throughout the state. This solicitation is for the central part of the state. In this capacity, the successful firm could undertake a wide variety of projects for the CDB that may include, but not limited to, analysis or investigative reports, development of construction and bidding documents (drawings and specifications) and construction administration services, among others. The selected firm(s) must have, either in-house or through consultants, the following disciplines, including, but not limited to:

- Architecture - 40%
- Structural Engineering - 15%
- Mechanical Engineering (HVAC, Plumbing and Fire Protection) - 25%
- Electrical Engineering - 10%
- Civil Engineering - 5%
- Specialty Engineering/Consultants as needed - 5%

The associated percentages of work are based on past projects and are a guide for selecting a team. The percentages are in no way guaranteed and are dependent on the types of projects that the CDB requires during the contract period.

Projects will typically be either an emergency or urgent in nature. Services are to be provided on an open-order basis for three fiscal years beginning July 1, 2025, through June 30, 2028.

For projects with a reasonable and normal timeframe, the successful firm(s) and the CDB shall mutually prepare a brief written task order, which shall include a brief project description and scope of work, an approximate schedule, and an approximate professional services fee. For projects of an immediate or emergency nature ("on-call"), the successful firm(s) shall invoice the CDB on an hourly basis, in accordance with terms mutually agreed upon prior to signing the contract.

For non-emergency projects, the maximum threshold will be basic services of \$50,000.00 per project and the aggregate of the basic services will not exceed \$1,000,000. The total value of the contract for architectural / engineering services (basic services, additional services, on- site representation and reimbursables) will not exceed \$3,000,000. This method of project development will not be used for regular capital appropriations.

Design firms interested in submitting their qualifications should have demonstrated knowledge and experience with architectural / engineering services. A combined MBE/WBE goal of 20 percent is applicable to the A/E team. A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

No project costs have been established for these projects at this time. The architects, engineers and their consultants will be responsible for developing a complete project budget for each task assignment as their design progresses. The scope of work for each individual task order shall be determined by the CDB. The architects or engineers will be required to comply with all the CDB contractual requirements.

PROFESSIONAL SERVICES BULLETIN VOLUME: 321

A/E SELECTION COMMITTEE RECOMMENDATIONS

6/10/2025



CDB PROJECT NO: 651-275-003

PROJECT DESCRIPTION: Indefinite Delivery/Indefinite Quantity - Southern

PROJECT LOCATION: Capital Development Board
Indefinite Delivery/Indefinite Quantity Services - Southern

APPROPRIATION AMOUNT: \$TBD

ESTIMATED TOTAL PROJECT COST: \$TBD

PROJECT SCOPE OF WORK:

The Capital Development Board (CDB) is seeking design firms to provide ongoing architectural, engineering and construction administration services for non-specified CDB projects. The projects may be at various locations and facilities throughout the state. This solicitation is for the southern part of the state. In this capacity, the successful firm could undertake a wide variety of projects for the CDB that may include, but not limited to, analysis or investigative reports, development of construction and bidding documents (drawings and specifications) and construction administration services, among others. The selected firm(s) must have, either in-house or through consultants, the following disciplines, including, but not limited to:

The associated percentages of work are based on past projects and are a guide for selecting a team. The percentages are in no way guaranteed and are dependent on the types of projects that the CDB requires during the contract period.

Projects will typically be either an emergency or urgent in nature. Services are to be provided on an open-order basis for three fiscal years beginning July 1, 2025, through June 30, 2028.

For projects with a reasonable and normal timeframe, the successful firm(s) and the CDB shall mutually prepare a brief written task order, which shall include a brief project description and scope of work, an approximate schedule, and an approximate professional services fee. For projects of an immediate or emergency nature ("on-call"), the successful firm(s) shall invoice the CDB on an hourly basis, in accordance with terms mutually agreed upon prior to signing the contract.

For non-emergency projects, the maximum threshold will be basic services of \$50,000.00 per project and the aggregate of the basic services will not exceed \$1,000,000. The total value of the contract for architectural / engineering services (basic services, additional services, on- site representation and reimbursables) will not exceed \$3,000,000. This method of project development will not be used for regular capital appropriations.

Design firms interested in submitting their qualifications should have demonstrated knowledge and experience with architectural / engineering services. A combined MBE/WBE goal of 20 percent is applicable to the A/E team. A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

No project costs have been established for these projects at this time. The architects, engineers and their consultants will be responsible for developing a complete project budget for each task assignment as their design progresses. The scope of work for each individual task order shall be determined by the CDB. The architects or engineers will be required to comply with all the CDB contractual requirements.

PROFESSIONAL SERVICES BULLETIN VOLUME: 321

A/E SELECTION COMMITTEE RECOMMENDATIONS

6/10/2025



CDB PROJECT NO: 750-000-012

PROJECT DESCRIPTION: Upgrade Plumbing and Construct New ADA Restrooms

PROJECT LOCATION: Office of the Secretary of State
Secretary of State - Statewide

APPROPRIATION AMOUNT: \$10,573,900

ESTIMATED TOTAL PROJECT COST: \$10,573,900

PROJECT SCOPE OF WORK:

The Chicago West Driver Services Facility (M0200) is a 2-building facility established in 1959. The Chicago North Driver Services Facility (M0201) is a 2-building facility established in 1959. The Chicago South Driver Services Facility (M0203) is a 2-building facility established in 1959.

The scope of work provides for investigating, removing, re-lining and/or replacing all necessary plumbing piping and fixtures in all three Chicago driver services facilities, including but not limited to, domestic water distribution piping, sanitary waste/vent piping, and any other associated plumbing accessories necessary. The work shall include patching and painting any walls or floors disturbed as part of the piping replacement, along with updating existing restroom finishes, partitions, and restroom accessories where needed.

The work shall also provide for building out accessible public restrooms on the ground floor, with a possible location being the existing courtyards at each facility.

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

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: 321

A/E SELECTION COMMITTEE RECOMMENDATIONS
6/10/2025



CDB PROJECT NO: 810-026-017

PROJECT DESCRIPTION: Repair and Replace Walkways and Pavement

PROJECT LOCATION: Illinois Community College Board
Richland Community College - Decatur, Macon County

APPROPRIATION AMOUNT: \$240,838

ESTIMATED TOTAL PROJECT COST: \$321,117

PROJECT SCOPE OF WORK:

The Richland Community College - Decatur, is a 5-building facility established in 1988.

The scope of work provides for repairing or replacing walkways and parking lot pavement in select areas throughout the campus. The work will also provide for improvements to the grading and drainage as required.

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.

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 321

A/E SELECTION COMMITTEE RECOMMENDATIONS

6/10/2025



CDB PROJECT NO: 810-076-021

PROJECT DESCRIPTION: Replace Generators

PROJECT LOCATION: Illinois Community College Board
Prairie State College - Chicago Heights, Cook County

APPROPRIATION AMOUNT: \$5,111,250

ESTIMATED TOTAL PROJECT COST: \$6,815,000

PROJECT SCOPE OF WORK:

The Prairie State College - Chicago Heights, is a 11-building facility established in 1969.

The scope of work provides for replacing and resizing seven natural gas generators and associated equipment on campus.

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 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: 321

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
120-135-070	Illinois Department of Corrections – Upgrade Ash Handling System – Logan Correctional Center – Lincoln, Logan County, Illinois	G-006	\$545,425.00	11/12/2024	<p>G-006 \$31,500.00 1/9/2025</p> <p>G-006.2 \$233,986.35 1/13/2025</p> <p>G-006.3 \$277,466.82 5/14/2025</p> <p>Total to Date: \$542,953.17</p>	<p>5.8%</p> <p>42.9%</p> <p>50.9%</p> <p>Total to Date: 99.6%</p>
830-030-162	University of Illinois Chicago – Construct a Computer Design Research and Learning Center – Chicago, Cook County, Illinois	G-48	\$797,560.00	12/13/2022	<p>G-48.1 \$48,461.33 8/23/2023</p> <p>G-48.2 \$51,767.35 5/22/2024</p> <p>G-48.3 \$12,464.27 6/21/2024</p> <p>G-48.4 \$181,383.39 4/30/2025</p> <p>Total to Date: \$294,076.34</p>	<p>6.1%</p> <p>6.5%</p> <p>1.6%</p> <p>22.7%</p> <p>Total to Date: 36.9%</p>

*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
125-080-006	Illinois Department of Juvenile Justice – Illinois Youth Center – Demolish Buildings and Construct New – Warrenville, DuPage County, Illinois	CO G-001	\$443,971.49 5/14/2025	N/A	100%

*New information is in **bold**.

SUBJECT: *Best Interest of the State Selection / Informational Item*

Project Number	Firm/Job Description	Estimated Total Project Cost
120-175-133	Replace Plumbing - South Cell House Department of Corrections Menard Correctional Center - Randolph County <i>SELECTED FIRM:</i> RTM Engineering Consultants, LLC	\$5,700,000
546-282-003	Capital Improvements - Lincoln's ChalleNGE Academy Department of Military Affairs Rantoul Military Affairs, Champaign County <i>SELECTED FIRM:</i> RATIO States, LLC	\$38,140,000

CDB PROJECT NO: 120-175-133

PROJECT DESCRIPTION: Replace Plumbing - South Cell House

PROJECT LOCATION: Department of Corrections
Menard Correctional Center - Randolph County

PROJECT AMOUNT: \$5,700,000

PROJECT SCOPE OF WORK:

The South Cell House (C0515) is a 64,760 square foot, five-story building constructed in 1887.

The scope of work provides for replacing the plumbing piping and fixtures. This project contains funding for the abatement of asbestos-containing materials.

ARCHITECT/ENGINEER: RTM Engineering Consultants, LLC (34762)
Schaumburg, IL 60173

CDB PROJECT NO: 546-282-003

PROJECT DESCRIPTION: Capital Improvements - Lincoln's Challenge Academy

PROJECT LOCATION: Department of Military Affairs
Rantoul Military Affairs, Champaign County

PROJECT AMOUNT: \$38,140,000

PROJECT SCOPE OF WORK:

The scope of work provides for constructing an approximately 30,800 square foot, two-story educational facility including eight classrooms (50 students each), two computer labs (50 students each), two multi-purpose rooms, two medical exam rooms, 13 private offices, security posts, conference room, library, photo lab, print shop, storage rooms, restrooms, lobby/common areas. The scope of work also provides for constructing an approximately 19,000 square foot, one and two-story multiple use auditorium/athletic facility of sufficient size for graduation ceremonies, physical training, basketball, weightlifting, aerobics, male/female locker/shower facilities, equipment storage and administrative offices, an approximately 20,000 square foot, one-story dining facility with kitchen, serving, dining storage, loading dock/receiving point, mechanical and electric, office, and restrooms, an approximately 2,760 square-foot, one-story maintenance garage for parking/maintenance of school busses, passenger vans and oversize equipment; and, approximately 75,000 square feet of coed dormitory space.

Site work will include the demolition of six existing educational/dormitories and support facilities, installing an access street improvement, upgrading supporting utilities (electric, gas, water, storm sewer, sanitary sewer, data/communication) and providing landscaping, fencing, circulation (internal roads and sidewalks) and exterior lighting.

This project requires a minimum of LEED silver certification or a Green Globes or two-globe rating. BIM (Building Information Modeling) will be required for this project.

ARCHITECT/ENGINEER: RATIO States, LLC (35437)
Champaign, IL 61820

APPROVED BY THE EXECUTIVE DIRECTOR: 5/22/2025

FY26 PROPOSED CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 8, 2025	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
August 12, 2025	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
September 9, 2025	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
October 14, 2025	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
November 13, 2025	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
December 9, 2025	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
January 13, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
February 10, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
March 10, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
April 14, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
May 12, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
June 9, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference

Meeting Locations:

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