Capital Development Board
Building a Better Illinois

May 13, 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

May 13, 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: 2630 222 9769 PASSWORD: CDB52025

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)

Call To Order

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

Preliminary Items

3. Approval of the Agenda
4. Approval of April 8, 2025 Minutes 1-7

Board Action

Construction Region 1

5. Change Order – IBHE– Northern Illinois University 8-10

Construction Region 2

6. Single Bid – IDVA – Quincy Veterans Home 11-16
7. Proceed Order – IDOT – District 4 17-24

Construction Region 3

8. Proceed Order – IDOT – Railsplitter Rest Area 25-28
9. Proceed Order – IBHE – SIUE 29-31

QBS

10. Architecture/Engineering Selection Recommendations from PSB 320 32-47

Rulemaking

11. Energy Code Rules, 71 Ill. Adm. Code 600 48-77
12. Public Comment – Energy Code Rules

Board Schedule

13. FY 26 Schedule 78

Informational Items

14. Change Order for Board Authorized Proceed Order Report 79
15. Best Interest of the State/Informational Item 80-83
16. Emergency Selection/Informational Item 84-86
17. DCU
18. Public Comment

Executive Session

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

CAPITAL DEVELOPMENT BOARD Agenda Item

SUBJECT: Meeting Minutes for April 8, 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	**Springfield**	**Peoria**
Eileen Rhodes, Chair	Saul Morse	Beverly Potts
Pam McDonough		
Ama Addai		
Araceli Garza		

The following were present in Chicago:

Karla Springer, CDB	Brent Lance, CDB	Jocylin Sada, CDB
Darnita Lee, CDB	Jesse Martinez, CDB	Latonya Watson, CDB
Tamakia Edwards, CDB	Mark Jones, CDB	Steven Solka, Vanir/Milhouse
Julia Barnhardt, CDB	Nia Jones, CDB	Nadia Dashdondog, CDB
Bill Cotter, Cotter Consulting	Dipak Shah, RME	

The following were present in Springfield:

Heather Parks, CDB	Amy Romano, CDB	Amy Evans, CDB
Crystal Kitchen, CDB	Tim Patrick, CDB	David Ealey, CDB
Lisa Hennigh, CDB	James Cockrell, CDB	Medney Guy, CDB
Luke Montgomery, CDB	Nicole Power, CDB	
Lauren Noll, CDB	Kathryn Martin, CDB	

The following were present via Webex:

L.E. Morris, AAIC Inc.	Wilbur Milhouse, Milhouse Inc.	Bradley Downen, CDB
Caroline Smith, Bailey Edward	Ed Gritzenbach, Monaco Mechanical	Bryan Niles, CDB
Lorna Sherry, Bailey Edward	Adam Lisak, Nottingham Studios	Carla Yvonne, CDB
Kyle Eliakis, Carlile-Group	Alicia Kamischke, Prairie Engineers	Charla Travis, CDB
Audrey Duffie, CGL Companies	Ron Fitzpatrick, RGFAI	David Tichy, CDB
Joe McKenna, CGL Companies	Jonathan Graves, Ross Barney Architects	Elpidio Quiballo, CDB
Kay McLaurin, CGL Companies	Ryan Giblin, Ross Barney Architects	Felicia Burton, CDB
Olivia Olander, Chicago Tribune	Javier Romero, Rubinos & Mesia Eng.	Greg Swanson, CDB
Sydney Scepkowski, Cotter Consulting	Henry Ryan, Sollitt	Jason Wiseman, CDB
Ken Thomas, CW Burns	Kieran McAleer, Sollitt	Jennifer Boen, CDB
Noula Frigelis, David Mason	Alex Dzierwa, SPC Inc.	Joel Meints, CDB
Kat Porter, Delta Engineering Group	Dave Byrd, SPC Inc.	Kenneth Watkins, CDB
Jenny Fuqua, Design-Mavens	Derek Messier, STV Inc.	Lauren Grenlund, CDB
Brian Johns, Dewberry	April Back, Tilton Kelly Bell	Linda Norbut Suits, CDB
Tami Wright, Dewberry	Michelle Bowman, Tilton Kelly Bell	Marcy Joerger, CDB
John Wayne, DHS	Amanda McAllister, Trivers	Maribel Acevedo, CDB
Stacy Howlett, DHS	Steven Haines, Tropical Environmental	Markus Pitchford, CDB
Todd DeJaynes, DHS	Andy Clark, United Transfer IL	Matthew Trewartha, CDB

Emily Carey, Epstein Global
Adam Hubbard, Fager-McGee
Loren Boyd, Faith Group, LLC
Matt Fisher, Faith Group, LLC
Whitney Harvey, Faith Group, LLC
Chris Kleine, Farnsworth Group
Anthony Lo Bello, FGMA
Jera Muder, IDMA
Isaac Dzula, IHC Construction
Jim Leppert, IHC Construction
Tracy Templin, IHC Construction
Alejandra Hernandez, JP Architects
Jose Pareja, JP Architects
Nick Gulino, JP Architects
Charli Johnsos, Kluber Architects
Andrew Znika, M|H Group
Dan Mills, M|H Group
Pete Hickling, U of I Chicago
Mike Shrader, Valdes Engineering
Steve Ejnik, Valdes Engineering
Danielle Mikaio, Vanir
Jerry Avalos, Vanir
Kurt Weidmann, Vanir
Lissi Riedel, Vanir
Stefanie Pedler, Vanir
Timothy S Hancock, Vanir
April Koskey, CPO
Devon Travous, CPO
Gerald Burlingham, CPO
Ken Morris, CPO
Abraham Allen, CDB
Alexis Robison, CDB
Amber Evans, CDB
Bill Cornett, CDB
Natasia McDade, CDB
Nate Porter, CDB
Nathan Schroeder, CDB
Nazih Kafe, CDB
Nia Jones, CDB
Nicholas Klein, CDB
Paul Kmett, CDB
Robert Coslow, CDB
Roger Kuhl, CDB
Scot Achterhof, CDB
Scott Satterlee, CDB
Shea Votava, CDB
Tyler McKay, CDB

The meeting was called to order at 12:01 p.m.

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

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

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

Pam McDonough moved, and Ama Addai seconded a motion to approve the executive minutes of the March 11, 2025, meeting. Chair Rhodes called for a vote, and the motion was approved unanimously.

David Ealey presented the following Proceed Order:

Proceed Order – IDNR – Wayne Fitzgerrell State Park
CDB Project No. 102-777-020
Renovate Rend Lake Resort Facilities
Fager-McGee Commercial Construction, Inc.
Proceed Order……..…….... $250,000.00

Saul Morse and Luke Montgomery discussed ADA compliance with the facility. Pam McDonough and Luke Montgomery discussed the occupancy of the facility and why the facility was in such bad shape.

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

David Ealey presented the following Change Order:

Change Order – IDHS – Alton Mental Health
CDB Project No. 321-010-110
Renovate Willow Building

Poettker Construction Company
Change Order ……...…….....$3,125,753.00

Chair Rhodes questioned the funding and time frame. Todd DeJaynes from DHS answered the funding questions and discussed court orders.

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

David Ealey presented the following Modification:

Modification – IDOR – Willard Ice Building
CDB Project No. 624-060-045
Renovate Building/Upgrade Building Systems
Henneman Engineering Inc.
Modification ……...…….....$510,540.00

Chair Rhodes questioned the project schedule and budget. Crystal Kitchen explained the scope and how this is saving the state money.

Saul Morse moved, and Beverly Potts seconded a motion to approve the Modification. Chair Rhodes called for a vote, and the motion was approved unanimously.

Tim Patrick presented the following Single Bid:

Single Bid – IDNR – DesPlaines Game Farm
CDB Project No. 102-304-035
Repair Storm Damage/Replace Flight Pens
CAD Construction
Single Bid ……...…….....$561,300.00

Pam McDonough moved, and Araceli Garza seconded a motion to approve the Single Bid. Chair Rhodes called for a vote, and the motion was approved unanimously.

Tim Patrick presented the following Proceed Order:

Proceed Order – IDHS – Elgin Mental Health Center
CDB Project No. 321-055-136
Renovate Dietary
IHC Construction Companies, LLC
Public Electric
Monaco Mechanical, Inc.
C.W. Burns Co., Inc.
Proceed Order ……...…….....$270,000.00

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

Tim Patrick presented the following Change Order:

Change Order – ICCB – McHenry County College
CDB Project No. 810-066-019
Construct Career, Technical and Manufacturing Center
The George Sollitt Construction Company

Change Order ……...…….....$286,860.92

Chair Rhodes questioned project completion and client occupancy and Mark Jones provided a response.

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

Jame Cockrell presented the following Proceed Order:

Proceed Order – IDOC – East Moline Correctional Center
CDB Project No. 120-050-059
Upgrade HVAC/Roofing/Remediation
Drive Construction
Proceed Order ……...…….....$430,000.00

Araceli Garza questioned the scope of the project as well as the additional scope to the project. The A/E of record Mike Shrader responded to the questions.

Ama Addai moved, and Araceli Garza seconded a motion to approve the Proceed Order. Chair Rhodes called for a vote, and the motion was approved unanimously.

Jame Cockrell presented the following Proceed Order:

Proceed Order – IDMA – Bloomington Readiness Center
CDB Project No. 546-015-023
Construct Vehicle Maintenance Shop
Johnco Construction, Inc.
Proceed Order ……...…….....$700,000.00

Chair Rhodes and Araceli Garza questioned the easement and design of the project. Medney Guy discussed EPA permit timeline as well as the design.

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

Jame Cockrell presented the following Proceed Order:

Proceed Order – IDMA – Bloomington Readiness Center
CDB Project No. 546-015-023
Construct Vehicle Maintenance Shop
Johnco Construction, Inc.
Proceed Order ……...…….....$350,000.00

Chair Rhodes and Araceli Garza questioned how all parties missed the design flaw in leaving a key item off the drawings. A/E of record responded to the design flaw.

Saul Morse moved, and Beverly Potts 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 319:

1.	007-000-003	Illinois Courts Statewide – The Court of Illinois Cook County Replace Carpeting/Flooring for Courts 1. Tilton, Kelly + Bell, L.L.C. 2. Doyle & Associates Architects and Interior Designers 3. JP Architects, Ltd.	Appropriation: $8,307,600 Project Cost: $8,307,600
2.	104-030-018	Department of Natural Resources Dana-Thomas House State Historic Site Springfield, IL – Sangamon County Repair and Restore Building and the Site Water Management Systems 1. Bauer Latoza Studio Ltd. 2. Farnsworth Group, Inc. 3. Vinci/Hamp Architects, Inc.	Appropriation: $6,607,400 Project Cost: $6,607,400
3.	120-008-020	Department of Corrections Illinois River Correctional Center Canton, IL – Fulton County Replace Fire Alarm System 1. RTM Engineering Consultants, LLC 2. Introba Inc. 3. Interface Engineering, Inc.	Appropriation: $6,277,800 Project Cost: $6,277,800
4.	120-178-014	Department of Corrections Big Muddy Correctional Center Big Muddy, IL – Jefferson County Replace Fire Alarm System 1. Michael K. Swim, Consulting Engineer, Inc. 2. Wolpert, Inc. 3. Hennaman Engineering Inc.	Appropriation: $3,543,200 Project Cost: $3,543,200
5.	120-200-134	Department of Corrections Pontiac Correctional Center Pontiac, IL – Livingston County Replace Fire Protection Systems 1. Primera Engineers, ltd. 2. Clark Dietz, Inc. 3. Hennaman Engineering Inc.	Appropriation: $5,274,600 Project Cost: $5,274,600
6.	120-231-034	Department of Corrections Joliet Treatment Center Joliet, IL – Will County Replace Fire Alarm System 1. Interface Engineering, Inc. 2. Globetrotters Engineering Corporation 3. Nest Builders, Inc.	Appropriation: $3,233,000 Project Cost: $3,233,000
7.	250-150-014	Department of Central Management Services Suburban North Regional Office Facility Des Plaines, IL – Cook County Upgrade HVAC and Electrical; Replace Roof; Interior and Exterior Repairs 1. Johnson Lasky Kindelin Architects, Inc. 2. WSP USA Buildings Inc. 3. Gannett Fleming Architects, Inc.	Appropriation: $31,396,400 Project Cost: $31,396,400

8.	624-060-048	Department of Revenue Revenue Building (Willard Ice Building) Springfield, IL – Sangamon County Replace Roofing System 1. Design Mavens Architecture PLLC 2. GreenAssociates Inc. 3. Hurst-Rosche, Inc.	Appropriation: $8,076,300 Project Cost: $8,076,300
9.	810-022-008	Illinois Community College Board City Colleges of Chicago: Wilbur Wright College Chicago, IL – Cook County Replace Curtain Walls 1. Specialty Consulting, Inc. 2. Carlile Architects LLC 3. JP Architects, Ltd.	Appropriation: $2,715,750 Project Cost: $3,621,000
10.	810-050-024	Illinois Community College Board Kankakee Community College Kankakee, IL – Kankakee County Upgrade and Tuckpoint Building Facility 1. Carlile Architects LLC 2. JP Architects, Ltd.	Appropriation: $562,500 Project Cost: $750,000
11.	810-068-017	Illinois Community College Board Moraine Valley Community College Palos Hills – Cook County Replace Flooring, Pool Deck and Wall Finishes 1. Demonica Kemper Architects, LLC 2. Doyle & Associates Architects and Interior Designers 3. Carlile Architects LLC	Appropriation: $446,293 Project Cost: $595,057

Ama Addai moved, and Pam McDonough seconded a motion to approve the previous A/E selections from PSB 319. Chair Rhodes called for a vote, and the motion was approved unanimously.

Brent Lance presented the following A/E selection recommendations for PSB 319-2:

1.	120-000-077	Illinois Department of Corrections Services Department of Corrections Statewide Program Construction Management and Owner's Advisor 1. Vanir|Milhouse a Joint Venture Partnership 2. Cotter Consulting, LLC 3. CGL Management Group, LLC	Appropriation: $900,000,000 Project Cost: $TBD

Chair Rhodes questioned Vanir/Milhouse's background and capabilities with working on projects of this size. Brent Lance explained the selection by the committee was a unanimous decision with all 8 committee members that included 2 public members. Brent Lance explained Vanir's extensive background on large correctional projects and that Milhouse brought the local perceptive to the table. Ama Addai questioned what Boomer's role is and Brent Lance explained his justice impacted institutional background.

Saul Morse moved, and Ama Addai seconded a motion to approve the previous A/E selections from PSB 319-2. Chair Rhodes called for a vote, and the motion was approved unanimously.

Chair Rhodes and Board Members welcomed Vanir/Milhouse to the project and Vanir gave a background of their firm.

Lauren Noll presented amendments to the Early Childhood Construction Grand Rules (71 IAC 43) for approval to file adoption of rules.

Saul Morse moved, and Pam McDonough seconded a motion to approve the Early Childhood Construction Grant Rules. 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.

Tim Patrick gave a construction project update.

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

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

The meeting adjourned at 12:50 p.m.

State of Illinois
Capital Development Board

Request for Board Approval of Change Order

Project Number: 822-010-132

Description: Replace Roofing Systems
Swen Parson Hall
Northern Illinois University
Dekalb, Illinois

Client Agency: Northern Illinois University

Architect/Engineer: Johnson Lasky Kindelin Architects
230 West Huron, Suite 510
Chicago, IL 60654

Total Project Budget: $4,777,408.15
Unobligated Funds: $ 462,991.85
Total Spent to Date: $3,744,178.59
Percent Complete: 85% - Construction

Project Manager: Nazih Kafe

Project History: The Northern Illinois University in Dekalb, is a 96-building facility established in 1895. The Swen Parson Hall is a 158,987 square foot, 10-story building established in 1952.

The scope of work provides for replacement of Swen Parson Hall's flat roof areas and includes exterior stone and masonry repairs, including but not limited to, perimeter facades and roof parapets. The flat roof system has saturated roof insulation and related degraded stone parapet facades, roof displacement, and falling debris.

During execution of the contract work, previously unknown areas of unsound Lannon stone were identified at the stack tower. This masonry is directly adjacent to and integral with the parapet replacement already included in the base contract. To preserve the integrity of the building envelope and ensure long-term performance of the repairs already underway, it is recommended to address this issue now, while access is available.

Description of RFP Change: This change order will be classified as an undiscovered condition and will provide for removal, replacement, and resetting of 672 square feet of stone as well as grinding and tuckpointing of 282 square feet on the exterior of the building.

Requested Action: We are requesting board approval of change order G-08R in the amount of $361,345.20 to compensate Blinderman Construction Company for their additional labor hours and material provided related to these exterior repairs

Contractor	Trade	Change Order Amount	Original Contract	% Change
Blinderman Construction	General	$361,345.20	$5,549,700.00	6.5%
Total All Change Orders		$361,345.20	$5,549,700.00	6.5%

MEMORANDUM

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

FROM: Nazih Kafe, Project Manager

DATE: April 23rd, 2025

RE: RFPCO G-8R
822-010-132 Replace Roofing Systems – Swen Parson Hall
Northern Illinois University – Dekalb, Illinois

Dear Blanca,

The Northern Illinois University – Dekalb, is a 96-building facility established in 1895. The Swen Parson Hall (U1040) is a 158,987 square foot, 10-story building established in 1952.

The scope of work provides for replacement of Swen Parson Hall's flat roof areas and includes exterior stone and masonry repairs, including but not limited to, perimeter facades and roof parapets. The flat roof system has saturated roof insulation and related degraded stone parapet facades and roof displacement and falling debris.

At the central stacks tower, the scope included removal, salvage, and reinstallation of the coping stones and six courses of Lannon stone at the exterior face of the tower below the coping. This scope was confirmed and agreed upon by CDB, the Client Agency (NIU), and the A/E during the design development phase of the project in 2021.

During construction, the masonry contractor used a drone to confirm the scope of work at the tower. The up-close imagery produced by the drone showed that the Lannon stone and mortar joints directly below the area of work at the parapets (and outside the contract area) was severely deteriorated, including spalling and damaged stone, cracked and missing mortar at the joints, and displaced stone units. This condition was brought to the attention of the CDB, NIU, and the A/E as a safety concern. The contractor identified the areas of repair/replacement required and this was reviewed by the CDB PM, Client Agency, and A/E and determined to be necessary to provide safe conditions at the surrounding lower roofs and ground level below.

At this time, we request your consideration to present to the board a change order to Blinderman construction contract in the amount of $361,345.20. The scope of this change order adds costs for labor and materials, as well as scaffolding costs, to repair/replace the deteriorated Lannon stone and mortar joints at the central stacks tower of Swen Parson Hall.

State of Illinois
CAPITAL DEVELOPMENT BOARD

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 4/21/2025 RFP Number: G-08R

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

Blinderman Construction Co. Inc.
224 N. Desplaines Street #650
Chicago, IL 60661
(312)982-2600 Fax ( ) -
Attn: Elijah Heiberger e-mail:
eheiberger@blinderman.com

CDB Project #: 822-010-132
CDB Project Name: Replace Roofing Systems - Swen Parson Hall
& Location: Northern Illinois University, Dekalb, Illinois

CDB Contract #: 2405718
Contract Work: Roof replacement and masonry parapet repairs

2. REQUEST for change by: A/E

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:
The existing Lannon stone at the tower is unsound. Several units are cracked, spalled, or loose, especially at the corners. This has created an unsafe condition for students, faculty, and staff. The identified areas need to be tuckpointed and several stones need to be removed and reset or removed and replaced (if damaged beyond repair).

4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued.
Refer to RFI#27 and associated photos and diagrams provided by ABS. 954 SF of unsound Lannon stone at the stacks tower that is not part of the base contract has been identified. The contractor is recommending that 672 SF of stone be removed and reset/replaced and 282 SF of grinding and tuckpointing.

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

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

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

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

The Contract Sum is INCREASED/DECREASED by the total sum of.....$ 361,345.20

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

RECOMMEND issuance of a change order
A/E Firm Name JLK Architects
BY [redacted] signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER
BY [redacted] signature

CONTRACTOR DATE 4/21/25
BY Elijah Heiberger print name
[redacted] signature
Assistant Project Manager title

APPROVE as to form and content:
USING AGENCY name Northern Illinois University
BY [redacted] signature

CDB/PM APPROVE [redacted] 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. 040-010-126

Install Fire Suppression System
Illinois Veterans' Home – Quincy
Quincy, Adams County, IL

Subject: Single Bid Award

CDB Project Manager: Chris MacGibbon

Project History:
The scope of work for the project is to provide and install a complete and operational fire suppression system in buildings 29, 35 and 36 (Administration Building, Smith Hall, and the Old Stone Building, respectively). This project was bid as a single prime delivery with the sprinkler and electrical trades protected. The project falls under the Quincy Veterans' Home Rehabilitation and Rebuild Act [330 ILCS 21]; the CDB administrative rules governing procurement practices at the Quincy Veterans' Home (44 Ill. Adm. Code 930) apply. It qualifies for 65% federal reimbursement.

Requested Action:
A single bid was received for the single prime trade on April 15, 2025. Five (5) plan rooms and five (5) contractors held plans for this project.

The Illinois Department of Veterans' Affairs would like to move forward with the award due to the availability and uncertainty of USDVA reimbursement. We are unable to revise or remove project scope so re-bidding would likely result in increased costs.

Architect/Engineer: MEP Infrastructure Solutions, Inc.
55 East Monroe Street, Suite 2110
Chicago, IL 60603

TRADE	BASE BID	ESTIMATE	% DIFFERENCE
Single Prime (Sprinkler)	$1,433,268.00	$1,311,010.00	9.3%

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

Laverdiere Construction, Inc.
4055 West Jackson Street
Macomb, IL, 61455

Single Prime Work: $1,433,268.00

CDB 040-010-126 Install Fire Suppression Systems

Quincy Veterans' Home

Quincy Illinois

Plan Holders

Jason Smith	Apex Fire Sprinkler	jasons@apexfsc.com
Benjamin Lake	FE Moran	Benjamin.lake@femoran.com
Nathan Nuttelmann	Brown Electric	nathann@brownelectric.met
Jodi Anderson	Laverdiere Construction	JAnderson@lavconinc.com
Mary Bennyhoff	The Pipco Companies	maryb@pipco-co.com

Plan Rooms

Quincy Plan Room	(217) 222-0588	sandym@michelmann.us
Greater Peoria Assoc.	(309) 839-2115	info@gpcsa.org
Central Illinois Plan Room	(217) 679-1077	plans@ciplanroom.com
Southern Illinois Builders	(618) 624-9055	dmr@siba-agc.org
Dodge Data & Analytics	(413) 340-0543	support@construction.com

April 21, 2025

Chris MacGibbon

Senior Project Manager

Illinois Capital Development Board

Re: Bid Analysis and Recommendation

INSTALL FIRE SUPPRESSION SYSTEM

ILLINOIS VETERANS' HOME – QUINCY (IVHQ)

QUINCY (ADAMS COUNTY), ILLINOIS

PROJECT: CDB 040-010-126

Dear Mr. MacGibbon,

The plan holders for this bid consisted of three sprinkler contractors, one electrical contractor and one general contractor. I have corresponded with the sprinkler contractors and the electrical contractor. All expressed that they did not want to pursue the project as a prime and sent their proposals to a general contractor. The listed general contractor received bid proposals from two of the three sprinkler contractors and the electrical contractor.

The general contractor (Laverdiere Construction) has provided the following breakdown of the proposed responsibilities.

1. General Trades and supervision (Laverdiere)
2. Demo (Laverdiere)
3. Sawcut and remove floor (Laverdiere)
4. Pour concrete floor patches (Laverdiere)
5. Wood Walls (Laverdiere)
6. Drywall (Laverdiere)
7. Remove and reinstall ceilings (Laverdiere)
8. Concrete Sidewalk (Laverdiere)
9. Concrete generator/Equipment pads (Laverdiere)
10. Excavation and Fill (Laverdiere)
11. Fine grade and seed (Laverdiere)
12. Tape and finish drywall/Painting (Breckenkamp Painting and Drywall)
13. Fire Protection (F.E. Moran)
14. Plumbing (Sparrow Plumbing)
15. Electrical (Brown Electrical)

Our estimated construction cost, dated 12/6/2024, is $1,438,262.08 (including contingency)

The single bid received on April 15, 2025 is $1,433,268.00

Since the bid is well within the expected acceptable range, we recommend that Laverdiere Construction be awarded the contract.

Sincerely,

[redacted]

Douglas Brewer

Vice President of Operations

Capital Development Board
Building a Better Illinois

STATE OF ILLINOIS
JB PRITZKER, GOVERNOR
TAMAKIA EDWARDS, EXECUTIVE DIRECTOR

BOARD MEMBERS
Eileen Rhodes, Chair
Pam McDonough, Vice Chair
Ama Addai
Araceli Garza
Saul Morse
Beverly Potts
Glyn M. Ramage

MEMORANDUM

TO: James Cockrell

FROM: Chris MacGibbon

DATE: April 22, 2025

RE: Single Bid - CDB Project No. 040-010-126
Install Fire Suppression System
Illinois Veterans' Home – Quincy
Quincy, Adams County, IL

The referenced project was bid on April 15, 2025, under a single prime delivery to install a new fire suppression system at three buildings on the Illinois Veterans' Home campus in Quincy (IVHQ). It received one bid by a general contractor. The project scope contains a significant amount of sprinkler and electrical work with miscellaneous general and plumbing work included (both well under the $100,000 threshold for protected trades). The fire suppression (sprinkler) work was identified as the primary trade estimated at approximately $900,000 but as a single prime delivery, any contractor may bid the work.

There were five prospective bidders holding plans for the project and plans were distributed to multiple plan rooms as well as being publicly available on CDB's website. Two sprinkler contractors and one electrical contractor attended the pre-bid meeting all expressing interest in bidding the project. I reached out to two additional local sprinkler contractors that have worked at IVHQ to notify them of the project.

After receiving one bid from a general contractor, the A/E reached out to the plan holders for comment; the sprinkler and electrical contractors stated that they did not want the responsibility of being the prime contract holder. Pipco and FE Moran submitted bids to Laverdiere Construction (single bidder); Apex stated that they would have preferred to submit a bid to a general contractor and opted out altogether.

Based on the post bidding discussions, it is my opinion (shared by the A/E and IDVA) that if we were to re-bid the project, the sprinkler contractors would still not submit bids, and the general work is so small that it is unlikely that we would receive bids from another general contractor (I have attached the PPCB for reference). It is my understanding that Laverdiere stated that they would not bid again as their numbers were exposed publicly and their construction schedule for the year is nearly full (take this for what it's worth to you, clearly, it's in their best interest). Quincy is fairly remote; there are very few local contractors willing to bid CDB work, and the size of the project will not attract contractors outside of a 120-mile radius.

Additionally, the attendees at the pre-bid meeting stated that the cost of metal pipe – materials in general

- is increasing and has been since January. Relaying that there is a lot of uncertainty and volatility surrounding materials and equipment pricing. Due to the nature of this health/life safety project, we cannot remove scope from the project, so if re-bidding is necessary, we are likely to see a cost increase.

Due to the available competition and reasons discussed herein, I would request that this single bid be considered for approval by the Board.

Other pertinent information to the project: it falls under the Quincy Rehabilitation and Rebuild Act where Executive Director Edwards serves as the CPO among several other atypical procurement processes. This project qualifies for 65% USDVA federal reimbursement, the award of the project will place us line for available funds.

Attachments: RTA, Plan Holder List, Pre-Bid Meeting Minutes with Attendance Record, A/E single bid analysis letter, PPCB.

cc: Timothy E. Patrick, Administrator of Construction
Shea Votava, Construction Administrative Assistant

State of Illinois
Capital Development Board **Request for Board Approval of Proceed Order**

Project Number: 630-000-274

Description: Construct Salt Storage Structures/Replace Roofing Systems/Renovate Building
District 4: Wyoming, Marshall County
Brimfield & Peoria West, Peoria County
Lewistown, Fulton County

Client Agency: Illinois Department of Transportation

Architect/Engineer: Hurst-Rosche
1400 East Tremont Street
Hillsboro, Illinois 62049

Total Project Budget: $3,585,000.00
Unobligated Funds: $ 123,053.41
Total Spent to Date: $1,040,747.60
Percent Complete: 55% - Construction

Project Manager: Dan Troglio

Project History: The Maintenance Storage 1 Building, Brimfield (D0430), is a 7,821 square foot two-story building, constructed in 1971. The scope of work provides for renovating the office, bathrooms and six maintenance bays, including HVAC, lighting, and installing double doors for forklift access. The scope also includes constructing a permanent pre-engineered salt storage building capable of storing 10,000 tons of salt.

Due to the rainy weather, the contractor has exceeded the 100 gallons of SSRBC 669.05(d) – Special Waste Ground Water Removal, Hauling, and Disposal during the excavation, installation, and backfill to concrete footings and foundations of the main structure of the new salt building at Brimfield. As additional rainy weather is predicted, it is imperative to continue work as to not delay the project.

The CDB PM and CDB CPO authorized the project team to address the contaminated waste water in accordance with the contract documents and at a rate to maintain the original project schedule. The project team moved quickly to address the issue and discovered a total of 9,000 gallons of water that had to be removed from the project site.

Description of RFP Change: This proceed order will be classified as an undiscovered condition and will provide for additional contaminated groundwater pumping beyond allotted contract amount.

Requested Action: We are requesting board approval of proceed order G-008 in the amount of $300,000.00 to provide for proper contaminated waste water removal from the project site.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Laverdiere Construction Company	General	$300,000.00	$3,028,519.00	9.9%
Total All Proceed Orders		$300,000.00	$3,028,519.00	9.9%

Capital Development Board
Building a Better Illinois

MEMORANDUM

TO: Tim Patrick – Construction Administrator

FROM: Dan Troglio – Project Manager Region 2

DATE: 4/22/25

RE: Project #630-000-274 - Proceed Order G-008 - Groundwater Pumping

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Mr. Patrick,

As it relates to Project #630-000-274, PO G-008 is being submitted for approval before the Board due to the significant amount of overage to a unit cost provided within the contract from bid time. Specifically, the PO is related to the construction of the new salt storage building located at the District 4 Brimfield Operations Yard as a part of a multisite IDOT project. The unit cost is related to pumping of contaminated groundwater in accordance with IDOT's Contaminated Soil Specification 02 61 32 (attached). I have included a copy of the CSV from the Laverdiere Construction showing the unit cost is $30/gallon of water pumped. The base Contract was to include 100 Gallons ($3000 in total).

On March 5th, I received a call from Mitch Lynn with Laverdiere asking we should do about the water currently in the footings excavation after the recent storms. He was concerned that the quantity to be encountered would exceed the unit price quantity that was in the contract amount. The current conditions onsite at that time were an open foundation excavation with a concrete footing pour in the bottom of the trench. Concrete foundation walls still needed to be formed and poured before backfilling could occur. Overall, the footings, foundation walls, and backfill were expected to take approximately a month from that point.

He informed me based on rough math and conservative assumptions that there could be more than 21,000 gallon in the open trench., totaling over $685,000 in costs to remove the water in line with the requirements of the project specifications. If this was the first projection, I was extremely concerned about the cost getting even further out of hand. I told Mitch at that time that I would need to investigate further and get back to him immediately.

I then called Tod Rowe with CW3M to confirm that the situation that we had was, in fact, classified as contaminated groundwater. Tod confirmed that is the case and elaborated that the contamination comes from the water touching contaminated soils within the trench. Tod went on to explain the ways that we would have to handle mitigation as Laverdiere proceeds. These actions could include mobilizing pumps and tanks to store and measure water removed, purchasing filtering medias, chemical treatment needed if dispersed into an existing storm sewer, etc.

I then called Mitch back to explain the CW3M conversation. We also discussed potential remedies that may be undertaken by Laverdiere that may help save costs as it relates to the repetitious

process of pumping and processing the groundwater. Ultimately, I instructed him to mobilize what he needed to keep the project on schedule, and I would get some form of authorization to continue through the foundations of the New Salt Storage Building after which completion the total gallon of groundwater would be known.

My next call then went to Jerry Burlingham with the CPO to explain all that I had learn so far and to also explain that if I follow the procedure to the letter, my project would be significantly delayed, and the open excavation would have inevitably collapsed incurring additional cost to the State. To avoid all of this, and reduce the risk, Jerry wrote me an authorization email to continue with work. It has provided herein.

Having gained some authorization from the CPO, I called Mitch back and sent the email from the CPO to him. I instructed Laverdiere to follow CW3M's directives in order to execute the work in accordance with the applicable specifications. We discussed maximizing any potential for allowing water to return in the soil prior to the need for pumping, but that this also needed to be balanced with progress to stay on schedule. Additionally, we talked about tracking the costs and reconvening when we were closer to the backfilling the foundation in a couple weeks.

On March 6th, the first pumping event was initiated. Within the first hour, the 100 gallons contained in the base bid was expended, with the resulting total for the first day being 450 gallons. The saturated soil caused additional infiltration overnight, resulting in an additional 400 Gallons having to be removed the next day (3/7) without any additional rainfall occurring.

Laverdiere Construction took it upon themselves to work OT and weekends as it made sense to accelerate the work, while seeking no additional compensation for labor, in an effort to help minimize the risk for the State on the topic. On 4/2/25, Laverdiere sent me the PO cover sheet with the current requested amount and stated they would be complete with foundation within a week. The listed amount was based on an accurate number of gallons pumped. 9,000Gallons. At $30/gal a resulting cost of $270,000.

Upon realization that this was a board level change order, I brought the issue to James Cockrell at our 4/3/25 Region 2 staff meeting. I explained all that had occurred, and asked for guidance on what I should do in this situation. James instructed me to prepare the board packet for the PO, and we would need to discuss this particular issue further with other administrators and directors both within CDB and IDOT.

I understand that the situation at-hand was ultimately done without board approval of the proceed order, but had we stopped to try to nail down the costs and define the quantities of an unknown amount, we would have significantly delayed the project. We would, in fact, still be at a foundation stage if board approval had sought before proceeding. As it stands now, the project is on schedule and the building in question has already start the structural framing to enclose the structure in line with the original schedule. This all lead to the fact that IDOT required the building to be completed by the coming Winter of 2026 so they would be able to store salt that has been previously ordered for this operations yard. Further delay would have impacted not only CDB but IDOT and IDOT's local operations.

We have confirmation that IDOT has agreed to cover the additional costs. They have also acknowledged that they need to make changes to the specifications to prevent excessive cost as it relates to pumping water going forward. I have discussed several potential remedies with James to possibly prevent this situation from occurring in the future. Some ideas may work best in conjunction with others, but ultimately proceeding without any revisions will leave the State open to further risk on future projects.

- Include language in the specification that requires the contractor to protect the open

trench to the best of their ability from rainwater infiltration.

- Require immediate written notification to CDB PM and IDOT CI PM as soon as unit cost quantity is known to be exceeded.
- Required tiered unit costs as it relates to Pumped Water.
    - Example
        - 0-100 Gallon = $30/gal
        - 101 – 5000 Gallons = $15/gal
        - Over 5000 Gallons = Spec dictates negotiation with project team on final cost.
    - The idea being economies of scale should come into play, reducing the cost per gallon as quantities increase. The first 100 gallons incurs significant cost in mobilizing pumps, tanks, etc. and then as the gallons pile up, the State starts to see a benefit in the cost per gallon.
- Revise language that allows for the State (CDB and IDOT) to negotiate with the contractor after a specific threshold is reached. Ex over 5000 gallons show actual cost plus 18% in line with CDB change order procedures.
- Revise SDC to allow for unit cost revisions described above.

Respectfully,

[redacted]

Region 2
Project Manager

State of Illinois

CAPITAL DEVELOPMENT BOARD

CSV

Contractor's Schedule of Values

Project Number: 630-000-274
Contract No.: 25044781

1 Contractor, Subcontractor, or Material Supplier	1a CDB ID no.	2 Specification Section No.	3 Description of Work or Material	4 Number or Quantity	5 Unit i.e, SF	Unit Price	E Scheduled Value	6 % of Contract
Laverdiere	17564	033000	Concrete Walls(L)	201	lsum	$560.29	$112,618.00	3.7%
Laverdiere	17564	033000	Concrete Walls(M)(IL)	201	lsum	$175.00	$35,175.00	1.2%
Laverdiere	17564	033000	Grout Base Plates(L)	32	each	$42.50	$1,360.00	0.0%
Laverdiere	17564	033000	Grout Base Plates(M)	32	each	$6.25	$200.00	0.0%
Laverdiere	17564	055000	Pipe Bollards(L)	4	each	$185.00	$740.00	0.0%
Hanley Steel	34718	055000	Pipe Bollards(M)	4	each	$375.00	$1,500.00	0.0%
Laverdiere	17564	051200	Anchor Bolts(L)	32	each	$42.50	$1,360.00	0.0%
Hanley Steel	34718	051200	Anchor Bolts(M)	32	each	$15.63	$500.00	0.0%
H&S Mechanical (WBE)	34365	051200	Structural Steel(L)	5,000	lbs	$1.59	$7,938.00	0.3%
Hanley Steel	34718	051200	Structural Steel(M)	5,000	lbs	$3.99	$19,962.00	0.7%
Laverdiere	17564	061000	Rough Carpentry(L)	7,500	sqft	$12.89	$96,655.00	3.2%
Laverdiere	17564	061000	Rough Carpentry(M)	7,500	sqft	$5.29	$39,653.71	1.3%
Laverdiere	17564	074113	Metal Siding,Roofing,&Trim(L)(G)	10,000	sqft	$1.53	$15,345.00	0.5%
Laverdiere	17564	074113	Metal Siding,Roofing,&Trim(M)	10,000	sqft	$2.73	$27,325.00	0.9%
Rainguard dba Dashco	33522	076200	Gutters & Downspouts(L)	100	lf	$21.75	$2,175.00	0.1%
Rainguard dba Dashco	33522	076200	Gutters & Downspouts(M)	100	lf	$15.00	$1,500.00	0.0%
Laverdiere	17564	079200	Joint Sealants(L)	1,300	lf	$3.52	$4,580.00	0.2%
Laverdiere	17564	079200	Joint Sealants(M)	1,300	lf	$1.54	$2,000.00	0.1%
Laverdiere	17564	101400	Specialties (L)	12	each	$77.92	$935.00	0.0%
CSS Co (MBE)	17564	101400	Specialties (M)	12	each	$126.50	$1,518.00	0.1%
Laverdiere	17564	026113	Excavate Contaminated Soil(L)	430	cuyd	$170.00	$73,100.00	2.4%
Laverdiere	17564	026113	Excavate Contaminated Soil(L)	260	cuyd	170.00	$44,200.00	1.5%
Laverdiere	17564	026113	Disposal Fee	260	cuyd	.0.00	.0.00	
Laverdiere	17564	026113	Groundwater Pumpimg	100	gal	30.00	$3,000.00	0.1%
Laverdiere	17564	026113	Groundwater Disposal	100	gal	.0.00	.0.00	
Laverdiere	17564	312317	Fill(L)	450	cuyd	18.63	$8,385.00	0.3%
Laverdiere	17564	312317	Fill(M)(IL)	450	cuyd	45.61	$20,525.00	0.7%
BRIMFIELD REMODEL								
Laverdiere	17564	24119	Demo/Floor Patch	6,720	sqft	$15.56	$104,568.00	3.5%
Otto Baum	26590	042000	Masonry(L)	32	block	$70.31	$2,250.00	0.1%
Otto Baum	26590	042000	Masonry(M)(IL)	32	block	$23.59	$754.77	0.0%
Wright-Way Interior	31778	068200	FRP on Plywood(L)	1,190	sqft	$6.27	$7,459.00	0.2%
Wright-Way Interior	31778	068200	FRP on Plywood(M)	1,190	sqft	$14.48	$17,233.00	0.6%
Goley Insulation	16628	072119	Spray Foam Ins(L)	12,096	sqft	$1.69	$20,400.00	0.7%
Goley Insulation	16628	072119	Spray Foam Ins(M)(G)	12,096	sqft	$2.53	$30,545.00	1.0%
Laverdiere	17564	074113	Metal Liner Panel (L)	10,000	sqft	$1.99	$19,875.00	0.7%
Laverdiere	17564	074113	Metal Liner Panel (M) (G)	10,000	sqft	$3.54	$35,445.00	1.2%
Laverdiere	17564	081314	Doors & Hardware(L)	8	each	$340.00	$2,720.00	0.1%
Laverdiere	17564	081314	Doors & Hardware(M)	8	each	$3,241.75	$25,934.00	0.9%
Springfield OH Door	30218	083613	Sectional Doors(L)	6	each	$3,000.00	$18,000.00	0.6%
Springfield OH Door	30218	083613	Sectional Doors(M)	6	each	$8,043.33	$48,260.00	1.6%
TOTAL OR SUBTOTAL							$855,693.48	28.3%

Teresa Coulter

From: Mitch Lynn
Sent: Thursday, March 6, 2025 6:03 AM
To: Teresa Coulter
Cc: Bill Cramer
Subject: FW: 630-000-274 PO for contaminated groundwater.

From: Troglio, Dan <Dan.Troglio@Illinois.gov>
Sent: Wednesday, March 5, 2025 4:08 PM
To: Mitch Lynn <mlynn@lavconinc.com>; Bill Cramer <BCramer@lavconinc.com>
Subject: FW: 630-000-274 PO for contaminated groundwater.

Mitch/Billy,

Below is an email that authorizes you to proceed with pumping. We will reconvene after Mitch has had a chance to put some things together and talk with John.

Thanks,

Dan Troglio
(P): (217) 720-5860
Dan.troglio@illinois.gov

From: Burlingham, Gerald <Gerald.Burlingham@illinois.gov>
Sent: Wednesday, March 5, 2025 3:17 PM
To: Troglio, Dan <Dan.Troglio@Illinois.gov>
Cc: Cockrell, James <James.Cockrell@Illinois.gov>
Subject: 630-000-274 PO for contaminated groundwater.

Dan,
Please accept this email as authorization for Laverdiere construction to remove the contaminated water in the recently poured footings prior to a PO being submitted. It is understood this is the result of recent rains at the Brimfield yard, new Salt Storage building location. It is also understood the total gallons to be removed cannot be determined at this time. Please include this email in the future PO for supporting documentation.

Regards,

Jerry Burlingham, CPPO
State Purchasing Officer III
Chief Procurement Office
Capital Development Board

gerald.burlingham@illinois.gov

Ph: 217-836-0185

Capital Development Board
Building a Better Illinois

PROCEED ORDER

PO No.: **G -008**

Date: 3/31/2025

Associated RFP No.: G-008

1. Contractor: (Name and Address)
Laverdiere Construction, Inc.
4055 W. Jackson St.
Macomb, Il 61455

Project No.: 630-000-274 **Phase #:** 1
Project Name and Location:
Salt Storage/Replace Roofing /Renovate Building
District 4; Brimfield, Lewistown, Edwards, Wyoming

Contract No.: 25044781
Contract Work: General

2. REQUEST for change by: CDB PM

3. Reason for Change and Justification for the Proceed Order:
Due to rainy weather, Contractor has exceeded the 100 gallons of SSRBC 669.05(d) – Special Waste Groundwater Removal, Hauling and Disposal during the excavation, installation and backfill of concrete footings and foundations of the main structure of the new salt building at Brimfield. Rainy weather is predicted to continue and additional excavation remains for the lean-to structure of the new salt building as well as miscellaneous utility work throughout the site. This work needs to proceed to keep the project on schedule.

4. Description Of Change In Work:
Adjust contract price for additional Special Groundwater Removal, Hauling and Disposal at the unit price submitted with original bid.

5. Total Value Of This Order Not To Exceed: **$300,000.00**

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

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

7. Authorization to Proceed by:

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

Initial				
	[redacted]		04/01/2025	
		Mitch Lynch, Contractor Representative	Date	
DT	(Up to $14,999)	[redacted]	4/22/25	205
		Dan Troglio, Project Manager	Date	Probable Classification
	(Up to $49,999)	[redacted]	4/22/25	
		James Cockrell, 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 J Edwards, Executive Director	Date	

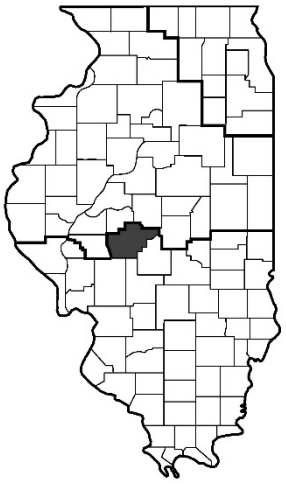
If Board Level, insert Agenda Item No. _____ **and Board Meeting Date** _____

BC

State of Illinois
Capital Development Board **Request for Board Approval of Proceed Order**

Project Number: 630-428-003

Description: Demolish and Construct Rest Areas and Vending Buildings
Railsplitters Rest Area
Sherman, Sangamon County, IL



Client Agency: Illinois Department of Transportation

Architect/Engineer: Ferry & Associates, LLC
217 South Seventh Street
Springfield, IL, 62701

Total Project Budget: $36,128,353.26
Unobligated Funds: $ 2,816,399.98
Total Spent to Date: $11,566,422.01
Percent Complete: 30% - Construction

Project Manager: Jerry Norris

Project History: The Railsplitter Rest Areas are approximately 1,188 square foot, one-story buildings constructed in 1964.

The scope of work provides for demolishing two existing main rest area buildings and two vending buildings, including an analysis and design for connection to the city sewer system at the northbound location. The work provides for constructing two new public rest area facilities, two approximately 400 square foot garage storage buildings, new picnic areas, including shelters and two outdoor exercise/play areas. This work may include, but is not limited to architectural, geotechnical, civil, structural, electrical, mechanical, landscape design, and electrical services as needed. The work also provides for a new electrical service, if needed. This project will be completed in two phases, beginning with the northbound location. Demolition and reconstruction of the northbound facility shall be complete prior to the start of phase two southbound work.

New buildings shall be sited to preserve existing mature trees where possible and allow for maximum utilization of remaining property for parking areas. Parking areas and access sidewalks will be designed by Illinois Department of Transportation (IDOT) and coordinated with building design and location. Building design and exterior landscaping shall reflect the significance of location and proximity to the State Capitol. All demolished materials, including sewage lagoons shall be removed from the site.

The northbound rest area has an existing sewage lagoon which was to be converted to a pond through this project. Throughout design IDOT personnel requested to maintain the water feature on the property. Upon construction, IDOT personnel are now requesting to remove the water feature due to the long-term maintenance and potential safety issues of the pond. IDOT feels a green space would better serve the traveling public for walking and other recreational activities.

Description of RFP Change: This proceed order will be classified as a client request and will provide for dewater, sludge removal and disposal in accordance with the Illinois Environmental Protection Agency requirements, removal of outlet pipes, removal of the pond fountain and the associated electrical work, removal of a ledgestone wall and the associated grading and landscaping, and the distribution of 5000 cubic yards of soil/fill material from the southbound rest area to the northbound rest area to fill the pond.

Requested Action: We are requesting board approval of proceed order G-6 in the amount of $445,000.00 to remove the water feature and replace it with a new green space per IDOT's request.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Williams Brothers Construction, Inc.	General	$445,000.00	$33,750,055.75	1.32%
Total All Proceed Orders		$445,000.00	$33,750,055.75	1.32%

MEMORANDUM

TO: Timothy E. Patrick
Construction Administrator

FROM: David Ealey, AIA
Regional 2 Manager

DATE: May 8, 2025

RE: CDB 630-428-003
Replace Railsplitter Rest Areas
Interstate 55, Sangamon County, Illinois
Proceed Order G-6

The attached Proceed Order G-6 is presented for consideration and approval at the meeting of the Capital Development Board on May 13, 2025.

If approved, the work will be completed on a 'time-and-material' basis, with all payments for both labor costs and material costs verified by the estimators of CDB Professional Services in a total amount not to exceed $445,000.00 for this work.

Current design: There are rest area facilities at both the northbound and southbound sides of Interstate 55. At the northbound site, an existing sewage lagoon is to be de-watered (pumped out), dredged and converted to a groomed pond with a central fountain feature.

Proposed revision: The Illinois Department of Transportation (IDOT) determined that a better use of this portion of the site is to provide green space for the travelling public, rather than the proposed water feature. An open lawn area will be utilized for walking, relaxing and other recreational activities. This area will also require less maintenance than a pond/fountain and will eliminate the safety issues inherent with an open body of water. We believe this will result in long-term cost savings to IDOT. A request letter is attached.

Work required: Components of this work will include de-watering and dredging in compliance with applicable environmental regulations; filling the former lagoon space with fill material; providing finish grading, topsoil and seeding of the area.

Rationale for P.O.: Authorization to proceed with the proposed work will allow the Contractor to provide this work during dry weather in 2025, thus minimizing the risk of delays in the re-opening of the rest area.

Illinois Department of Transportation
Office of Highways Project Implementation / Region 4 / District 6
3215 Executive Park Drive / Springfield, Illinois 62703

January 30, 2025

Re: Railsplitter Safety Rest Area North Bound

To Whom It May Concern:

The reconstruction of the Railsplitter Safety Rest Areas is well underway. The original plan for the northbound rest area was to convert the existing sewage lagoon into a pond for the enjoyment of the traveling public. After serious consideration on the long-term maintenance and potential safety issues of converting this lagoon to a lake, it has been decided that this area would better serve as a green space for the traveling public.

We therefore request that the original plan of converting the lagoon into a pond be replaced with a plan to fill in the existing sewage lagoon, including grading and seeding the area, as a greenspace for the public to use for walking and other recreational activities while they are traveling.

Sincerely,

[redacted]
Steve V. Beran, P.E., S.E.
District 6 Operations Engineer

SVB/kdh

PROCEED ORDER

State of Illinois Capital Development Board

PO No.: PO-G6
Date: 10/30/24
Associated RFP No. RFP G6

1. Contractor: (Name and Address)
Williams Brothers Construction, Inc.
1200 East Kelly Ave
Peoria Heights IL.
61616

Project No.: 630-428-003
Project Name and Location:
Construct Rest Areas NB/SB

Contract No.: 25040241
Contract Work: General

2. Request for Change by: USING AGENCY

3. Reason for Change and Justification for the Proceed Order:
IDOT has requested that the specified pond at the NB site be filled in and decommissioned now.

4. Description Of Change In Work:
Eliminate pond fountain and associated electrical. Eliminate ledgestone walladjacent to picnic shelter with associated grading/landscaping. This request will also end of needing 5k cubic yards to pull from South Bound to NB for the fill of pond.Eliminate pond fountain and associated electrical. Eliminate ledgestone wall adjacent to picnic shelter with associated grading/landscaping. This request will also result in needing 5k cubic yards of soil / fill material pulled from South Bound to NB for the fill of pond. Lagoon requires dewatering, remove sludge, dispose accordingly, and cap outlet pipe(s) with concrete or remove outlets. See attached Sheets: L1.4, L1.6 and desciption sheet, C2.0, C3.0, C4.0, C5.0, C7.0

5. Total Value Of This Order Not To Exceed: **$ 445,000.00**

6. Other Associated Proceed Orders (Number and Amount): N/A

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				
		[redacted] Contractor Representative	02-19-25 Date	
[redacted]	(Up to $14,999)	[redacted]	2/18/2025 Date	203 Probable Classification
_____	(Up to $49,999)	Regional Manager	Date	
_____	(Up to $74,999)	Construction Administrator	Date	
_____	(Up to $99,999)	Deputy Director - Construction	Date	
	(Up to $199,999)	Executive Director	Date	

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

State of Illinois
Capital Development Board

Request for Board Approval of Proceed Order

Project Number: 825-030-075

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

Using 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 mill, overlay, 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			$95,324,473.20	0.63%

MEMORANDUM

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

Capital Development Board
Building a Better Illinois

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 lihgting and EV charging stations around the exisitng 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 t[redacted] easing or decreasing the contract amount more than $10,000.00 or the contract time by more than 30 days.)

Initial				
	[redacted] Matt Drobak, Contractor Representative	4/29/25 Date		
_____ (Up to $14,999)	[redacted]	5-5-2025 Date	203 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
039-060-062	Replace Roofing System and Renovation to the Hayes Home Department of Agriculture DuQuoin State Fairgrounds - Perry County *RECOMMENDED FIRMS IN ALPHA ORDER:* Eggemeyer Associates Architects Inc. Farnsworth Group, Inc. White & Borgognoni Architects, P.C.	$2,641,500
104-021-024	Demolish Gramex and Theater Buildings Department of Natural Resources/HPA Cahokia Mounds Historic Site - St. Clair County *RECOMMENDED FIRMS IN ALPHA ORDER:* Evan Lloyd Associates, Inc.	$2,247,900
104-030-019	Renovate White Cottage Department of Natural Resources/HPA Dana-Thomas House State Historic Site - Springfield, Sangamon County *RECOMMENDED FIRMS IN ALPHA ORDER:* Bailey Edward Design, Inc. Bauer Latoza Studio Ltd. dba Arda Design Studio AH, LLC	$TBD
810-006-007	Replace Flooring, Pneumatic Controls, and HVAC Units Illinois Community College Board Black Hawk Community College - Galva, Henry County *RECOMMENDED FIRMS IN ALPHA ORDER:* Fox & Fox Architects, LLC Kenyon & Associates Architects, Inc. Nottingham Studios, P.C.	$2,553,000

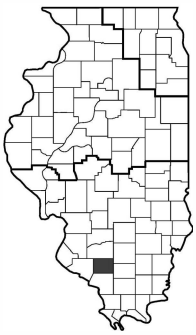
SUBJECT: ***Staff Recommendations for Board Selection of Architect/Engineers***

Project Number	Firm/Job Description	Estimated Total Project Cost
810-036-027	Replace Architectural Panels, Windows, and Door Systems Illinois Community College Board Illinois Central College - East Peoria, Tazewell County *RECOMMENDED FIRMS IN ALPHA ORDER:* Bailey Edward Design, Inc. Design Mavens Architecture PLLC IDG Architects, Inc.	$6,019,814
810-046-021	Parking Lots and Roadways Improvements Illinois Community College Board Illinois Valley Community College - Oglesby, LaSalle County *RECOMMENDED FIRMS IN ALPHA ORDER:* Russell W. Martin Engineering, P.C. Valdes Engineering Company WBK Engineering, LLC	$1,512,900
810-052-020	Upgrade Water Distribution System Illinois Community College Board Kaskaskia Community College, Main Campus - Centralia, Clinton County *RECOMMENDED FIRMS IN ALPHA ORDER:* Civil Design, Inc. Horner & Shifrin, Inc. Oates Associates, Inc.	$1,692,000
810-055-001	Upgrade Building Exterior Illinois Community College Board College of Lake County - Lake Shore Campus, Waukegan, Lake County *RECOMMENDED FIRMS IN ALPHA ORDER:* Bailey Edward Design, Inc. Doyle & Associates Architects and Interior Designers Mode Architects, P.C.	$6,590,746

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

Project Number	Firm/Job Description	Estimated Total Project Cost
810-058-034	Replace Parking Lot and Repair Storm Sewers Illinois Community College Board Lake Land College - Mattoon, Coles County *RECOMMENDED FIRMS IN ALPHA ORDER:* Blank, Wesselink, Cook & Associates, Inc. Russell W. Martin Engineering, P.C. The Upchurch Group, Inc.	$2,400,000
810-064-024	Renovate Labs Illinois Community College Board John A. Logan Community College - Carterville, Williamson County *RECOMMENDED FIRMS IN ALPHA ORDER:* BHDG Architects, Inc. Dodd Architects PLLC FGM Architects Inc.	$3,404,058
810-072-014	Inspect and Replace Site Sanitary Sewer Piping Illinois Community College Board Oakton Community College - DesPlaines, Cook County *RECOMMENDED FIRMS IN ALPHA ORDER:* Globetrotters Engineering Corporation GSG Consultants, Inc. Valdes Engineering Company	$5,000,000
810-100-021	Resurface Parking Lot and Roads Illinois Community College Board John Wood Community College - Quincy, Adams County *RECOMMENDED FIRMS IN ALPHA ORDER:* Fehr-Graham & Associates LLC Hurst-Rosche, Inc.	$743,600

A/E SELECTION COMMITTEE RECOMMENDATIONS
5/13/2025



CDB PROJECT NO: 039-060-062

PROJECT DESCRIPTION: Replace Roofing System and Renovation to the Hayes Home

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

APPROPRIATION AMOUNT: $2,641,500

ESTIMATED TOTAL PROJECT COST: $2,641,500

PROJECT SCOPE OF WORK:

The Hayes House (O0037) is a 6,198 square foot, 3-story building established in 1941.

The scope of work provides for removing and replacing the existing pitched and low-slope roofs, including gutters and downspouts, providing waterproofing and a water removal system in the basement, selectively repairing leaking windows, and upgrading basement plumbing, lighting, receptacles, telecommunications and branch circuits. The work also includes inspecting and correcting deficiencies in existing sumps and sump pumps and storm sewers, miscellaneous tree trimming, site grading and landscaping, and repairs and improvements to site elements including the tennis court, trellis, and brick work at the entry.

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

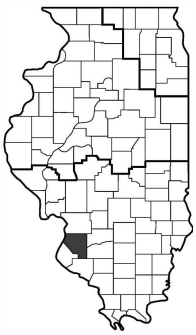
The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with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

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 320

A/E SELECTION COMMITTEE RECOMMENDATIONS
5/13/2025



CDB PROJECT NO: 104-021-024

PROJECT DESCRIPTION: Demolish Gramex and Theater Buildings

PROJECT LOCATION: Department of Natural Resources/HPA
Cahokia Mounds Historic Site - St. Clair County

APPROPRIATION AMOUNT: $2,247,900

ESTIMATED TOTAL PROJECT COST: $2,247,900

PROJECT SCOPE OF WORK:

Gramex Warehouse (DNR021-0001): The main building floor plan measures 51,000 square feet, with additions along the south side of the building totaling over 4,000 square feet. The Theater Building (A5132) is a 1,920 square foot, 1-story building established in 1960.

The scope of work provides for demolition, removal and disposal off-site of all existing buildings, utilities, stairs, ramps, trees, etc. This does not include anything below grade, including foundations and concrete slab floors. This is because both the Gramex Warehouse and the Theater Building were constructed over Native-American burial mounds which cannot be disturbed. The work also includes clean up, regrading and seeding of site.

Hazardous materials (asbestos) may be encountered.

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

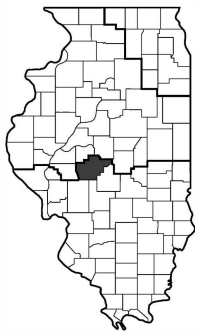
The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with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

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 320

A/E SELECTION COMMITTEE RECOMMENDATIONS
5/13/2025



CDB PROJECT NO: 104-030-019

PROJECT DESCRIPTION: Renovate White Cottage

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

APPROPRIATION AMOUNT: $750,000

ESTIMATED TOTAL PROJECT COST: $TBD

PROJECT SCOPE OF WORK:

The White Cottage (annex)(A7002) is a 2,000 square foot, two-story building constructed in 1880.

The scope of work provides for the renovation of the White Cottage with a focus on the exterior and mechanical system, including but not limited to the following:

Remove portions of existing site paving and soils to expose foundation systems. Remove all paints from exposed brick foundations. Tuckpoint all foundations. Provide new waterproofing system at perimeter of entire basement/foundation system down to existing footings. Provide new perimeter foundation drain tile. Backfill as required. Provide new grading and site paving to maximize drainage away from existing structure.

Remove the existing roof system down to the existing roof decking. Roof decking shall be inspected for damage and replacement of some roof decking should be anticipated. Provide new composite shingle roof system (exact material to be approved and selected by SHPO), including all new flashings, roof penetrations, sealants, copper gutters and copper downspouts.

Remove existing deteriorated clapboard wood siding and shake shingle wood siding down to existing wall sheathing to remain. Inspect existing wall sheathing, replacement of some sheathing should be anticipated. Provide new wood siding system to match existing in type, size, finish, and exposure.

Fully restore where possible or replace when necessary, existing wood trims, fascia, details, etc.

Repair and fully restore first and second floor historic windows to original functional operation and appearance.

Remove and replace all existing basement windows. New windows to meet requirements and standards provided by SHPO.

Provide new, historically appropriate storm window assemblies.

Paint all new and existing siding, trim, windows, doors, etc. at completion of restoration and siding work. Existing paints are assumed to be lead based paints and are to be removed prior to repainting of existing materials. Remove paint from exposed brick foundations but do not repaint brick.

Remove portions of existing rear porch structure as required to accommodate a new electric wheelchair lift. Reconstruct era-appropriate enclosed porch structure.

Remove existing HVAC system and replace with a high efficiency forced air HVAC system for the entire building. Include technology upgrades for remote control operation.

The scope will also include a conceptual estimate for the interior and additional exterior work, including but not limited to the following:

Repair, stabilize, and tuckpoint the historically significant Frank Lloyd Wright basement fireplace.

Fully restore and repair the historically significant portions of the basement. Remove the existing basement bathroom in its entirety. Reconfigure non-significant basement rooms into storage areas.

Fully restore and repair the main stairway from the basement to the second floor.

Fully restore and repair the large and small parlors, rear bedroom, and foyer on the first floor, including but not limited to, plaster wall and ceiling work, wood floor refinishing, new finishes, new casework, electrical upgrades, plumbing upgrades, etc.

Restore, repair, and reconfigure the second floor as a storage area. Remove all plumbing fixtures.

Provide a new staff ADA accessible restroom and breakroom in current first-floor kitchen area.

Provide a wheelchair lift in rear porch from the first floor to the basement levels, including any required structural and foundation upgrades.

Provide a site plan and landscaping plan for connection from existing cottage to a new (future) carriage house to the north and other existing site amenities and destinations.

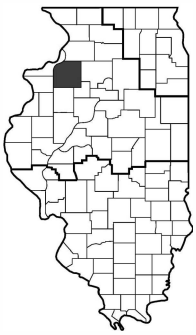
The A/E will be required to prioritize work identifying those items which can be completed with the available funding, as well as the conceptual costs for all other remaining work items that cannot be included in the current project.

Hazardous materials may be encountered.

The A/E is required to coordinate all telecommunications and networking requirements with the Department of Innovation and Technology

PROFESSIONAL SERVICES BULLETIN VOLUME: 320

A/E SELECTION COMMITTEE RECOMMENDATIONS
5/13/2025



CDB PROJECT NO: 810-006-007

PROJECT DESCRIPTION: Replace Flooring, Pneumatic Controls, and HVAC Units

PROJECT LOCATION: Illinois Community College Board
Black Hawk Community College - Galva, Henry County

APPROPRIATION AMOUNT: $1,914,750

ESTIMATED TOTAL PROJECT COST: $2,553,000

PROJECT SCOPE OF WORK:

The Black Hawk Community College - Galva Campus, is a 12-building facility. The Building A (JC03A) is a 32,669 square foot, 2-story building established in 1978. The Building B (JC03B) is a 29,845 square foot, 2-story building established in 1978. The Building C (JC03C) is an 8,619 square foot, 1-story building established in 1978. The Building 1 (JC03E) is a 5,188 square foot, 1-story building established in 1970.

The scope of work provides for removal and replacement of approximately 71,000 square feet of flooring and 24" wall carpet strip in Buildings A, B, and C. The work will also include replacement of the pneumatic controls in Buildings A, B, and C with DDC controls to be tied into the existing network.

The work will also include replacement of three grade-mounted HVAC units for Building 1.

Hazardous materials may be encountered.

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.

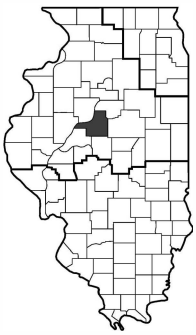
The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with 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.

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 320

A/E SELECTION COMMITTEE RECOMMENDATIONS
5/13/2025



CDB PROJECT NO: 810-036-027

PROJECT DESCRIPTION: Replace Architectural Panels, Windows, and Door Systems

PROJECT LOCATION: Illinois Community College Board
Illinois Central College - East Peoria, Tazewell County

APPROPRIATION AMOUNT: $4,514,861

ESTIMATED TOTAL PROJECT COST: $6,019,814

PROJECT SCOPE OF WORK:

The Illinois Central College is a 25-building facility established in 1967. The Academic Building (JC13B) is a 495,727 square foot, 3-story building established in 1972.

The scope of work provides for replacement of the architectural panels and window and door systems with new aluminum framing and Low - E, insulated glass on the entire interior courtyard side of the Academic building, as well as some additional areas on the Academic Building. Building construction/materials should complement existing campus buildings. Phased construction may be necessary to accommodate college operations.

Hazardous materials may be encountered.

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.

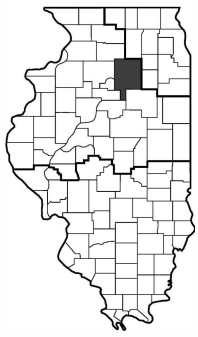
The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with 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.

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 2 percent is applicable to the A/E team.

PROFESSIONAL SERVICES BULLETIN VOLUME: 320

A/E SELECTION COMMITTEE RECOMMENDATIONS
5/13/2025



CDB PROJECT NO: 810-046-021

PROJECT DESCRIPTION: Parking Lots and Roadways Improvements

PROJECT LOCATION: Illinois Community College Board
Illinois Valley Community College - Oglesby, LaSalle County

APPROPRIATION AMOUNT: $1,134,675

ESTIMATED TOTAL PROJECT COST: $1,512,900

PROJECT SCOPE OF WORK:

The Illinois Valley Community College - Oglesby, is a 13-building facility established in 1971.

The scope of work provides for removing an approximately 120,000 square feet existing asphalt parking lot, including any associated utilities, and restore to green space. The work will also include routing and cleaning joints and cracks, sealcoating, and restriping of approximately 208,000 square feet of existing parking lots and milling and resurfacing of approximately 60,000 square feet of the existing perimeter road.

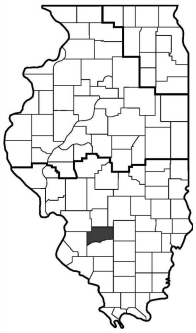
The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with 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 15 percent is applicable to the A/E team.

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 320

A/E SELECTION COMMITTEE RECOMMENDATIONS
5/13/2025



CDB PROJECT NO: 810-052-020

PROJECT DESCRIPTION: Upgrade Water Distribution System

PROJECT LOCATION: Illinois Community College Board
Kaskaskia Community College, Main Campus - Centralia, Clinton County

APPROPRIATION AMOUNT: $1,269,000

ESTIMATED TOTAL PROJECT COST: $1,692,000

PROJECT SCOPE OF WORK:

The Kaskaskia Community College - Centralia, is a 17-building facility established in 1968.

The scope of work provides for removing and replacing exterior water mains throughout the campus, including but not limited to, installation of new distribution lines, isolation/shut off valves, pressure sensing gauges and pressure reduction valves and replacement of necessary fire hydrants on campus.

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

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 320

A/E SELECTION COMMITTEE RECOMMENDATIONS
5/13/2025

CDB PROJECT NO: 810-055-001

PROJECT DESCRIPTION: Upgrade Building Exterior

PROJECT LOCATION: Illinois Community College Board
College of Lake County - Lake Shore Campus, Waukegan, Lake County

APPROPRIATION AMOUNT: $4,943,060

ESTIMATED TOTAL PROJECT COST: $6,590,746

PROJECT SCOPE OF WORK:

The College of Lake County is a 22-building facility established in 1969. The Lakeshore North Building (JC22O) is a 36,106 square foot, 3-story building established in 1981. The Lakeshore South Building (JC22P) is a 36000 square foot, 4-story building established in 1996.

The scope of work provides for an assessment of the building façade and exterior building upgrades. The work includes, but is not limited to, tuckpointing, EIFS repairs or replacement, painting façade, electronic/ADA door replacement, and window replacement.

The work also includes replacements of four sections of roof coping.

The A/E will work with the college to prioritize the scope, based on available funding.

Hazardous materials may be encountered.

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.

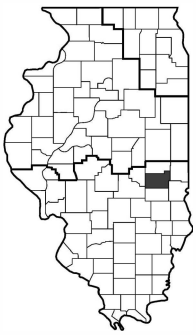
The Illinois Works Jobs Program Act Apprenticeship Initiative will apply to all prevailing wage eligible work performed on this project.

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: 320

A/E SELECTION COMMITTEE RECOMMENDATIONS
5/13/2025



CDB PROJECT NO: 810-058-034

PROJECT DESCRIPTION: Replace Parking Lot and Repair Storm Sewers

PROJECT LOCATION: Illinois Community College Board
Lake Land College - Mattoon, Coles County

APPROPRIATION AMOUNT: $1,800,000

ESTIMATED TOTAL PROJECT COST: $2,400,000

PROJECT SCOPE OF WORK:

The Lake Land College - Mattoon, is a 21-building facility established in 1910.

The scope of work provides for full depth pavement removal and replacement of approximately 160,000 square feet of parking lot B, constructing new sidewalks and landscaping islands, lighting upgrades, addition of EV charging stations as applicable, and an assessment and possible repairs of potentially damaged or collapsed storm sewers.

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.

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 320

A/E SELECTION COMMITTEE RECOMMENDATIONS
5/13/2025

CDB PROJECT NO: 810-064-024

PROJECT DESCRIPTION: Renovate Labs

PROJECT LOCATION: Illinois Community College Board
John A. Logan Community College - Carterville, Williamson County

APPROPRIATION AMOUNT: $2,553,044

ESTIMATED TOTAL PROJECT COST: $3,404,058

PROJECT SCOPE OF WORK:

The John A. Logan Community College - Carterville, is a 12-building facility established in 1972. The Science G Building (JC26G) is a 45,232 square foot, 2-story building established in 1995.

The scope of work provides for renovation of the G Wing, including investigation and remediation of the moisture issues affecting floor tile and cabinetry of the lab areas. Renovations will include, but not limited to, the removal and replacement of the following items. Flooring and cabinetry; lighting (LED preferred); ceilings; new data, A/V systems, and furniture, including lab service tables and classroom furnishings; ventilation and hood system upgrades, including controls; flooring upgrades; plumbing; electrical; and walls repaired and painted.

Work will need to be phased to ensure one lab will be operational throughout construction.

Hazardous materials may be encountered.

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.

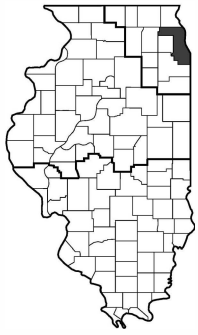
The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with 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.

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 320

A/E SELECTION COMMITTEE RECOMMENDATIONS
5/13/2025



CDB PROJECT NO: 810-072-014

PROJECT DESCRIPTION: Inspect and Replace Site Sanitary Sewer Piping

PROJECT LOCATION: Illinois Community College Board
Oakton Community College - DesPlaines, Cook County

APPROPRIATION AMOUNT: $3,750,000

ESTIMATED TOTAL PROJECT COST: $5,000,000

PROJECT SCOPE OF WORK:

The Oakton Community College - Des Plaines, is a 3-building facility established in 1970.

The scope of work provides for replacement of sanitary sewer piping, based on camera inspection of sanitary sewer piping. The work also includes associated manhole work, replacing sidewalks as necessary, and repair or restoration of areas disturbed by construction.

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

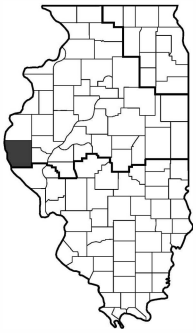
The Illinois Works Jobs Program Act Apprenticeship Initiative will apply to all prevailing wage eligible work performed on this project.

A combined MBE/WBE goal of 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

A/E SELECTION COMMITTEE RECOMMENDATIONS
5/13/2025



CDB PROJECT NO: 810-100-021

PROJECT DESCRIPTION: Resurface Parking Lot and Roads

PROJECT LOCATION: Illinois Community College Board
John Wood Community College - Quincy, Adams County

APPROPRIATION AMOUNT: $557,700

ESTIMATED TOTAL PROJECT COST: $743,600

PROJECT SCOPE OF WORK:

The John Wood Community College - Quincy, is a 6-building facility established in 1996.

The scope of work provides for milling, resurfacing, and striping of approximately 200,000 square feet of the North Parking Lot 2, drive lanes servicing the Student Activity Center and entrance/exit lanes from three 48th Street entrances.

Teams should include a geotechnical consultant. A current topographic survey and core samples of testing results will be provided to the selected firm.

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: 320

Capital Development Board
Building a Better Illinois

MEMORANDUM

TO: **Capital Development Board**

FROM: **Robert Coslow, Professional Services Administrator**

DATE: **May 7, 2025**

RE: **Illinois Energy Conservation Code Rules (71 IAC 600)**

The Capital Development Board ("CDB") is proposing amended administrative rules. Pursuant to 2 Ill. Adm. Code 1650.410, CDB is requesting Board approval for the revised rules summarized below:

The rules before the Board today are required by 20 ILCS 3125/20 (a) which requires the Code be available for adoption by municipalities by November 30, 2025. The Board's adoption of the Stretch Energy Code today would allow CDB to submit the rules to the Secretary of State and the Joint Committee on Administrative Rules and have the code available for adoption by municipalities by the statutory deadline.

The 2024 Illinois Energy Conservation Code (ILECC) is based on the 2024 International Energy Conservation Code (IECC) with only a few amendments.

The code was unanimously approved by the Illinois Energy Conservation Advisory Council (IECAC) with little opposition. The 2024 IECC is a little more user friendly and slightly less restrictive than the 2021 IECC.

Significant amendments are noted below.

<u>Commercial Provisions</u>

C401.2.3	Adds a Passive Building Compliance option which is further detailed in C410.
C405.4	The exceptions to Horticultural Lighting were changed so that indoor grow buildings with less than 40kW of lighting have to meet efficiency requirements whereas in 2021 they were completely exempted.
C405.17	Electric infrastructure is a significant amendment and was modified multiple times before it was finally approved. It requires most commercial buildings to provide electric readiness provisions where residential sized space heating, water heating, cooking and clothes drying equipment are installed. The requirements are fairly minimal.

C406.1.1.1 Buildings without heat pumps is another significant amendment and requires buildings that use fossil fuel for space heating or water heating to get 25% more energy efficiency credits than buildings that use electricity for space and water heating.

C410 Passive building compliance requirements were added to specifically allow PHI and PHIUS as compliance paths. This is consistent with the Residential provisions and Stretch Code.

Residential Provisions

Table R408.2 Gas heat pump options were added to be consistent with the Stretch Code.

R408.2.9 Opaque walls. This section allowed walls to have less insulation if certain other efficiency measures were met. IECAC determined this to be confusing for AHJ's and was unnecessary.

R409 Passive building compliance requirements were clarified to specifically allow PHI and PHIUS as compliance paths. This is consistent with the Commercial provisions and Stretch Code.

TITLE 71: PUBLIC BUILDINGS, FACILITIES, AND REAL PROPERTY
CHAPTER I: CAPITAL DEVELOPMENT BOARD
SUBCHAPTER d: ENERGY CODES

PART 600
ILLINOIS ENERGY CODES

SUBPART A: GENERAL

600.APPENDIX A Illinois Energy Conservation Code Amendments to the 2024~~2021~~ International Energy Conservation Code
600.APPENDIX B Illinois Commercial Stretch Energy Code Amendments to the 2024 International Energy Conservation Code Final Draft
600.APPENDIX C Illinois Residential Stretch Energy Code Amendments to the 2021 International Energy Conservation Code

Section 600.300 Illinois Energy Conservation Code

a) The 2024~~2021~~ IECC, including published errata but excluding published supplements, available from the International Code Council at 200 Massachusetts Ave, NW Suite 250, Washington, DC 20001, phone: 1-888-ICC-SAFE (422-7233), www.iccsafe.org, is hereby incorporated into the Illinois Energy Conservation Code, as described in this Subpart as applicable to privately funded commercial facilities, with the modifications outlined in subsection (c).

Section 600.330 Compliance

a) Compliance with the Illinois Energy Conservation Code as described by this Subpart C (applicable to commercial facilities) shall be determined by the local authority having jurisdiction (AHJ). Minimum compliance shall be demonstrated by submission of one of the following:

1) The compliance forms published in the ASHRAE 90.1 User's Manual; or

2) Compliance Certificates generated by the U.S. Department of Energy's COMcheck code compliance tool; or

3) Other comparable compliance materials that meet or exceed, as determined by the authority having jurisdiction, the compliance forms published in the ASHRAE 90.1 User's Manual or the U.S. Department of Energy's COMcheck code compliance tool; or

4) The seal of the architect/engineer as required by Section 14 of the Illinois Architecture Practice Act [225 ILCS 305], Section 12 of the Structural

Engineering Licensing Act [225 ILCS 340] and Section 14 of the Illinois Professional Engineering Practice Act [225 ILCS 325].

5) Other compliance materials required by C407 Simulated Building Performance or C410 Passive Building Compliance Option shall be provided when those respective compliance paths are utilized.

SUBPART D: RESIDENTIAL BUILDINGS

Section 600.400 Illinois Energy Conservation Code

a) The 2024~~2021~~ IECC, including published errata but excluding published supplements, available from the International Code Council at 200 Massachusetts Ave, NW Suite 250, Washington, DC 20001, phone: 1-888-ICC-SAFE (422-7233), www.iccsafe.org, is hereby incorporated into the Illinois Energy Conservation Code, as described in this Subpart as applicable to residential buildings, with the modifications outlined in subsection (c).

b) All incorporations by reference in this Section are of the cited standards as they existed on the date specified. These incorporations include no later editions or amendments.

c) Modifications to IECC
Under Section 15 of the EEB Act, when applying the Illinois Energy Conservation Code to residential buildings, CDB may modify the incorporated standards to respond to the unique economy, population distribution, geography and climate of Illinois, as long as the objectives of the Act are maintained pursuant to that statutory authority. Modifications, additions or omissions to IECC are specified in Appendix A and are rules of the CDB and are not requirements of the IECC.

Section 600.APPENDIX A Illinois Energy Conservation Code Amendments to the 20242021 International Energy Conservation Code

The following Code sections shall be referenced in place of the corresponding 20242021 IECC sections.

CHAPTER 1 [CE]
SCOPE AND ADMINISTRATION

SECTION C101
SCOPE AND GENERAL REQUIREMENTS

C101.1 Title. This Code shall be known as the 20242021 Illinois Energy Conservation Code or Code and shall mean:

~~With respect to the State facilities covered by 71 Ill. Adm. Code 600.Subpart B:~~

~~This Part, all additional requirements incorporated within Subpart B (including the 2021 International Energy Conservation Code, including all published errata but excluding published supplements that encompass ASHRAE 90.1-2019), and any statutorily authorized adaptations to the incorporated standards adopted by CDB, are effective January 1, 2024.~~

With respect to the privately funded commercial facilities covered by 71 Ill. Adm. Code 600.Subpart C:

This Part, all additional requirements incorporated within Subpart C (including the 20242021 International Energy Conservation Code, including all published errata and excluding published supplements that encompass ASHRAE 90.1-20222019), and any statutorily authorized adaptations to the incorporated standards adopted by CDB, are effective upon adoption.~~January 1, 2024.~~

C101.1.1 Adoption. The Board shall adopt amendments to this Code within 12 months after publication of the 20242021 International Energy Conservation Code. Any such update in this Code shall take effect within 6 months after it is adopted by the Board and shall apply to any new building or structure in this State for which a building permit application is received by a municipality or county, except as otherwise provided by the EEB Act.

C101.1.2 Adaptation. The Board may appropriately adapt the International Energy Conservation Code to apply to the particular economy, population distribution, geography and climate of the State and construction within the State, consistent with the public policy objectives of the EEB Act.

C101.4~~C101.5~~ Compliance. Commercial buildings shall meet the provisions of the Illinois Energy Conservation Code covered by 71 Ill. Adm. Code 600.Subpart C. The local authority

having jurisdiction (AHJ) shall establish its own procedures for enforcement of the Illinois Energy Conservation Code. Minimum compliance shall be demonstrated by submission of:

1. Compliance forms published in the ASHRAE 90.1 User's Manual; or

2. Compliance Certificates generated by the U.S. Department of Energy's COMcheck™ Code compliance tool; or

3. Other comparable compliance materials that meet or exceed, as determined by the AHJ, the compliance forms published in the ASHRAE 90.1 User's Manual or the U.S. Department of Energy's COMcheck™ code compliance tool; or

4. The seal of the architect/engineer as required by Section 14 of the Illinois Architectural Practice Act [225 ILCS 305], Section 12 of the Structural Engineering Licensing Act [225 ILCS 340] and Section 14 of the Illinois Professional Engineering Practice Act [225 ILCS 325].

5. Other compliance materials required by C407 Simulated Building Performance or C410 Passive Building Compliance Option shall be provided when those respective compliance paths are utilized.

C104.1.1~~C102.1.1~~ Above code programs. No unit of local government, including any home rule unit, may apply energy efficient building standards to privately funded commercial facilities in a manner that is less stringent than this Code as described in 71 Ill. Adm. Code 600.Subpart C. However, nothing in the EEB Act or Subpart C prevents a unit of local government from adopting an energy efficiency code or standards that are more stringent than this Code. The requirements identified in Table C407.2(1) shall be met.

C105.2.2 Electrification system. The construction documents shall provide details for additional electric infrastructure, including branch circuits, raceway capacity, pre-wiring, panel capacity, and electrical service capacity, as well as interior and exterior spaces designated for future electric equipment, in compliance with the provisions of this code.

SECTION C109~~C110~~ MEANS~~BOARD~~ OF APPEALS

C109.1~~C110.1~~ General. In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this Code, there may be created a board of appeals. The code official shall be an ex officio member of the board of appeals but shall not have a vote on any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the code official.

C109.3~~C110.3~~ **Qualifications.** The board of appeals shall consist of members who are qualified by experience and training on matters pertaining to the provisions of this code.

CHAPTER 2 [CE]
DEFINITIONS

SECTION C202
GENERAL DEFINITIONS

~~**APPROVED SOURCE.** An independent person, firm, or corporation, approved by the building official, who is competent and experienced in the application of engineering principles to materials, methods or systems analyses.~~

AUTHORITY HAVING JURISDICTION (AHJ). The organization, officer or individual responsible for approving equipment, materials, an installation or procedure.

BOARD. The Illinois Capital Development Board.

COMMERCIAL COOKING APPLIANCES. Commercial cooking appliances used in a commercial food service establishment for heating or cooking food and which produce grease vapors, steam, fumes, smoke or odors that are required to be removed through a local exhaust ventilation system. Such appliances include deep fat fryers, upright broilers, griddles, broilers, steam-jacketed kettles, hot-top ranges, under-fired broilers (charbroilers), ovens, barbecues, rotisseries and similar appliances.

COMMERCIAL CLOTHES DRYING APPLIANCES. Clothes drying appliances meeting the International Fuel Gas Code definition of a Type 2 appliance, or tested in accordance with UL 2158 or UL 1240 and installed in a commercial laundry establishment.

COUNCIL. The Illinois Energy Conservation Advisory Council whose purpose is to recommend modifications to the Illinois Energy Conservation Code.

~~**DEMAND RESPONSE SIGNAL.** A signal that indicates a price or a request to modify electricity consumption for a limited time period.~~

~~**DEMAND RESPONSIVE CONTROL.** A control capable of receiving and automatically responding to a demand response signal.~~

EEB ACT. The Energy Efficient Building Act [20 ILCS 3125].

~~**PHOTOSYNTHETIC PHOTON EFFICACY (PPE).** A photosynthetic photon flux divided by input electric power in units of micromoles per second per watt, or micromoles per joule as defined by ANSI/ASABE S640.~~

RESIDENTIAL BUILDING. A detached one-family or two-family dwelling or any building that is three stories or less in height above grade that contains multiple dwelling units, in which

the occupants reside on a primarily permanent basis, such as a townhouse, a row house, an apartment house, a convent, a monastery, a rectory, a fraternity or sorority house, a dormitory, and a rooming house; provided, however, that when applied to a building located within the boundaries of a municipality having a population of 1,000,000 or more, the term "RESIDENTIAL BUILDING" means a building containing one or more dwelling units, not exceeding four stories above grade, where occupants are primarily permanent.

CHAPTER 4 [CE]
COMMERCIAL ENERGY EFFICIENCY

SECTION C401-GENERAL

C401.2.3 Passive building compliance option. The Passive building compliance option requires compliance with Section C410.

SECTION C402
BUILDING THERMAL ENVELOPE REQUIREMENTS

~~**C402.4.1.3 Fenestration orientation**~~
~~The vertical fenestration shall comply with either equation a. or b.:~~
~~a. AW ≤ (AT)/4 and AE ≤ (AT)/4~~
~~b. AW × SHGCW ≤ (AT × SHGCC)/5 and AE × SHGCE ≤ (AT × SHGCC)/5~~

~~where:~~

~~AW = West-oriented vertical fenestration area (oriented within 45 degrees of true west to the south and within 22.5 degrees of true west to the north in the Northern Hemisphere)~~

~~AE = East-oriented vertical fenestration area (oriented within 45 degrees of true east to the south and within 22.5 degrees of true east to the north in the Northern Hemisphere)~~

~~AT = Total vertical fenestration area~~

~~SHGCC = SHGC criteria in Table C402.4~~

~~SHGCE = SHGC for east-oriented fenestration~~

~~SHGCW = SHGC for west-oriented fenestration~~

~~**Exceptions:**~~

~~1. Buildings with shade on 75% of the east-oriented and west-oriented vertical fenestration areas from permanent projections, existing buildings, existing permanent infrastructure, or topography at 9 a.m. and 3 p.m., respectively, on the summer solstice (June 21).~~

~~2. Alterations and additions with no increase in vertical fenestration area.~~

~~3. Buildings where the east-oriented and west-oriented vertical fenestration area does not exceed 20% of the gross wall area for each of those façades, and SHGC on those facades is no greater than 90% of the criteria in Table C402.4.~~

~~**C402.5.1 Air barriers.** A continuous air barrier shall be provided throughout the building thermal envelope. The air barriers shall be permitted to be located on the inside or outside of the building envelope, located within the assemblies composing the envelope, or any combination thereof. The air barrier shall comply with Sections C402.5.1.1 and C402.5.1.2. For roof air barriers on existing buildings, refer to Section C503.1 or C504.2.~~

~~**Exception:** Air barriers are not required in buildings located in Climate Zone 2B.~~

C402.6.1.2~~C402.5.1.1~~ **Air barrier construction.** The continuous air barrier shall be constructed to comply with the following:

1. The air barrier shall be continuous for all assemblies that are the thermal envelope of the building and across the joints and assemblies.

2. Air barrier joints and seams shall be sealed, including sealing transitions at joints between dissimilar materials. The joints and seals shall be securely installed in or on the joint for its entire length so as not to dislodge, loosen or otherwise impair its ability to resist positive and negative pressure from wind, stack effect and mechanical ventilation.

3. Penetrations of the air barrier shall be caulked, gasketed or otherwise sealed in a manner compatible with the construction materials and location. Sealings shall allow for expansion, contraction and mechanical vibration. Paths for air leakage from the building to the space between the roof deck and roof covering used as an air barrier shall be caulked, gasketed or otherwise covered with a moisture vapor-permeable material. Joints and seams associated with penetrations shall be sealed in the same manner or taped. Sealing materials shall be securely installed around the penetration so as not to dislodge, loosen or otherwise impair the penetrations' ability to resist positive and negative pressure from wind, stack effect and mechanical ventilation. Sealing of concealed fire sprinklers, where required, shall be in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.

4. Recessed lighting fixtures shall comply with Section C402.6.1.2.1~~C402.5.10~~. Where similar objects are installed that penetrate the air barrier, provisions shall be made to maintain the integrity of the air barrier.

5. Electrical and communication boxes shall comply with Section C402.6.1.2.2.

SECTION C405

C405.4 Horticultural Lighting. ~~for plant growth and maintenance.~~ Permanently installed luminaires shall have a *photosynthetic photon efficacy* of not less than 1.7 µmoles per joule (µmol/J) for *horticultural lighting* in greenhouses and not less than 1.9 µmol/J for all other *horticultural lighting*. Luminaires for *horticultural lighting* in greenhouses shall be controlled by a device that automatically turns off the luminaire when sufficient daylight is available. Luminaires for *horticultural lighting* shall be controlled by a device that automatically turns off the luminaire at specific programmed times. ~~All permanently installed luminaires used for plant growth and maintenance shall have a photosynthetic photon efficacy, as defined in accordance with ANSI/ASABE S640, of not less than 1.7 µmol/J for greenhouses and not less than 2.2 µmol/J for all other indoor growing spaces.~~

Exception: The following buildings are exempt:

1. Indoor grow buildings with less than 40kW of connected load for horticultural lighting shall have a PPE of at least 1.7 µmol/J for integrated, nonserviceable luminaires, or a PPE of at least 1.7 µmol/J for lamps in luminaires with removable or serviceable lamps. ~~Buildings with no more than 40kW of aggregate horticultural lighting load.~~

2. Cannabis facilities subject to 410 ILCS 705/10-45, the Cannabis Regulation and Tax Act.

C405.17 Electric infrastructure. New group A-1, A-2, A-3, B, E, M, and R occupancies that use fossil fuels for low-capacity space heating, low-capacity service water heating, non-commercial cooking, or non-commercial clothes drying shall install electric infrastructure in accordance with Sections C405.17.1 through C405.17.5 and C105.2.2.

C405.17.1 Low-capacity space heating. Locations of fossil fuel warm-air heating systems with air handling or roof top units packaged with or connected to exterior condensing units with capacity less than 65,000 Btu/hr shall be provided with all of the following:

1. Infrastructure for a future air source heat pump with auxiliary electric resistive heating shall be provided in accordance with all of the following:
    a. Space and capacity shall be reserved on the electrical panel for a future 15kW load.
    b. A raceway sized to serve the future load shall begin at the electrical panel and terminate within 6 ft (2 m) of the location of the air handler and shall be in a location with ready access.
2. Infrastructure sized for a future air source heat pump shall be provided to the exterior condensing unit or packaged roof top unit in accordance with all of the following:
    a. The electrical panel shall reserve 6 kW of spare capacity to accommodate a future air source heat pump.
    b. The wire size used in the branch circuit serving the exterior condensing unit shall be increased 2 sizes between the electrical panel and the equipment disconnecting means according to NEC Table 310.16 to ensure

compatibility with a future air source heat pump condenser sized in accordance with the requirements of Section C403.1.1.

Exception to C405.17.1 part 2: Where a branch circuit exists for space cooling equipment with the capacity to serve heat pump space heating equipment sized in accordance with the requirements of Section C403.1.1.

C405.17.2 Low-capacity water heating. Locations of fossil fuel water heaters with an input rating of less than 300,000 Btu/hr (88kW) shall comply with C405.17.2.1 or C405.17.2.2.

C405.17.2.1 Unit sized water heaters. Locations of fossil fuel water heaters with an input rating of not more than 50,000 Btu/hr shall comply with all of the following:

1. An individual 30 ampere, 208/240-volt branch circuit shall be provided and terminate within 6 ft (2 m) of the water heater and shall be in a location with ready access.
2. The branch circuit overcurrent protection device and the termination of the branch circuit shall be labeled "For future electric water heater".
3. The space for containing the future water heater shall have a height of not less than 7 ft (2 m), a width of not less than 3 ft (1 m), a depth of not less than 3ft (1 m) and with a volume of not less than 700 ft3 (20 m3).

Exception: Where the space containing the water heater provides for air circulation sufficient for the operation of a heat pump water heater, the minimum room volume shall not be required.

C405.17.2.2 Other water heaters. Locations of fossil fuel water heaters with an input rating above 50,000 Btu/hr but not greater than 300,000 Btu/hr shall be provided with 4" raceway terminating within 6 ft (2 m) of the water heater in a location with ready access. Space for an appropriately sized future breaker shall be reserved on the electrical panel.

C405.17.3 Non-commercial cooking. Locations of fossil fuel ranges, cooktops and ovens that are not commercial cooking appliances shall be provided with a dedicated individual branch circuit in accordance with all of the following:

1. The branch circuit shall be rated for 208/240-volts and not less than 50 amps.
2. The branch circuit shall terminate within 3 ft (1 m) of the appliance and shall be in a location with ready access.
3. The point of origin and termination of the branch circuit shall be labeled "For future electric cooking appliance".

C405.17.4 Non-commercial clothes drying. Locations of fossil fuel clothes drying appliances that are not commercial clothes drying appliances shall be provided with a dedicated individual branch circuit in accordance with all of the following:

1. The branch circuit shall be rated for 208/240-volts and not less than 30 amps.
2. The branch circuit shall terminate within 3 ft (1 m) of the appliance and shall be in a location with ready access.

3. The point of origin and termination of the branch circuit shall be labeled "For future electric clothes drying appliance".

C405.17.5 Onsite Transformers. Enclosed spaces and underground vaults containing onsite electric transformers on the building side of the electric utility meter shall have sufficient space to accommodate transformers sized to serve the additional electric loads identified in C405.17.1, C405.17.2, C405.17.3 and C405.17.4.

SECTION C406
ADDITIONAL EFFICIENCY, RENEWABLE AND LOAD MANAGEMENT REQUIREMENTS

C406.1.1~~C406.1~~ Additional energy efficiency credit requirements. ~~New~~ Buildings~~buildings~~ shall comply with measures from Section C406.2 to achieve not less than the number of required efficiency credits from Table C406.1.1(1) based on building occupancy group and climate zone, including any energy credit adjustments in accordance with Section C406.1.1.1. Where a project contains multiple occupancies, the total required energy credits from each building occupancy shall be weighted by the gross conditioned floor area to determine the weighted-average project energy credits required. Accessory occupancies shall be included with the primary occupancy group for the purposes of Section C406.~~achieve a total of 10 credits from Tables C406.1(1) through C406.1(5) where the table is selected based on the use group of the building and from credit calculations as specified in relevant subsections of Section C406. Where a building contains multiple-use groups, credits from each use group shall be weighted by floor area of each group to determine the weighted average building credit. Credits from the tables or calculation shall be achieved where a building complies with one or more of the following:~~

C406.1.1.1 Buildings without heat pumps. The number of efficiency credits required by Section C406.1.1 shall be multiplied by 1.25 for the following:

1. Buildings using purchased energy that is not electricity for space heating or service water heating.
2. Buildings with electric storage water heaters that are not heat pumps.
3. Buildings with total heat pump space heating capacity less than the space heating load at heating design conditions calculated in accordance with Section C403.1.1.

Exceptions:

1. Portions of buildings devoted to manufacturing.
2. Buildings complying with all of the following:
   - 2.1. The building's peak heating load calculated in accordance with Section C403.1.1 is greater than the building's peak cooling load calculated in accordance with Section C403.1.1.
   - 2.2. The building's total heat pump space heating capacity is not less than 50 percent of the building's space heating load at heating design conditions calculated in accordance with Section C403.1.1.

2.3. Any energy source other than electricity or on-site renewable energy is used for space heating only where a heat pump cannot provide the necessary heating energy to satisfy the thermostat setting.

2.4. Electric resistance heat is used only in accordance with Section C403.4.1.1.

3. Low-energy buildings complying with Section C402.1.1.1.

4. Portions of buildings in Utility and Miscellaneous Group U, Storage Group S, Factory Group F or high-Hazard Group H.

5. Buildings located in Climate Zones 0A, 0B, 1A, 1B, 2A and 2B.

SECTION C410-PASSIVE BUILDING COMPLIANCE OPTION

C410.1 Phius standard compliance. Compliance based on the Phius CORE 2024 of Phius ZERO 2024 (or later) Standard will include performance calculations by Phius-approved software or the use of the Phius Prescriptive Path.

C410.1.1 Phius documentation. Prior to the issuance of a building permit, a Phius Design Certification letter must be provided to the code official.

C410.1.2 Project certificate. Prior to the issuance of a certificate of occupancy, a Phius 2024 (or later) Final certificate must be provided to the code official.

C410.2 PHI standard compliance. Compliance based on the most recent PHI standards using PHPP v.10 or later, shall be shown via Low Energy Building, Classic, Plus, or Premium certification by PHI.

C410.2.1 PHI documentation. Prior to the issuance of a building permit, a signed Design Stage Conditional Assurance Letter from a PHI-accredited Passive House Certifier confirming intent to certify the building must be provided to the code official.

C410.2.2 Project certificate. Prior to the issuance of a certificate of occupancy, a copy of either a Certifiers Assurance Letter by an approved PHI-accredited Certifier or a final PHI Certificate to document compliance with Passive House Standards must be provided to the code official.

~~1. More efficient HVAC performance in accordance with Section C406.2.~~

~~2. Reduced lighting power in accordance with Section C406.3.~~

~~3. Enhanced lighting controls in accordance with Section C406.4.~~

~~4. On-site supply of renewable energy in accordance with Section C406.5.~~

5. Provision of a dedicated outdoor air system for certain HVAC equipment in accordance with Section C406.6.

6. High-efficiency service water heating in accordance with Section C406.7.

7. Enhanced envelope performance in accordance with Section C406.8.

8. Reduced air infiltration in accordance with Section C406.9

9. Where not required by Section C405.12, include an energy monitoring system in accordance with Section C406.10.

10. Where not required by Section C403.2.3, include a fault detection and diagnostics (FDD) system in accordance with Section C406.11.

11. Efficient kitchen equipment in accordance with Section C406.12.

12. HVAC demand responsive controls and more efficient HVAC performance in accordance with Sections C406.2 and C406.13.

13. Water-heating demand responsive controls and high-efficiency service water heating in accordance with Sections C406.7 and C406.14.

Modify Table C406.1(1) as follows:

Table C406.1(1) Additional Energy Efficiency Credits for Group B Occupants

Climate Zone:	**4A**	**5A**
C406.13 HVAC demand responsive controls	2	2
C406.14 Water-heating demand responsive controls	1	1

Modify Table C406.1(2) as follows:

Table C406.1(2) Additional Energy Efficiency Credits for Group R and I Occupancies

Climate Zone:	**4A**	**5A**
C406.13 HVAC demand responsive controls	4	3
C406.14 Water-heating demand responsive controls	1	1

Modify Table C406.1(3) as follows:

Table C406.1(3) Additional Energy Efficiency Credits for Group E Occupancies

Climate Zone:	4A	5A
C406.13 HVAC demand responsive controls	4	4
C406.14 Water-heating demand responsive controls	1	1

Modify Table C406.1(4) as follows:

Table C406.1(4) Additional Energy Efficiency Credits for Group M Occupancies

Climate Zone:	4A	5A
C406.13 HVAC demand responsive controls	4	3
C406.14 Water-heating demand responsive controls	NA	NA

Modify Table C406.1(5) as follows:

Table C406.1(5) Additional Energy Efficiency Credits for Other* Occupancies

Climate Zone:	4A	5A
C406.13 HVAC demand responsive controls	3	3
C406.14 Water-heating demand responsive controls	2	2

C406.1.1 Tenant spaces. Tenant spaces shall comply with sufficient options from Tables C406.1(1) through C406.1(5) to achieve a minimum number of 5 credits, where credits are selected from Section C406.2, C406.3, C406.4, C406.6, C406.7 or C406.10. Where the entire building complies using credits from Section C406.5, C406.8, C406.9 or C406.13 tenant spaces shall be deemed to comply with this section.

C406.13 HVAC demand responsive controls. Buildings shall be provided with demand responsive controls capable of executing the following actions in response to a demand response signal:

1. Automatically increasing the zone operating cooling set point by the following values: 1°F (0.5°C), 2°F (1°C), 3°F (1.5°C), and 4°F (2°C).
2. Automatically decreasing the zone operating heating set point by the following values: 1°F (0.5°C), 2°F (1°C), 3°F (1.5°C), and 4°F (2°C).

Where a demand response signal is not available, the heating and cooling system controls shall be capable of performing all other functions. Where thermostats are controlled by direct digital control, including but not limited to, an energy management system, the system shall be capable of demand responsive control and capable of adjusting all thermal setpoints to comply. The demand responsive controls shall comply with either Section C406.13.1 or C406.13.2.

C406.13.1Air conditioners and heat pumps with two or more stages of control and cooling capacity of less than 65,000 Btu/h. Thermostats for air conditioners and heat pumps with two or more stages of control and a cooling capacity less than 65,000 Btu/h (19 kW) shall be provided with a demand responsive control that complies with the communication and performance requirements of AHRI 1380.

C406.13.2 All other HVAC systems. Thermostats for HVAC systems shall be provided with a demand responsive control that complies with one of the following:

1. Certified OpenADR 2.0a VEN, as specified under Clause 11, Conformance.
2. Certified OpenADR 2.0b VEN, as specified under Clause 11, Conformance.
3. Certified by the manufacturer as being capable of responding to a demand response signal from a certified OpenADR 2.0b VEN by automatically implementing the control functions requested by the VEN for the equipment it controls.
4. IEC 62746-10-1.
5. The communication protocol required by a controlling entity, such as a utility or service provider, to participate in an automated demand response program.
6. The physical configuration and communication protocol of CTA 2045-A or CTA 2045-B.

C406.14 Water-heating demand responsive controls. Electric storage water heaters with a rated water storage volume of 40 to 120 gallons (150 to 450 L) and a nameplate input rating equal to or less than 12kW shall be provided with demand responsive controls in accordance with Table C406.14 or another equivalent approved standard.

TABLE C406.14
DEMAND RESPONSIVE CONTROLS FOR WATER HEATING

Equipment Type	Controls	
Electric storage water heaters	Manufactured before 7/1/2025	Manufactured on or after 7/1/2025
	ANSI/CTA-2045-B Level 1 and also capable of initiating water heating to	ANSI/CTA-2045-B Level 2, except "Price Stream Communication" functionality as defined in the standard.

	meet the temperature set point in response to a demand response signal.	

SECTION C407
TOTAL BUILDING PERFORMANCE

Modify Table C407.2 as follows:

TABLE C407.2
REQUIREMENTS FOR TOTAL BUILDING PERFORMANCE

SECTION[a]	TITLE
Envelope	
C402.4.1.3	Fenestration orientation

Modify Table C407.4.1(1) as follows:

TABLE C407.4.1(1)
SPECIFICATIONS FOR THE STANDARD REFERENCE AND PROPOSED DESIGNS

Vertical fenestration other than opaque doors	Area 1. The proposed vertical fenestration area; where the proposed vertical fenestration area is less than 40 percent of the above-grade wall area. 2. 40 percent of the above grade wall area; where the proposed vertical fenestration area is 40 percent or more of the above grade wall area 3. Fenestration orientation shall comply with Section C402.4.1.3.	As proposed
	U-factor: as specified in Table C402.4	As proposed
	1. SHGC: as specified in Table C402.4, except that for climates with no requirement (NR) SHGC = 0.40 shall be used. 2. Fenestration SHGC shall comply with Section C402.4.1.3	As proposed
	External shading and PF: none	As proposed

CHAPTER 5 [CE]
EXISTING BUILDINGS

SECTION C503
ALTERATIONS

C503.2.1 Roof replacement. Roof replacements shall comply with Section C402.1.3, C402.1.4, C402.1.5 or C407 where the existing roof assembly is part of the building thermal envelope and contains insulation entirely above the roof deck. In no case shall the R-value of the roof insulation be reduced or the U-factor of the roof assembly be increased as part of the roof replacement.

Exceptions: Where compliance with Section C402.1 cannot be met due to limiting conditions on an existing roof, an approved design shall be submitted with the following:

1. Construction documents that include a report by a registered design professional or an approved source documenting details of the limiting conditions affecting compliance with the insulation requirements.

2. Construction documents that include a roof design by a registered design professional or an approved source that minimizes deviation from the insulation requirements.

Chapter 6 [CE]
Referenced Standards

ASME	ASME Two Park Avenue New York, NY 10016-5990
AHRI	Air-Conditioning, Heating, & Refrigeration Institute 2111 Wilson Blvd, Suite 500 Arlington, VA 22201
1380-2019	Demand Response through Variable Capacity HVAC Systems in Residential and Small Commercial Applications C406.13.1
ANSI	American National Standards Institute 25 West 43rd Street, 4th Floor New York, NY 10036
ANSI/CTA-2045-A-2018	Modular Communications Interface for Energy Management
ANSI/CTA-2045-B-2019	Modular Communications Interface for Energy Management
CTA	Consumer Technology Association 1919 S. Eads Street Arlington, VA 22202
ANSI/CTA-2045-B	Modular Communications Interface for Energy Management C404.11
IEC	IEC Regional Centre for North America IEC International Electrotechnical Commission 446 Main Street 16th Floor Worcester, MA 01608

~~IEC 62746-10-1 - 2018~~	~~Systems Interface Between Customer Energy Management Systems and the Power Management Systems – Part 10-1: Open Automated Demand Response~~ ~~C406.13.2 (4).~~

CHAPTER 1 [RE]
SCOPE AND ADMINISTRATION

SECTION R101
SCOPE AND GENERAL REQUIREMENTS

R101.1 Title. This Code shall be known as the 2024~~2021~~ Illinois Energy Conservation Code or Code and shall mean:

With respect to the residential buildings covered by 71 Ill. Adm. Code 600.Subpart D:

This Part, all additional requirements incorporated within Subpart D (including the 2024~~2021~~ International Energy Conservation Code, including all published errata but excluding published supplements) and any statutorily authorized adaptations to the incorporated standards adopted by CDB are effective upon adoption.~~January 1, 2024.~~

R101.1.1 Adoption. The Board shall adopt amendments to this Code within 12 months after publication of the 2024~~2021~~ International Energy Conservation Code. Any such update in this Code shall take effect within 6 months after it is adopted by the Board and shall apply to any new building or structure in this State for which a building permit application is received by a municipality or county, except as otherwise provided by the EEB Act.

R101.1.2 Adaptation. The Board may appropriately adapt the International Energy Conservation Code to apply to the particular economy, population distribution, geography and climate of the State and construction within the State, consistent with the public policy objectives of the EEB Act.

R101.4~~R101.5~~ Compliance. Residential buildings shall meet the provisions of the Illinois Energy Conservation Code covered by 71 Ill. Adm. Code 600.Subpart D. The local authority having jurisdiction (AHJ) shall establish its own procedures for enforcement of the Illinois Energy Conservation Code. Minimum compliance shall be demonstrated by submission of:

1. Compliance Certificates generated by the U.S. Department of Energy's REScheck™ Code compliance tool; or

2. Other comparable compliance materials that meet or exceed, as determined by the AHJ, U.S. Department of Energy's REScheck™ Code compliance tool; or

3. The seal of the architect/engineer as required by Section 14 of the Illinois Architectural Practice Act [225 ILCS 305], Section 12 of the Structural Engineering Licensing Act

[225 ILCS 340] and Section 14 of the Illinois Professional Engineering Practice Act [225 ILCS 325].

SECTION R104~~R102~~
ALTERNATIVE MATERIALS, DESIGN AND METHODS OF CONSTRUCTION AND EQUIPMENT

R104.1.1~~R102.1.1~~ Above code programs. No unit of local government, including any home rule unit, may regulate energy efficient building standards for residential buildings in a manner that is either less or more stringent than the standards established pursuant to this Code. Buildings shall be considered to be in compliance with this code where such buildings also meet the requirements identified in Table R405.2 and the proposed total building thermal envelope conductance (TC) shall be less than or equal to the total building thermal envelope TC using the prescriptive U-factors and F-factors from Table R402.1.2 multiplied by 1.08 in Climate Zones 0, 1, and 2, and by 1.15 in Climate Zones 3 through 8, in accordance with Equation 1-1. The area-weighted maximum fenestration solar heat gain coefficients (SHGC) permitted in Climate Zones 0 through 3 shall be 0.30.~~is greater than or equal to levels of efficiency and solar heat gain coefficients (SHGC) in Tables 402.1.1 and 402.1.3 of the 2009 International Energy Conservation Code.~~

Equation 1-1: For Climate Zones 0-2: $TC_{Proposed\ Design} < 1.08 \times TC_{Prescriptive\ reference\ design}$

For Climate Zones 3-8: $TC_{Proposed\ Design} < 1.15 \times TC_{Prescriptive\ reference\ design}$

However, the following entities may regulate energy efficient building standards for residential buildings in a manner that is more stringent than the provisions contained in this Code:

1. A unit of local government, including a home rule unit, that has, on or before May 15, 2009, adopted or incorporated by reference energy efficient building standards for residential buildings that are equivalent to or more stringent than the 2006 International Energy Conservation Code.

2. A unit of local government, including a home rule unit, that has, on or before May 15, 2009, provided to the Capital Development Board, as required by Section 10.18 of the Capital Development Board Act, an identification of an energy efficient building code or amendment that is equivalent to or more stringent than the 2006 International Energy Conservation Code.

3. A municipality with a population of 1,000,000 or more.

4. A municipality that has adopted the Illinois Stretch Energy Code.

SECTION R109~~R110~~
MEANS OF APPEALS

R109.1~~R110.1~~ General. In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this Code, there may be created a board of appeals. The code official shall be an ex officio member

of the board of appeals but shall not have a vote on any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the code official.

R109.3~~R110.3~~ **Qualifications.** The board of appeals shall consist of members who are qualified by experience and training on matters pertaining to the provisions of this code.

CHAPTER 2 [RE]
DEFINITIONS

SECTION R202
GENERAL DEFINITIONS

~~**APPROVED SOURCE.** An independent person, firm, or corporation, approved by the building official, who is competent and experienced in the ap-plication of engineering principles to materials, methods or systems analyses.~~

AUTHORITY HAVING JURISDICTION (AHJ). The organization, officer or individual responsible for approving equipment, materials, an installation or procedure.

BOARD. The Illinois Capital Development Board.

COUNCIL. The Illinois Energy Conservation Advisory Council whose purpose is to recommend modifications to the Illinois Energy Conservation Code.

EEB ACT. The Energy Efficient Building Act [20 ILCS 3125].

LOCAL EXHAUST. An exhaust system that uses one or more fans to exhaust air from a specific room or rooms within a dwelling.

RESIDENTIAL BUILDING. A detached one-family or two-family dwelling or any building that is three stories or less in height above grade that contains multiple dwelling units, in which the occupants reside on a primarily permanent basis, such as a townhouse, a row house, an apartment house, a convent, a monastery, a rectory, a fraternity or sorority house, a dormitory and a rooming house; provided, however, that when applied to a building located within the boundaries of a municipality having a population of 1,000,000 or more, the term "residential building" means a building containing one or more dwelling units, not exceeding four stories above grade, where occupants are primarily permanent.

~~**WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM.** An exhaust system, supply system or combination thereof that is designed in accordance with Section R403.6 to mechanically exchange indoor air with outdoor air when operating continuously or through a programmed intermittent schedule to satisfy the whole-house ventilation rates. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.~~

CHAPTER 4 [RE]
RESIDENTIAL ENERGY EFFICIENCY

SECTION R401
GENERAL

~~**R401.2 Application.** Residential buildings shall comply with Section R401.2.6 and either Sections R401.2.1, R401.2.2, R401.2.3, R401.2.4 or R401.2.5.~~

~~**Exception**: Additions, alterations, repairs and changes of occupancy to existing buildings complying with Chapter 5.~~

Replace section R401.2.4 with the following:

R401.2.4 Passive building compliance option. The Passive building compliance option requires compliance with Section R409.

~~**R401.2.5 Phius alternative compliance option.** The Phius Alternative Compliance Option requires compliance with Section R409.~~

~~**R401.2.6 Additional energy efficiency**. This Section establishes additional requirements applicable to all compliance approaches to achieve additional energy efficiency.~~

~~1. For buildings complying with Section R401.2.1, one of the additional efficiency package options shall be installed according to Section R408.2.~~

~~2. For buildings complying with Section R401.2.2, the building shall meet one of the following:~~
~~2.1. One of the additional efficiency package options in Section R408.2 shall be installed without including such measures in the proposed design under Section R405; or~~
~~2.2. The proposed design of the building under Section R405.2 shall have an annual energy cost that is less than or equal to 95 percent of the annual energy cost of the standard reference design.~~

~~3. For buildings complying with the Energy Rating Index alternative Section R401.2.3, the Energy Rating Index value shall be at least 5 percent less than the Energy Rating Index target specified in Table R406.5.~~

~~The option selected for compliance shall be identified in the certificate required by Section R401.3.~~

SECTION R402
BUILDING THERMAL ENVELOPE

~~Modify Table R402.1.2 as follows:~~

~~**TABLE R402.1.2**~~
~~**MAXIMUM ASSEMBLY U-FACTORS[a] AND FENESTRATION REQUIREMENTS**~~

~~CLIMATE ZONE~~	~~CEILING *U*-FACTOR~~
~~4 except Marine~~	~~0.026~~
~~5 and Marine 4~~	~~0.026~~

~~Modify Table R402.1.3 as follows:~~

~~**TABLE R402.1.3**~~
~~**INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT[a]**~~

~~CLIMATE ZONE~~	~~CEILING *R*-VALUE~~
~~4 except Marine~~	~~49~~
~~5 and Marine 4~~	~~49~~

R402.2.1 Roof/ceilings with attics. Where Section R402.1.3 requires R-49 insulation in the ceiling or attic, installing R-38 over 100 percent of the ceiling or attic area requiring insulation shall satisfy the requirement for R-49 insulation wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves. This reduction shall not apply to the insulation and fenestration criteria in Section R402.1.2 and the component performance ~~Total UA~~ alternative in Section R402.1.5.

R402.2.2 Roof/ceilings without attics. When Section R402.1.3 requires insulation R-values greater than R-30 in the interstitial space above a ceiling and below the structural roof deck, and the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required insulation R-value for those roof/ceiling assemblies shall be R-30. Insulation shall extend over the top of the wall plate to the outer edge of the plate and shall not be compressed. This reduction of insulation from the requirements of Section R402.1.3 shall be limited to 500 square feet (46 m^2) or 20 percent of the total insulated ceiling area, whichever is less. This reduction shall not apply to the component performance~~Total UA~~ alternative in Section R402.1.5.

R402.2.9.1~~**R402.2.8.1**~~ **Basement wall insulation installation.** Where basement walls are insulated, the insulation shall be installed from the top of the basement wall down to 10 feet (3048 mm) below grade or to within 6 inches (152 mm) of the basement floor, whichever is less.

SECTION R403
SYSTEMS

R403.3 Ducts systems. Ducts systemsand air handlers shall be insulated, sealed, tested and installed in accordance with Sections R403.3.1 through R403.3.9R403.3.7. WhereWhen required by the code official, duct testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official.

R403.3.5 Duct testing.
Ducts shall be pressure tested in accordance with ANSI/RESNET/ICC 380 or ASTM E1554 to determine air leakage by one of the following methods:

1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. Registers shall be taped or otherwise sealed during the test.

2. Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.

   Exception: A duct air-leakage test shall not be required for ducts serving ventilation systems that are not integrated with ducts serving heating or cooling systems.

R403.3.6 Duct leakage.

The total leakage of the ducts, where measured in accordance with Section R403.3.5, shall be as follows:

1. Rough-in test: The total leakage shall be less than or equal to 4.0 cubic feet per minute (113.3 L/min) per 100 square feet (9.29 m^2) of conditioned floor area where the air handler is installed at the time of the test. Where the air handler is not installed at the time of the test, the total leakage shall be less than or equal to 3.0 cubic feet per minute (85 L/min) per 100 square feet (9.29 m^2) of conditioned floor area.

   Exception: If the HVAC duct system is serving less than or equal to 1,500 square feet (139.4 m^2) of conditioned floor area, the allowable duct leakage with the air handler installed shall be 60 cubic feet per minute (1700 L/min) or less.

2. Postconstruction test: Total leakage shall be less than or equal to 4.0 cubic feet per minute (113.3 L/min) per 100 square feet (9.29 m^2) of conditioned floor area.

   Exception: If the HVAC duct system is serving less than or equal to 1,500 square feet (139.4 m^2) of conditioned floor area, the allowable duct leakage shall be 60 cubic feet per minute (1700 L/min) or less.

3. Test for ducts within thermal envelope: Where all ducts and air handlers are located entirely within the building thermal envelope, total leakage shall be less than or equal to 8.0 cubic feet per minute (226.6 L/min) per 100 square feet (9.29 m^2) of conditioned floor area.

Exception: If the HVAC duct system is serving less than or equal to 750 square feet (69.7 m^2) of conditioned floor area, the allowable duct leakage with the air handler installed shall be 60 cubic feet per minute (1700 L/min) or less.

R403.6 Mechanical ventilation. The buildings or dwelling units complying with Section R402.4.1 shall be provided with ventilation that complies with the requirements of this section or the International Mechanical Code, as applicable, or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

R403.6.4 Recirculation of air. Exhaust air from bathrooms and toilet rooms shall not be recirculated within a residence or circulated to another dwelling unit and shall be exhausted directly to the outdoors. Exhaust air from bathrooms, toilet rooms and kitchens shall not discharge into an attic, crawl space or other areas inside the building. This section shall not prohibit the installation of ductless range hoods when installed in accordance with the manufacturer's instructions, and where mechanical or natural ventilation is otherwise provided, listed and labeled ductless range hoods shall not be required to discharge to the outdoors.

R403.6.5 Exhaust equipment. Exhaust fans and whole-house ventilation fans shall be listed and labeled as providing the minimum required airflow in accordance with ANSI/AMCA 210-ANSI/ASHRAE 51.

R403.6.6 Whole-house mechanical ventilation system. Whole-house mechanical ventilation systems shall be designed in accordance with Sections R403.6.6.1 through R403.6.6.4.

R403.6.6.1 System design. The whole-house ventilation system shall consist of one or more supply or exhaust fans, or a combination of such, and associated ducts and controls. Local exhaust or supply fans are permitted to serve as such a system. Outdoor air ducts connected to the return side of an air handler shall be considered to provide supply ventilation.

R403.6.6.2 System controls. The whole-house mechanical ventilation system shall be provided with controls that enable manual override. Controls shall include text or a symbol indicating their function.

R403.6.6.3 Mechanical ventilation rate. The whole house mechanical ventilation system shall provide outdoor air at a continuous rate of not less than that determined in accordance with Table R403.6.6.3(1) or Equation 4-0.

Ventilation rate in cubic feet per minute = (0.01 x total square foot area of house) + [7.5 x (number of bedrooms +1)] Equation 4-0

Exceptions:

1. Ventilation rate credit. The minimum mechanical ventilation rate determined in accordance with Table R403.6.6.3(1) or Equation 4-0 shall be reduced by 30 percent, provided that both of the following conditions apply:

   1.1. A ducted system supplies ventilation air directly to each bedroom and to one or more of the following rooms:
   1.1.1. Living room.
   1.1.2 Dining room.
   1.1.3 Kitchen.
   1.2. The whole-house ventilation system is a balanced ventilation system.

2. Programmed intermittent operation. The whole-house mechanical ventilation system is permitted to operate intermittently where the system has controls that enable operation for not less than 25 percent of each 4-hour segment and the ventilation rate in Table R403.6.6.3(1), Equation 4-0 or Exception 1 is multiplied by the factor determined in accordance with Table R403.6.6.3(2).

R403.6.6.3.1 Different occupant density. Table R403.6.6.3(1) assumes 2 persons in a dwelling unit and an additional person for each additional bedroom. When higher occupant densities are known, the airflow rate shall be increased by 7.5 cfm (3.5 L/s) for each additional person. When approved by the authority having jurisdiction, lower occupant densities may be used.

R403.6.6.3.2 Airflow measurement. The airflow rate required is the quantity of outdoor ventilation air supplied and/or indoor air exhausted by the whole-house mechanical ventilation system installed, and shall be measured using a flow hood, flow grid, or other airflow measuring device. Ventilation airflow of systems with multiple operating modes shall be tested in all modes designed to meet Section R403.6.6.3. Where required by the code official, testing shall be conducted by an approved third party. A written report of the results of the test, indicating the verified airflow rate, shall be signed by the party conducting the test and provided to the code official.

R403.6.6.4 Local exhaust rates. Local exhaust systems shall be designed to have the capacity to exhaust the minimum airflow rate determined in accordance with Table R403.6.6.4.

TABLE R403.6.6.3(1)
CONTINUOUS WHOLE-HOUSE MECHANICAL
VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (square feet)	NUMBER OF BEDROOMS				
	0 – 1	2 – 3	4 – 5	6 – 7	> 7
	Airflow in cfm				
< 1,500	30	45	60	75	90
1,501 – 3,000	45	60	75	90	105
3,001 – 4,500	60	75	90	105	120

4,501 – 6,000	75	90	105	120	135
6,001 – 7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

For SI: 1 square foot = 0.0929 m^2, 1 cubic foot per minute = 0.0004719 m^3/s.

TABLE R403.6.6.3(2)
INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS[a, b]

RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
Factor [a]	4	3	2	1.5	1.3	1.0

[a] For ventilation system run time values between those given, the factors are permitted to be determined by interpolation.

[b] Extrapolation beyond the table is prohibited.

TABLE R403.6.6.4
MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE- AND TWO-FAMILY DWELLINGS

AREA TO BE EXHAUSTED	EXHAUST RATES[a]
Kitchens	100 cfm intermittent or 25 cfm continuous
Bathrooms-Toilet Rooms	Mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous

For SI: 1 cubic foot per minute = 0.0004719 m^3/s.

a. The listed exhaust rate for bathrooms-toilet rooms shall equal or exceed the exhaust rate at a minimum static pressure of 0.25 inch water column, in accordance with Section R403.6.5.

Modify Table R405.2 as follows:

TABLE R405.2
REQUIREMENTS FOR TOTAL BUILDING PERFORMANCE

SECTION[a]	TITLE
General	

~~R401.2.6~~	~~Additional energy efficiency~~

~~Modify Table R406.2 as follows:~~

~~TABLE R406.2~~
~~REQUIREMENTS FOR ENERGY RATING INDEX~~

~~SECTION[a]~~	~~TITLE~~
~~General~~	
~~R401.2.6~~	~~Additional efficiency packages~~

SECTION R408
ADDITIONAL EFFICIENCY PACKAGE OPTIONS

~~**R408.1 Scope.** This section establishes additional efficiency package options to achieve additional energy efficiency in accordance with Section R401.2.6.~~

Revise the following rows in Table R408.2:

Measure Number	Measure Description	Climate Zone 4 Except Marine	Climate Zone 5
R408.2.2 (15)	High-performance gas heat pump space heating system. (Option 1)	9	11
R408.2.2 (16)	High-performance gas heat pump space heating system. (Option 2)	11	14
R408.2.2 (10)[b]	High Performance Electric Heat pump with electric resistance backup (Option 1)	12	NA
R408.2.2 (14)[b]	High Performance Electric Heat pump with electric resistance backup (Option 2)	12	12

Add subparagraphs 15 and 16 to R408.2.2:

15. Greater than or equal to 120 AFUE gas heat pump space heating system (Option 1). The gas heat pump space heating system shall not be configured to provide cooling.
16. Greater than or equal to 140 AFUE gas heat pump space heating system (Option 2). The gas heat pump space heating system shall not be configured to provide cooling.

Remove section R408.2.9 Opaque walls.

SECTION R409
PASSIVE BUILDING~~PHIUS ALTERNATIVE~~ COMPLIANCE OPTION

~~**R409.1 Scope.** This section establishes criteria for compliance via the Phius 2021 Standard.~~

R409.1~~R409.2~~ Phius standard compliance. Compliance based on the Phius CORE 2024 of Phius ZERO 2024 (or later)~~2021~~ Standard will include ~~its United States Department of Energy (USDOE) Energy Star and Zero Energy Ready Home corequisites, and either~~ performance calculations by Phius-approved software or ~~through~~ the use of the Phius ~~2021~~ Prescriptive Path.

R409.1.1~~R409.2.1~~ Phius documentation. Prior to the issuance of a building permit, a Phius Design Certification letter~~the following items~~ must be provided to the code official.~~:~~

~~1. A list of compliance features.~~
~~2. A Phius precertification letter.~~

R409.1.2~~R409.2.2~~ Project certificate. Prior to the issuance of a certificate of occupancy, a Phius 2024~~2021~~ (or later) Final~~project~~ certificate must be provided to the code official.

R409.2 PHI standard compliance. Compliance based on the most recent PHI standards using PHPP v.10 or later, shall be shown via Low Energy Building, Classic, Plus, or Premium certification by PHI.

R409.2.1 PHI documentation. Prior to the issuance of a building permit, a signed Design Stage Conditional Assurance Letter from a PHI-accredited Passive House Certifier confirming intent to certify the building must be provided to the code official.

R409.2.2 Project certificate. Prior to the issuance of a certificate of occupancy, a copy of either a Certifiers Assurance Letter by an approved PHI-accredited Certifier or a final PHI Certificate to document compliance with Passive House Standards must be provided to the code official.

~~SECTION R503~~
~~ALTERATIONS~~

~~**R503.1.1.2 Roof replacement.** Insulation shall comply with Section R402.1. Alternatively, where limiting conditions prevent compliance with Section R402.1, an approved design that minimizes deviation from Section R402.1 shall be provided for the following alterations:~~

~~1. Roof replacements or a roof alteration that includes removing and replacing the roof covering where the roof assembly includes insulation entirely above the roof deck. Where limiting conditions require use of an approved design to minimize deviation from Section R402.1 for a Group R-2 building, a registered design professional or other approved source shall provide construction documents that identify the limiting conditions and the means to address them.~~

(Source: Amended at 48 Ill. Reg. 14276, effective January 1, 2025)

FY26 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. 3RD Floor Stratton Building Springfield	555 West Monroe 8th Floor Chicago	5415 North University St. Peoria	99 Supporting Services Drive Suite 1350 Edwardsville

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
040-010-115	Illinois Department of Veterans' Affairs – Construct New Nursing Home and Domiciliary – Illinois Veterans' Home at Quincy – Quincy, Adams County, IL	G-21R2	$500,000.00	7/9/2024	**G-21A** **$200,301.02** **4/16/2025** **G-21B** **$60,482.86** **4/15/2025** **Total to Date:** **$260,783.88**	**40%** **12%** **Total to Date:** **52%**

*New information is in **bold.**

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

Project Number	Firm/Job Description	Estimated Total Project Cost	SUMMARY OF SELECTIONS LAST 5 YEARS
120-135-085	Replace Fire Alarm System Facility-wide Department of Corrections Logan Correctional Center - Lincoln, Logan County *SELECTED FIRM:* Interface Engineering, Inc.	$7,372,500	5 Selections Last Selection: 4/8/2025 Total Contracts: $761,757 Remaining Contracts: $274,245 Non-Minority Male
291-275-011	Upgrade Narcotics Room Ventilation Illinois State Police Springfield Troop 6 Headquarters (District 9) - Sangamon County *SELECTED FIRM:* Berners-Schober Associates Inc	$24,999	5 Selections Last Selection: 4/3/2025 Total Contracts: $193,988 Remaining Contracts: $64,763 Non-Minority Male
321-055-137	Replace Sections of Electrical Main Loop Department of Human Services Elgin Mental Health Center - Kane County *SELECTED FIRM:* Primera Engineers, Ltd.	$1,510,400	7 Selections Last Selection: 4/18/2025 Total Contracts: $1,738,914 Remaining Contracts: $667,592 Non-Minority Female

CDB PROJECT NO: 120-135-085

PROJECT DESCRIPTION: Replace Fire Alarm System Facility-wide

PROJECT LOCATION: Department of Corrections
Logan Correctional Center - Lincoln, Logan County

PROJECT AMOUNT: $7,372,500

PROJECT SCOPE OF WORK:

The Logan Correctional Center is a 69 building facility established in 1930.

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

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

ARCHITECT/ENGINEER: Interface Engineering, Inc. (34078)
Chicago, IL 60606

CDB PROJECT NO: 291-275-011

PROJECT DESCRIPTION: Upgrade Narcotics Room Ventilation

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

PROJECT AMOUNT: $24,999

PROJECT SCOPE OF WORK:

The Facilities Building (J0175) is a 50,885 square foot, 3-story building established in 1972.

The scope of work provides for engineering services to develop abbreviated design documents and construction estimates to address ventilation deficiencies in the Narcotics Evidence Room, most likely to include a stand-alone HVAC system. The design documents shall be sufficiently detailed to ensure that only qualified contractors can perform the work. The procurement and administration of the construction will be handled by Illinois State Police. The A/E shall include minimal time to answer pre-bid questions and a minimal amount of time on-site during construction to answer contractor questions.

ARCHITECT/ENGINEER: Berners-Schober Associates Inc (29455)
Springfield, IL 62701

CDB PROJECT NO: 321-055-137

PROJECT DESCRIPTION: Replace Sections of Electrical Main Loop

PROJECT LOCATION: Department of Human Services
Elgin Mental Health Center - Kane County

PROJECT AMOUNT: $1,510,400

PROJECT SCOPE OF WORK:
The Elgin Mental Health Center is a 1,539,716 square foot, 99-building facility established in 1880.

The scope of work provides for replacing a portion of the underground medium voltage loop, including associated sectionalizing switches.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team.

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

ARCHITECT/ENGINEER: Primera Engineers, Ltd. (17350)
Chicago, IL 60661

SUBJECT: ***Emergency Selection / Informational Item***

Project Number	Firm/Job Description	Estimated Total Project Cost	SUMMARY OF SELECTIONS LAST 5 YEARS
120-135-084	Emergency Purchase and Install Boilers and Ancillary Equipment Department of Corrections Logan Correctional Center - Lincoln, Logan County *SELECTED FIRM:* Henneman Engineering Inc.	$3,000,000	12 Selections Last Selection: 4/1/2025 Total Contracts: $8,980,148 Remaining Contracts: $4,639,601 Non-Minority Female
825-040-032	Emergency Chiller & Cooling Tower Replacement Southern Illinois University Southern Illinois University School of Medicine - Springfield, Sangamon County *SELECTED FIRM:* RTM Engineering Consultants, LLC	$TBD	16 Selections Last Selection: 4/21/2025 Total Contracts: $1,449,576 Remaining Contracts: $549,523 Asian Male

CDB PROJECT NO: 120-135-084

PROJECT DESCRIPTION: Emergency Purchase and Install Boilers and Ancillary Equipment

PROJECT LOCATION: Department of Corrections
Logan Correctional Center - Lincoln, Logan County

PROJECT AMOUNT: $3,000,000

PROJECT SCOPE OF WORK:

The Logan Correctional Center is a 69-building facility established in 1930.

The scope of work includes the emergency purchase and installation of a 1000HP diesel boiler unit, the purchase and installation of an 800HP Propane Boiler to provide redundancy to the heating system, and the rental and any necessary hook-up of a 500HP diesel boiler to reduce the workload of the current propane boiler unit struggling to provide sufficient steam. Increasing the size of the current gas-line, and a new deaeration tank is also required. The existing water softeners are to be inspected to verify they can provide sustained operations and the existing water heaters are to be repaired to be fully functional. To provide sufficient space to install the new permanent propane boilers, the demolition of the inoperable coal-fired boilers and associated equipment will be required. Abatement of hazardous materials are not anticipated at this time but may be required. The replacement or repairs of all necessary ancillary components shall be included to provide a fully functional and redundant boiler plant (to be used in conjunction with the mobile diesel boiler).

ARCHITECT/ENGINEER: Henneman Engineering Inc. (29611)
Champaign, IL 61820

CDB PROJECT NO: 825-040-032

PROJECT DESCRIPTION: Emergency Chiller & Cooling Tower Replacement

PROJECT LOCATION: Southern Illinois University
Southern Illinois University School of Medicine - Springfield, Sangamon County

PROJECT AMOUNT: $TBD

PROJECT SCOPE OF WORK:

The Southern Illinois University School of Medicine, Springfield, is a 14-building facility established in 1900. The Combined Lab Facility (N0001) is a 75,000 square foot, 5-story building established in 1988.

The scope of work provides for removing and replacing two centrifugal liquid chillers in the penthouse mechanical room, four rooftop cooling towers, including structural supports, nine associated primary, secondary, and condensing water pumps, three variable frequency drives, any necessary piping modifications and associated electrical and controls work. The work will require the removal and replacement of a portion of the existing exterior masonry wall of the penthouse to provide necessary access for removal and installation of equipment. Provisions shall be made to maintain the integrity of the roof during construction. The scope shall also include provisions for a temporary chiller while the work is being completed.

The A/E will need to determine if any components of this project are eligible for Energy Grants or Rebates and will be responsible for preparing and submitting the applications if the project qualifies.

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

FY25 AMENDED CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 9, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
August 13, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
September 10, 2024	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
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March 11, 2025	11:00 a.m.	Chicago, Springfield, Collinsville, Peoria, and Video Conference
April 8, 2025	11:00 a.m.	Chicago, Springfield, **Edwardsville**, Peoria, and Video Conference
May 13, 2025	11:00 a.m.	Chicago, Springfield, **Edwardsville**, Peoria, and Video Conference
June 10, 2025	11:00 a.m.	Chicago, Springfield, **Edwardsville**, Peoria, and Video Conference

Meeting Locations:

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