



**Capital
Development
Board**
Building a Better Illinois

**April 14,
2026
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



CAPITAL DEVELOPMENT BOARD

April 14, 2026

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: 2870 331 9546 PASSWORD: bYT6i3ea6wF

Requests for public comments or questions can be made to Amy Evans:

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

Call To Order

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

Preliminary Items

3. Approval of the Agenda
4. Approval of March 10, 2026, Minutes 1-4
5. Approval of March 10, 2026, Executive Session Minutes5

Board Action

Construction Region 1

6. Proceed Order – IDOT – Maintenance Facility..... 6-10

Construction Region 2

7. Single Bid – ICCB – John Wood Community College..... 11-15
8. Modification – IBHE – Western Illinois University 16-18
9. Proceed Order – IBHE – Illinois State University..... 19-21
10. Modification – UIUC – Morrill Hall..... 22-25

QBS

11. Architecture/Engineering Selection Recommendations from PSB 330 26-33
12. Board Concurrence / Design Build 34-35

Informational Items

13. Change Order Following Proceed Order Report36
14. Emergency Project Proceed Order/Change Order Report.....37
15. Best Interest of the State Selection / Informational Item..... 38-39
16. Construction Update
17. Public Comment

Executive Session

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

SUBJECT: Meeting Minutes for March 10, 2026

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

The following Board Members were present:

Chicago
Chair Rhodes
Pam McDonough
Ama Addai
Araceli Garza

Springfield
Saul Morse

Peoria
Beverly Potts

The following were present in Chicago:

Karla Springer, CDB
Brent Lance, CDB
Amy Romano, CDB
Julia Barnhardt, CDB
Chima Enyia, Sentinel

Natasia McDade, CDB
Jesse Martinez, CDB
Mark Jones, CDB
Andrea Hunt, CDB
Danita A. Lee, CDB

Blanca Rivera, CDB
Carla Yvonne, CDB
Jocelyn Sada, CDB
Rich Smith, SmithGroup
TJ Edwards, CDB

The following were present in Springfield:

Amy Evans, CDB
Christopher Crawford, CDB
Scott Satterly, CDB

David Ealey, CDB
Lisa Hennigh, CDB

Ted Renner, CDB
Tim Patrick, CDB

The following were present via Webex:

Hayley Grimes, BHDG Archit.
Adam Bohnhoff, Civil Design Inc.
Adam Hubbard, Fager-McGee
Matthew Rongey, Fager-McGee
Tony LoBello, FGMA
Duane Hodgens, HDR
Ryan Rohlf, HDR
Jeremy Sargent, J. Logan Col.
Tim Schroeder, Prairie Engin.
Jill Deichmann, Primera Engin.
Scott Kuyken, Primera Engin.
Andy Rein, RTM Engineering
Micaela Vidana, EEC
Ken Morris, EEC
Natashia Ramirez, EEC
Devon Travous, EEC
Melissa Bonner, EEC
Shelia Baysinger Hensley, BHDG Archit.

Brandon Henk, CDB
Felicia Burton, CDB
Amber Evans, CDB
Heather R. Parks, CDB
Marcy Joerger, CDB
Nazih A. Kafe, CDB
Kassandra Wilkin, CDB
Kathryn Martin, CDB
Carl Kimble, CDB
Paul Kmett, CDB
April Koskey, CDB
Lauren Grenlund, CDB
Maribel Acevedo, CDB
Christopher May, CDB
Natasia McDade, CDB
Tyler McKay, CDB
Lauren Noll, CDB

Robert Oxley, CDB
Markus Pitchford, CDB
Nate Porter, CDB
Ransom Gillespie, CDB
Nathan E. Schroeder, CDB
Stacy Smith, CDB
Sherri Sullivan, CDB
Greg Swanson, CDB
Charla Travis, CDB
Trevor Parnell, CDB
Shea K. Votava, CDB
Jeremy Walker, CDB
Kenneth Watkins, CDB
Allison White, CDB
Chris Zahn, CDB

The meeting was called to order at 11:00 a.m.

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

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

Pam McDonough moved, and Saul Morse seconded a motion to approve the minutes for the February 10, 2026, meeting. Chair Rhodes called for a vote, and the motion was approved unanimously.

Blanca Rivera presented the following Change Order:

Change Order – DHS – Elgin Mental Health Center

CDB Project No. 321-055-137

Replace Sections of Electrical Main Loop

Primera Engineers Ltd.

Change Order.....\$1,033,571.29

Chair Rhodes asked how far behind the project is? Jill Deichmann, with Primera Engineers explained that it was a couple of months behind schedule.

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.

Blanca Rivera presented the following Modification:

Modification – CDB – Statewide

CDB Project No. 651-000-174

Facility Condition Assessment Services

HDR Architecture, Inc.

Modification.....\$1,374,984.00

Chair Rhodes asked about the scope. Natasia McDade explained the scope was to add assessment for mechanical installation for several buildings.

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

David Ealey presented the following Proceed Order:

Proceed Order – ICCB – John A. Logan College

CDB Project No. 810-064-022 Phase 1

Expand West Lobby

BHDG Architects, Inc.

Proceed Order.....\$250,000.00

Chair Rhodes asked why this project was not an emergency. Scott Satterly with Construction, provided a response and further discussed the history of the construction of the building..

Saul Morse moved, and Pam McDonough 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 329:

1.	825-020-162	Southern Illinois University Carbondale, Jackson County Construct Chiller Plant and Replace Boilers 1. Hafer PSC (P.C.) 2. RTM Engineering Consultants, LLC 3. Introba Inc.	Appropriation: \$37,000,000 Project Cost: \$37,00,000
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Chair Rhodes questioned the scoring process. Brent Lance with CDB explained the top two scored very closely.

Ama Addai recused herself from the vote on PSB 329.

Pam McDonough moved, and Saul Morse seconded a motion to approve the previous A/E selections from PSB 329. Chair Rhodes called for a vote, and the motion was approved unanimously.

Lisa Hennigh presented the Change Order Following Proceed Order Report

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

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

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

Executive Session was convened at 11:30 a.m.

Regular session was reconvened at 12:04 p.m.

David Tichy presented a request for Authorization to Initiate Litigation for a project at CSU.

Pam McDonough and Araceli Garza seconded a motion to Initiate Litigation. Chair Rhodes called for a vote, and the motion was approved unanimously.

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

The meeting adjourned at 12:06 p.m.

Executive
Session
Meeting
Minutes

Project Number: 630-096-005 Ph.2

Description: Construct New Maintenance Facility
IDOT at 6543 S. Wentworth Ave.,
Chicago, Cook County, Illinois

Client Agency: Illinois Department of Transportation (IDOT)

Architect/Engineer: Globetrotters
300 S. Wacker Drive, Suite 400
Chicago, IL 60606

Total Project Budget: \$10,195,573.53
Unobligated Funds: \$196,108.22 remaining in all phases
Total Spent to Date: \$4,353,282.93
Percent Complete: 60%

Project Manager: Penny Varnava



PROJECT HISTORY: In late October 2025, Drive Construction, Inc., the general contractor, requested an 18-month extension for the completion of the construction of the Phase 2 / Maintenance Facility at the IDOT / Dan Ryan Yard.

An earlier submittal was made to the previous CDB Project Manager on February 24, 2025, requesting a 12-month extension due to delay, partly caused by ComEd, which was required to disconnect a building to be demolished and connect to a new panel. Change Order G-19, based on RFI #12, was issued at that time (on March 3, 2025) for a time extension and cost escalation.

Since that time, another issue arose, requiring an additional 6-month extension, which brings the total extension to 18 months to achieve substantial completion and final acceptance of this project. The approval process for the exterior insulated Concrete Masonry Units (CMU) block caused this additional 6-month delay. The original substitution request was made on February 25, 2025, due to difficulty acquiring the specified block. The final approval was received on September 9, 2025.

The CMU had an 8-week lead time and began to arrive on site the week of November 17, 2025. Winter conditions were employed via a Proceed Order.

DESCRIPTION OF RFP CHANGE: Per the general contractor schedule dated February 2025, they remobilized on March 17, 2025, and resumed construction. That schedule reflects a substantial completion date of March 2, 2026. However, per the updated overall schedule with the revised exterior masonry start date of November 17, 2025, the revised substantial completion date has been pushed to June 30, 2026, and the final acceptance date to August 30, 2026.

A contract extension change order has been approved to reflect these new dates. The associated union labor date increases are also presented on this change order.

As a side note, the general contractor is not requesting additional general conditions costs associated with this additional 6-month masonry material delay.

Requested Action: We are requesting board approval of change order G-19 in the amount of \$279,927.11 to extend the project timeline and provide cost escalation through the end of the construction contract.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Drive Construction, Inc.	General	\$279,927.11	\$6,860,000.00	4.08%
Total		\$279,927.11	\$6,860,000.00	4.08%



MEMORANDUM

TO: Capital Development Board Members

FROM: Penny Varnava
Project Manager
Capital Development Board – Region 1

DATE: February 17, 2026

RE: CDB Project #: 630-096-005 Ph.2: Construct IDOT Facility

The purpose of this short memorandum is to explain the need for the Change Order presented:

The construction of this project underwent 2 separate requests for duration extension, both mainly associated with the selection and ordering of the CMU (Concrete Masonry Units) product that covers the lion share of the Maintenance building exterior and portion of the interior walls.

Originally the GC had requested a 12-month extension from the, then, CDB Project Manager back in February 2025. RFPCO G-19, based on RFI #12, was issued at that time (on March 3, 2025) for a Time Extension and Cost Escalation.

Since that time, another issue (also associated with the CMU) arose requiring an additional 6-month extension or 18-month extension in total to achieve Substantial Completion and Final Acceptance of this project. In late October 2025, the General Contractor requested an overall 18-month extension over the completion of the construction of the Phase 2 / Maintenance Facility at the IDOT / Dan Ryan Yard.

This additional 6-month Delay caused because the approval process for the exterior insulated CMU block which took a longer than anticipated time and was finally received on September 9, 2025 at the on-site project meeting.

- a. The first Substitution Request for this product was sent on February 24, 2025, and was because of the difficulty acquiring the block from two of the three manufacturers listed in the Project Manual.
- b. On April 4, 2025 the GC recommended a 2nd substitute manufacturer. The A/E inquired/ requested clarification on the R-value of the substitute CMU via e-mail on July 3, 2025.
- c. RFI #22 was sent by the GC on July 22, 2025, regarding this clarification and to inform the A/E the recommended block did not meet the required R-value of R-20.
- d. RFI #22.1 was sent by the GC on August 22, 2025, requesting the A/E to allow the use of Omni Block, in order to meet the R-20 value requirement.
- e. After receiving approval to order the Omni Block, the final approval to order the selected colors was finally received on September 9, 2025.
- f. The GC continued to reiterate that the Omni Block has a 8-week lead time after the order is placed. The order was formally placed on September 15, 2025.
- g. The CMU started arriving (per the new schedule) during the week of November 17, 2025. According to the approved overall schedule distributed back in April 2025, the exterior masonry was to start on

July 2, 2025. Exterior masonry is a milestone in the construction schedule. Work to create the shell of the building – roof, windows, exterior doors, and metal siding, cannot occur until the exterior masonry is completed.

- h. Winter Conditions have been employed via an approve Proceed Order) to fully engage the masons once the product arrived on site.

For this reason, we are requesting your approval to increase the General Contractor's contract by **\$279,927.11** per the RFPCO back-up as reviewed and approved by the A/E and CDB. The GC is not requesting additional General Conditions for this delay.

State of Illinois
CAPITAL DEVELOPMENT BOARD

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 03.03.2025

RFP Number: G-19

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

Drive Construction, Inc.
7235 South Ferdinand Ave.
Bridgeview, IL 60455

(773)517-9477 Fax () -
Attn: Scott Cord e-mail: scord@driveconstruction.com

CDB Project #: 630-096-005PHII

CDB Project Name: Various improvements (Maintenance Storage Building)
& Location: 6543 S. Wentworth Avenue, Chicago, IL 60621

CDB Contract #: 24043641
Contract Work: General

2. REQUEST for change by: Contractor

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:

GEC is issuing this RFPCO due to the Contractor issuing a time extension and cost escalation request.

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

Per RFI #12, the Contractor requests a 12-month extension and cost escalation for the project. The current Final Contract Completion Date is March 12, 2025. Please see the Contractor's attached letter outlining the cause of the delays and updated draft schedule.

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

IMPORTANT NOTICE

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

6. CONSIDERATION:

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

The Contract Sum is INCREASED/DECREASED by the total sum of.....\$ 280,034.67

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

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 Globetrotters Engineering Corp.

BY _____ signature

APPROVE as to form and content:

USING AGENCY name IDOT

BY _____ signature

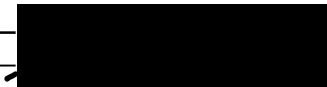
COORDINATING CONTRACTOR or CONSTRUCT. MANAGER

BY _____ signature

CDB/PM APPROVE

_____ signature

CONTRACTOR DATE _____

BY  print name
signature
title

CDB APPROVE change order DATE _____

BY _____ print name
signature
title

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

CDB Project No. 810-100-021

Resurface Parking Lot and Roads
John Wood Community College
Quincy, Adams County, IL

Subject: Single Bid Award

CDB Project Manager: Chris MacGibbon



Project History:

The scope of work provides for milling, resurfacing, and striping of approximately 200,000 square feet of the North Parking Lot, drive lanes servicing the Student Activity Center and entrance/exit lanes from three 48th Street entrances. This project was bid under a general single trade (multi-prime) delivery.

Requested Action:

A single bid was received for the general trade on March 18, 2026. Six (6) plan rooms and nine (9) contractors held plans for this project.

The project must be completed during the summer semester (May 18, 2026, through August 7, 2026) due to high traffic during the spring and fall semesters. The College cannot put the project on hold for another year. A rebid will significantly delay construction, and it is highly unlikely that additional outreach will yield more competition.

Architect/Engineer: Fehr-Graham & Associates LLC.
2160 South Sixth Street, Suite D-1
Springfield, IL 62703

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
General	\$593,500.00	\$591,489.05	.34%

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

Diamond Construction Company, Inc.
2000 N. 18th Street
Quincy, IL 62301

General Work: \$593,500.00



MEMORANDUM

TO: James Cockrell

FROM: Chris MacGibbon [REDACTED]

DATE: March 19, 2026

RE: Single Bid - CDB Project No. 810-100-021
Resurface Parking Lot and Roads
John Wood Community College
Quincy, Adams County, IL

The referenced project was bid on March 18, 2026, under a single trade to resurface the North parking lot and entry/exit roadways at John Wood Community College (JWCC) in Quincy. The project was advertised for a full month. It received one bid from a general contractor. The project scope is strictly asphalt resurfacing and striping of the lot and roadways; there is no other general or lighting work included.

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. Only one contractor attended the pre-bid meeting. The attending contractor, Diamond Construction Co., owns the only asphalt plant in the Quincy region and performed the South side resurfacing two years ago. It was clear that regardless of outreach or time, we were likely only going to receive one bid. The A/E contacted general contractors in the area; they all stated that they would have to source the asphalt from Diamond and Diamond had informed them that they would be bidding on the project. I reached out to UCM and P.H. Broughton, who both responded that it would be too far to travel.

Based on the post-bidding discussions, it is my opinion that it is not possible to create more competition for this project. We contemplated allowing for a concrete substitution, but the other half of the main lot is already asphalt; concrete would not make sense (in addition to being too costly).

Due to the scarcity of available suppliers and the fact that this project must be completed during the summer to allow for enough parking when the fall semester begins, I request that this single bid be considered for approval by the Board.

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

cc: Ted N. Renner, Assistant Deputy Directory of Construction
Chris Crawford, Construction Administrative Assistant II

March 20, 2026

Capital Development Board
Attention: Contracts Unit
401 S Spring Street
Springfield, IL 62706

Subject: Bid Analysis for CDB Project # 810-100-021 John Wood Community College – Resurface Parking Lot and Roads

Capital Development Board – Contract Unit,

As you may be aware, the above-mentioned project for John Wood Community College was put out to bid and only received one (1) bid of \$593,500.00 from Diamond Construction Company. As the Architect/ Engineer (A/E) on the project, I believe that the reason that only one bid was received is the number of hot-mix-asphalt producers in the Quincy, IL is limited to just that of Diamond Construction Company. With the project being a resurfacing of the college's parking lot, sourcing of asphalt for the project is a major part of the project's bid. The next available HMA plant would be United Contractor's Midwest's Plant in Winchester, IL, which is approximately an hour away from the site.

With limited Manufacturers of asphalt in the area, and the only manufacturer in Quincy being the only bidder, it would be reasonable to understand that no general contractor would put a bid in for the job as they would have to use Diamond as a subcontractor or purchase asphalt from Dimond to complete the project. It was common knowledge prior to the bid that Diamond Construction was planning on submitting a bid for the project, which was likely a factor in the decision for other contractors deciding if they were to submit a bid or not.

The attached plan holders list shows there was interest in the project from several different contractors. Unfortunately, only two of those contractors have their own asphalt plant (Diamond and UCM). This limits the number of bidders that can provide a competitive bid. Prior to the bid, UCM was contacted to solicit interest in bidding for the project. Their response was that since their plant was in Winchester and no crews/ resources were located closer to the college. It didn't make sense for them to bid on a project with such small quantities and that UCM had no interest in bidding the project. The plan holders list also shows that a genuine effort was made to get additional bidders to bid on the project. Unfortunately, due to the reasons listed above, no additional bids were received other than that of Diamond Construction.

Looking at Diamond Construction's bid of \$593,500.00, it comes in under the anticipated bid amount listed in the Project Manual as "Under \$600,000", which was based off the engineer's cost estimate. It was estimated in the engineer's cost estimate that the project would cost approximately

Date
Company
Page 2

\$574,189.05. In comparison, to Diamond Construction's Bid of \$593500.00 came in within 3% - 4% of the Engineer's estimate, which seems reasonable.

I believe between the lack of asphalt producers in the area, the only producer in Quincy bidding on the project, and with the bid coming in so close to the engineering estimate the bid is validated and should be considered to be awarded to Diamond Construction, even though they were only one bid for the project.

Sincerely,



Grant Hischke, PE
Project Manager
Fehr Graham Engineering & Environmental
140 East Washington St.
East Peoria, IL 61611
Office: (309) 222-8600
Cell: (309) 360-5804

Enclosed:

Plan holders list: CDB 810-100-021

CDB PRJ. 810-100-021 John Wood Community College - Resurface Parking Lot and Roads
Plan Holder List - CDB & A/E Combined As of 3/18/2026

Company Name	First Name	Last Name	Date Invited
Builders Avenue	Hanaa	Letaief	03.02.2026
ConstructConnect	Sarah	Stadalsky	03.05.2026
ConstructConnect	Morgan	Stinson	02.19.2026
dgj hauling llc	Antwane	Taylor	03.06.2026
Diamond Construction Company	Chad	Keppner	02.19.2026
Diamond Construction Company	Chad	Keppner	03.02.2026
Dodge Construction Network	Darlene	Baker-Mann	02.24.2026
Drive construction inc	Anshul	Patil	03.02.2026
Dynamic estimation	ZAIN	MALIK	02.18.2026
ePlan	eplan	reporter	02.18.2026
Fehr Graham	Tina	Dettman	02.17.2025
Greater Peoria Contractors and Suppliers Association	Anna	Taylor	02.18.2026
Hurst-Rosche, Inc.	Heibel	Lisa	02.19.2025
Illinois Capital Development Board	Kathryn	Martin	02.03.2025
Illinois Capital Development Board	Kathryn	Martin	03.02.2026
Laverdiere Construction	Teresa	Coulter	02.19.2026
Mazarini Inc.	Bohdana Sameliuk	Eagle	03.03.2026
Nurture Architects	Sarah	Godbee	02.18.2026
P.H. Broughton	J	Broughton	03.16.2026
Rees Construction Co	Paul	Rees	02.18.2026
Southern Illinois Builders Association	Stephanie	Foster	02.18.2026
United Contractors Midwest	Dirk	Erickson	03.06.2026
VEYA Inc.	Patrick	Thompson	02.18.2026

*eBuilder and A/E Combined Plan Holder List

Project Number: 818-010-096

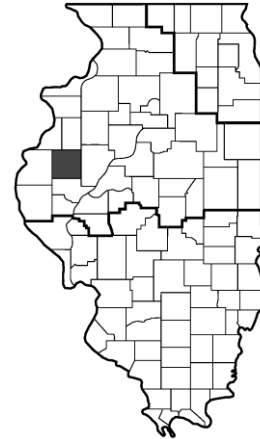
Description: Construct Performing Art Center
Board of Higher Education
Western Illinois University
Macomb, McDonough County, IL

Using Agency: Board of Higher Education

Architect/Engineer: AECOM
411 Hamilton Blvd,
Peoria, IL 61602

Total Project Budget: \$123,335,919.44
Unobligated Funds: \$5,582,434.37
Total Spent to Date: \$101,335,133.29
Percent Complete: 90% of Project completed to date

Project Manager: Heather Oxley



PROJECT HISTORY: Western Illinois University is a 110-building campus established in 1899. The scope of work for this project provides for the construction of an approximately 100,000 square foot Performing Arts Center with a 900-seat performance auditorium and convocation center for recitals, lectures, graduation ceremonies, and local art and civic functions.

AE Com will be taking over for Cannon Design as Cannon Design will not complete the project. AE Com will take over all appropriate Cannon Design duties under an IDIQ contract and act as Construction Manager through project closeout. For example, they will provide oversight and supervision where needed. This oversight assistance will include all Theater consultants formerly under Cannon Design.

The project team, which includes WIU, CDB, River City Construction are all in agreement that the most efficient way to complete the project is without Cannon Design's continued involvement, due to many documented issues that impacted the project's design, schedule and working morale. This situation was compounded by Cannon's refusal to take any responsibility or timely action for their own failures.

PURPOSE OF THIS AGREEMENT MODIFICATION: To place AE Com under contract with CDB as Construction Manager to replace the former AE of Record Cannon Design due to many documented issues that impacted the project's design schedule.

SUBJECT AGREEMENT AMENDED AS FOLLOWS

Fee Description	Total Obligation per Original Agreement	Total Amount of Previous Modifications	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Additional Services	\$0.00	\$98,479.00	\$98,479.00	\$500,000.00	\$598,479.00
TOTALS	\$0.00	\$98,479.00	\$98,479.00	\$500,000.00	\$598,479.00

MEMORANDUM

DATE: 4.3.266

TO: James Cockrell

FROM: Heather Oxley

RE: 818-010-096
Construct Performing Arts Center Macomb McDonough County, Illinois AE Com: eff Dohbly, ice
President River City Construction: Andrew Cook

By AE Com and CDB Project Manager:

AE Com will take over for Cannon Design, Cannon Design will not complete the project. AE Com will take over all appropriate Cannon Design duties under an IDIQ contract and act as Construction Manager through project closeout. Examples: Provide oversight and supervision where needed. This oversight assistance will include all Theater consultants formerly under Cannon Design. The project team which includes WIU, CDB, River City Construction are all in agreement that the most efficient way to complete the project is without Cannon Design's continued involvement, due to many documented issues that impacted the project's design, schedule and working morale. This situation was compounded by Cannon's refusal to take any responsibility or timely action for their own failures.

Given AECOM's engagement during an advanced stage of construction, this memorandum is provided to outline the scope of services being performed during this initial transition period and to establish a clear understanding of AECOM's role. The project has been under construction since 2022 and is currently estimated to be approximately 85% - 90% complete.

AECOM is providing limited construction-phase support services, including:

1. Responding to Requests for Information (RFIs) and providing design clarifications
2. Reviewing submittals for general conformance with the contract documents
3. Participating in project meetings and coordination discussions
4. Performing site visits and documenting general observations of the work in progress
5. Responding to Requests for Information (RFIs) and providing design clarifications
6. Reviewing submittals for general conformance with the contract documents
7. Participating in project meetings and coordination discussions
8. Performing site visits and documenting general observations of the work in progress
9. Reviewing contractor progress and supporting the Owner in understanding current project

Effective upon March 10, 2026, AECOM will perform A/E services including:

Construction Administration

1. Responding to RFIs and providing design interpretations
2. Reviewing submittals for general conformance with the contract documents
3. Conducting periodic site observations and issuing reports
4. Participating in project meetings and documenting action items

Change Management

1. Reviewing and evaluating proposed changes (RFPs, PCOs, Change Orders)
2. Assisting the Owner in understanding scope, cost, and schedule implications

Pay Application Review

1. Reviewing contractor pay applications and supporting documentation
2. Providing recommendations for payment consistent with observed progress closeout at a later date,
3. Reviewing contractor progress and supporting the Owner in understanding current project status

MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD



Professional Services Agreement

Modification Number: **2**

Project Number: **651-000-180**

Date: **March 10, 2026**

Firm Name, Address

AECOM Technical Services, Inc.
130 East Randolph Street, Suite 2400
Chicago, IL 60601

Project Information

Construction Management Services - Statewide
Statewide
Statewide, Statewide County, Illinois

This Modification **Increases the Full Service Agreement by 508%**

Agreement Date: **2025-10-08** Contract: **26040910**

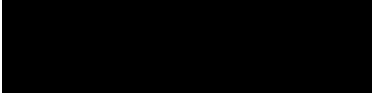
Scope/Purpose of this agreement modification: **The scope of this modification provides for construction administration/construction management services for the construction of the Performing Arts Center at Western Illinois University in Macomb (see CDB #818-010-096).**

Subject agreement amended as follows: **Replaces Appendix A - M1 with Appendix A - M2; Replaces Attachment A-1 M-1 Appendix A Clarifications with Attachment A-1 M-2 Appendix A Clarifications; Replaces Appendix B M-1 with Appendix B M-2 and are hereby incorporated into the contract.**

AGREEMENT SUMMARY

Fee Description	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Additional Services	\$.00	\$98,479.00	\$98,479.00	\$500,000.00	\$598,479.00
TOTALS	\$.00	\$98,479.00	\$98,479.00	\$500,000.00	\$598,479.00

Prepared by

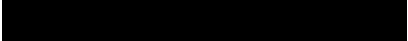
/10/2026
Date

By:

N/A

Using Agency approval Date

AE Firm name: **AECOM Technical Services, Inc.**

 3/26/2026

Reviewed:

3/31/2026

Date

AE's Authorizing Representative Date

Jeff Dohlby, VP

Print AE name, Title:

Approved by:

Regional Manager Date

By:

Fiscal Date

Approved by:

Legal Date

Final CDB
authorization

Print name/title

Date

Project Number: 821-010-097, Phase 1

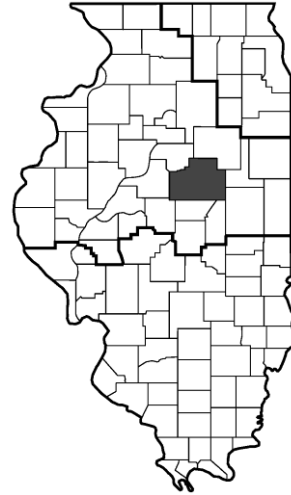
Description: Renovate Visual Arts Center Complex/Wonsook Kim College of Fine Arts Rehabilitation.
Illinois State University
Normal, McLean County, Illinois

Using Agency: Illinois Board of Higher Education
Illinois State University

Architect/Engineer: Ratio States, PLLC
102 S. Neil St.
Champaign, IL 61820

Total Project Budget: \$79,385,481.31
Unobligated Funds: \$7,835,237.69
Total Spent to Date: \$7,223,997.39
Percent Complete: 10% of Project completed to date

Project Manager: Medeny Guy



Project History: The scope is to add to and renovate the buildings involved in the Fine Arts complex at the Illinois State University. The work will be done in phases. The project consists of 3 complete additions and several areas of renovation/improvements to the Wonsook Kim College of Fine Arts and Illinois State University. The 3 additions are known as the Center for Visual Arts Addition, the Center for Performing Arts Addition, and the Commons Addition. The Existing Center for Visual Arts and the Existing Centennial East buildings both have various renovation and improvements. In addition, Centennial West building is being demolished.

This project re-routes and replaces approximately 280 LF, 4 foot wide, 100-year-old brick main sanitary/sewer line with PVC (C900/DR25/165PSI) for the Town of Normal. The Project Manual specifications were written per Town of Normal's requirements.

After excavation and while installing the bypass sewer line, it was found that the immediate sanitary sewer line extending south from structure SAB-01 was not reinforced concrete pipe (RCP) as indicated on existing information, rather there is a section that is cast-in-place. This pipe's condition and its transition to the existing RCP do not allow for a proper transition from the new PVC pipe to the existing RCP in a structure. This will have a 201 code classification and will be considered an AE error.

Description of Change: The proceed order purchase/install new concrete structure (8' manhole) to properly transition from RCP to PVC, purchase/install new 48" PVC pipe (C900/DR32.5/125PSI) with a resin impregnated felt structural liner to SAB-01 and remove existing pipe south of SAB-01 to existing RCP for the new structure.

Requested Action: We are requesting Board approval of Proceed Order G-044 in the amount of \$350,173.00 extending general conditions, additional labor and materials to purchase and install new concrete structure and pipe with a liner.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
River City Construction, L.L.C.	General	\$350,173.00	\$68,650,000.00	0.51%
Total All Change Orders		\$565,405.94	\$68,650,000.00	0.82%



M E M O R A N D U M

TO: Ted Renner, Assistant Deputy Director of Construction

FROM: Medeny Guy, Region 2 Senior Project Manager

DATE: March 31, 2026

RE: 821-010-097, Renovate Visual Arts Complex/Wonsook Kim College of Fine Arts Rehabilitation
Illinois Board of Higher Education/Illinois State University
Normal, McLean County, IL
PO-G-044 – Purchase/install new concrete structure and 48” PVC pipe

On 03/19/2026, River City’s subcontractor, JC Dillon, began excavation and prepping to install a bypass line for the Town of Normal’s (ToN) main sewer line south from structure SAB-01. It was discovered the line was cast-in-place instead of reinforced concrete pipe (RCP) per existing information. The pipe, like others to be replaced by this project, is estimated to be 100 years old and deteriorating and does not allow for a proper transition from the new PVC pipe to existing RCP.

This project re-routes and replaces approximately 280 LF, 4 foot wide, 100-year-old brick main sanitary/sewer line with PVC (C900/DR25/165PSI) for the Town of Normal because the lines could not be maintained as the new building additions would be directly above the line.

On 03/25/2026, a meeting was held with Medeny Guy; Justin Herren (ISU PM); Ed Scopel, John Petersen, Mark Gerardot (Ratio); Nathan Leach (AE consultant, Prairie Engineering); Jason Love, Andrew Carvey, Alexander Hamilton, Brett Yemm, Dan Hopper (Contractor, River City); Nick Canopy, Chris Dillon (Subcontractor, JC Dillon); Tony Meizelis, Ryan Otto, Jason Comfort, Jeff Raines, Randy Schoener (Town of Normal Water Dept.). The severely deteriorated existing structure could not be re-used requiring replacement. Additionally, it was discovered that the existing 48” concrete pipe was 10’-15’ deep and needs to be replaced. Due to grading and elevations, no other option was available that would not cause a burden and/or maintenance to the Town of Normal or Illinois State University.

Proceed Order #G-044 for \$350,173 is being submitted to the April 2026 Capital Development Board for approval.

Thank you.
Very Respectfully,

Medeny Guy

cc: James Cockrell, Region 2 Manager



PROCEED ORDER

PO No.: G-44

Date: 03.27.26

Associated RFP No.: G-44

1. Contractor: (Name and Address)

River City Construction, L.L.C.
101 Hoffler Lane
East Peoria, IL 61611
POC: Jason Love, jlove@rccllc.com
M: (309) 202-2904, O: (309) 694-3120

Project No.: 821-010-097 Phase #: 1

Project Name and Location:

Renovate Visual Arts Center Complex/Woonsok Kim College of Fine Arts Rehabilitation
Illinois State University, Normal, McLean County, IL

Contract No.: 26041581

Contract Work: General

2. REQUEST for change by: A/E

3. Reason for Change and Justification for the Proceed Order: After excavation, it was found that the immediate sanitary sewer line extending south from structure SAB-01 is not reinforced concrete pipe (RCP) as indicated on existing information, rather there is a section that is cast-in-place. This pipe's condition and its transition to the existing RCP do not allow for a proper transition from the new PVC pipe to the existing RCP in a structure.

4. Description Of Change In Work:

Provide:

New concrete structure to properly transition from RCP to PVC
New 48" PVC pipe (C900/DR32.5/125PSI) a with a resin impregnated felt structural liner to SAB-01.
Removal of existing pipe south of SAB-01 to existing RCP for the new structure
All associated materials per sections 31 2316 and 33 3000

5. Total Value Of This Order Not To Exceed:

\$ 350,173

6. Other Associated Proceed orders (Number(s) and Amount(s)): 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 if increasing the contract amount more than \$10,000.00 or the contract time by more than 30 days.)

Initial	, Contractor Representative	Date	
(Up to \$14,999)	Medeny Guy, Senior Project Manager	3/31/26	205
(Up to \$49,999)	James Cockrell, Regional Manager	03/31/2026	Probable Classification
(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	

Project Number: Project 830-010-352

Description: Replace Air Handling Units
University of Illinois at Urbana-Champaign
Champaign County, Illinois

Client Agency: Board of Higher Education, University of Illinois

Architect/Engineer: dbHMS, Inc.
306 W. Erie St., Suite 600
Chicago, IL 60654

Total Project Budget: \$ 6,302,000.00
Unobligated Funds: \$ 1,878,929.00
Total Spent to Date: \$ 377,329.25
Percent Complete: 5% of Project completed to date

Project Manager: Chris MacGibbon



PROJECT HISTORY: The University of Illinois - Urbana-Champaign (UIUC), is a 516-building facility established in 1878. The Morrill Hall (R0167) is a 167,546 square foot, 8-story research facility constructed in 1963.

The scope of work provides for replacement of air handling units serving various areas of the building and connections to the chilled water loop. This project will include replacement of existing piping, insulation, and control systems. The project includes replacement of ceiling systems, ductwork, fume hoods, exhaust fans, new louvers, exterior masonry, penthouse modifications and lintel replacement as needed. Scope also includes significant abatement.

The project was bid under a single prime ventilating contract and received authorization to proceed on January 20, 2026, with the acceptance of two alternates.

PURPOSE OF THIS AGREEMENT MODIFICATION: The scope provides for Air Sampling Professional/ Asbestos Project Management (ASP/APM) and air sampling reimbursables for the asbestos abatement as needed as part of the replacement of air handling units at Morrill Hall at UIUC.

SUBJECT AGREEMENT AMENDED AS FOLLOWS

Fee Description	Total Obligation per Original Agreement	Total Amount of Previous Modifications	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	\$51,612.00	\$418,882.00	\$470,494.00	\$0.00	\$470,494.00
Additional Services	\$0.00	\$10,000.00	\$10,000.00	\$11,520.00	\$21,520.00
Contract Administration Fee, CAF	\$1,500.00	\$12,800.00	\$14,300.00	\$300.00	\$14,600.00
On-Site Representative Reim	\$0.00	\$21,000.00	\$21,000.00	\$0.00	\$21,000.00
Design Testing	\$15,000.00	\$15,000.00	\$30,000.00	\$0.00	\$30,000.00
Print Bid Documents	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00
APM/ASP	\$0.00	\$0.00	\$0.00	\$266,942.00	\$266,942.00
Hazardous Materials Testing	\$4,500.00	\$5,000.00	\$9,500.00	\$0.00	\$9,500.00
PCM Air Sampling	\$0.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00
TOTALS	\$72,612.00	\$484,682.00	\$557,294.00	\$293,762.00	\$851,056.00



M E M O R A N D U M

TO: James Cockrell, Regional Manager – Region 2

FROM: Chris MacGibbon, Senior Project Manager

DATE: March 23, 2026

RE: 830-010-352, Replace Air Handling Units at Morrill Hall - Modification #5
University of Illinois at Urbana-Champaign
Urbana, Champaign County

The scope of work for the subject project provides for replacement of air handling units serving various areas of Morrill Hall, a 168,000 SF research building. It includes connections to the chilled water loop, replacement of existing piping, insulation, and building control systems. The project includes asbestos abatement, replacement of ceiling systems, ductwork, fume hoods, exhaust fans, new louvers, exterior masonry, penthouse modifications and lintel replacement as needed.

There is a significant amount of ACM throughout the building, and the project must be sequenced such that disruptions to research are minimized. This sequencing has led to a long construction duration and need for substantial hazardous material oversight from the A/E. The PSA did not include air sampling professional, asbestos project management (APM/ASP), or air sample testing because the scope and schedule of AHU's to be replaced was a bit unclear due to total project budget and the ongoing HVAC renovation of the sister building, Burrill Hall. Considering those factors, the project team determined that it was best to address the reimbursable at construction.

The project is currently in construction phase (as of the end of January) with mobilization to begin in mid-April and abatement scheduled to start in the middle of May. We received the modification proposal for the hazardous material services from dbHMS on March 3, 2026, and the CE immediately began working on the modification #5.

The APM/ASP services are reimbursables, but they do include overhead and profit markup as allowed by the CFN and there is an additional services line for administration of the subconsultant due to the extensive amount of work involved. Board approval will be required for this modification.

CC: Ted N. Renner, Assistant Deputy Director of Construction
Chris Crawford, Construction Administrative Assistant II

State of Illinois

CAPITAL DEVELOPMENT BOARD



PROFESSIONAL SERVICES AGREEMENT/
MODIFICATION ROUTING SHEET

Project Manager: Chris MacGibbon

Contract Executive Brad Nell

PROFESSIONAL FIRM (Name & Address)

Nest Builders, Inc.
306 W. Erie St., Suite 600
Chicago, IL 60654

Modification

No. 5

PROJECT NUMBER 830-010-352

LOCATION: University of Illinois -
Urbana/Champaign, Champaign County

DESCRIPTION: Replace Air Handling Units

PHONE NO.: (312)915-0557

Contact Name & FAX No.: Benjamin Rubach (312)915-0558

ROUTING/CHECK LIST

Professional Services Agreement

1. Board Approved Date on A/E Selection 10/12/2021
2. C.E. or P.M. Consults with A/E and Prepares Agreement for routing
3. Review by Contracts Administrator:
4. Processed by Contract Executive
 - A. To A/E for Signature and Insurance Certificates
5. Processed by Contract Executive
 - A. To User Agency when applicable
 - B. To Accounting for Funding Approval Funds Available
 - C. To Legal for Approval when Applicable
 - D. To Executive Director
 - E. Final Distribution and PSA Back Up to Central File (A/E #1)

Modifications

To the Professional Services Agreement

1. C.E. or P.M. Consults with A/E and prepares Modification for routing. 03/11/2026
2. C.E. or P.M. obtain signatures of appropriate Level including User where applicable
 - Regional Manager BR 3/19/2026
 - Asst Deputy Director - Construction TNR 3-19-2026
 - Deputy Director - Construction LMH 03/20/2026
3. Process of Modification by Contracts Executive
 - A. To Accounting for funding JAM 3/23/26
 - B. To Legal for approval when applicable AR 3/23/26
 - C. To Executive Director when applicable
 - D. Board approval date when applicable
 - E. Final distribution and modification backup to central file (A/E#1)

A/E FEIN/TIN NO: 352185639

A/E I.D. NO: 29590

CONTRACT NO: 22042310

A/E PQ STATUS:

CONTRACT or MODIFICATION AMOUNT:

\$293,762.00

CAF: \$300.00

Account Code 511

CONSULTANTS

ID#

PQ

STATUS

0 /

0 /

0 /

Corporation

☐

Partnership

☐

Sole Owner

☐

MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD



Professional Services Agreement

Modification Number: **5**

Project Number: **830-010-352**

Date: **March 11, 2026**

Firm Name, Address

dbHMS

306 W. Erie St., Suite 600

Chicago, IL 60654

Project Information

Replace Air Handling Units

University of Illinois - Urbana/Champaign, Champaign County

Champaign, Champaign County, Illinois

This Modification **Increases the Full Service Agreement by 53%**

Agreement Date: **2022-03-02** Contract: **22042310**

Scope/Purpose of this agreement modification: **The scope of this modification provides for ASP/APM and PCM air sampling for the asbestos abatement as needed as part of the replacement of air handling units at Morrill Hall - UIUC.**

Subject agreement amended as follows: **Replaces Appendix A - M4 with Appendix A - M5; Replaces Attachment A-1 M-4 Appendix A Clarifications with Attachment A-1 M-5 Appendix A Clarifications; Replaces Appendix B M-4 with Appendix B M-5 and are hereby incorporated into the contract.**

AGREEMENT SUMMARY

Fee Description	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	\$51,612.00	\$418,882.00	\$470,494.00	\$0.00	\$470,494.00
Additional Services	\$0.00	\$10,000.00	\$10,000.00	\$11,520.00	\$21,520.00
Contract Administration Fee,	\$1,500.00	\$12,800.00	\$14,300.00	\$300.00	\$14,600.00
On-Site Representative Reim	\$0.00	\$21,000.00	\$21,000.00	\$0.00	\$21,000.00
Design Testing	\$15,000.00	\$15,000.00	\$30,000.00	\$0.00	\$30,000.00
Print Bid Documents in excess	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00
APM/ASP	\$0.00	\$0.00	\$0.00	\$266,942.00	\$266,942.00
Hazardous Materials Testing	\$4,500.00	\$5,000.00	\$9,500.00	\$0.00	\$9,500.00
PCM Air Sampling	\$0.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00
TOTALS	\$72,612.00	\$484,682.00	\$557,294.00	\$293,762.00	\$851,056.00

Prepared by:

Brad Nell

3/11/2026

Date

By:

N/A

Using Agency approval

Date

AE Firm name:

db

By:

/s/

3/18/2026

Date

Reviewed:

3/19/2026

Date

Print AE name, Title:

Sachin Anand, Principal

Approved by:

3/19/2026

Date

By:

3/23/26

Date

Approved by:

Amy Romano

3/23/26

Date

Final CDB authorization

Print name/title

Date

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

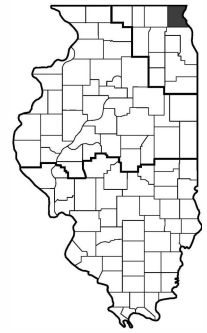
Project Number	Firm/Job Description	Estimated Total Project Cost
102-311-105	Renovate Lodge, Construct an Addition and Pool and Improve Site Department of Natural Resources Illinois Beach State Park - Lake County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Johnson Lasky Kindelin Architects, Inc. KOO LLC Moreno Architects Ltd.	\$58,000,000
546-135-014	Upgrade Electrical and Install a Generator Department of Military Affairs Freeport Armory - Stephenson County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Delta Engineering Group, LLC Henneman Engineering Inc. Senga Architects Inc.	\$1,954,000
546-395-002	Replace HVAC System Department of Military Affairs Carbondale Readiness Center - Jackson County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Michael K. Swim, Consulting Engineer, Inc. RTM Engineering Consultants, LLC WRF Engineers LLC	\$3,000,000
573-060-009	Construct New Laboratory Department of Public Health Oakland Street Laboratory - Carbondale, Jackson County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> BHDG Architects, Inc. Woolpert Architecture, LLC WSP USA Buildings Inc.	\$44,947,700

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

Project Number	Firm/Job Description	Estimated Total Project Cost
825-020-162CA	Construct Chiller Plant and Replace Boilers - Commissioning Services Southern Illinois University Southern Illinois University - Carbondale, Jackson County	\$37,000,000
<i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>		
Affiliated Engineers, Inc.		
Faith Group, L.L.C.		
Hanson Professional Services Inc.		

A/E SELECTION COMMITTEE RECOMMENDATIONS

4/14/2026



CDB PROJECT NO: 102-311-105

PROJECT DESCRIPTION: Renovate Lodge, Construct an Addition and Pool and Improve Site

PROJECT LOCATION: Department of Natural Resources
Illinois Beach State Park - Lake County

APPROPRIATION AMOUNT: \$58,000,000

ESTIMATED TOTAL PROJECT COST: \$58,000,000

PROJECT SCOPE OF WORK:

The Lodge (A5799) is a 103,435 square foot, 4-story building established in 1958. The Pump Station-Lodge (A6046) is a 240 square foot, one-story building established in 2007.

The scope of work provides for an addition or new structure of approximately 40-foot x 80-foot on the north end of the existing structure to be utilized as public/private event space. The additional space will include its own accessible entrance and route from the parking lot, a coat room, restrooms, and a large storage room for tables, chairs, and cleaning equipment. The new space will need to connect to the existing lodge with an interior walkway for guests and a service walkway to the kitchen for staff and will provide for conference space when not used for public/private events. Added amenities include a dedicated fiberoptic line for full-service Wi-Fi to the event space and hotel. Associated work will include adjustment of paving for necessary access routes, installation of site ADA walks to the new space and a new loading dock for all deliveries.

The work also provides for renovating the hotel/lodge, including but not limited to, replacing lower roof sections, evaluating and replacing necessary windows, possible mold remediation, upgrading or replacing both elevators, provide an accessible main entrance walkway, patio improvements, lighting upgrades, and landscaping. Associated work will include installation of a backup generator for the site to keep all essential facilities in operation during power outages. Other improvements within the hotel include improvements to the groundwater and underdrain pumping system within the basement levels of the hotel.

The work will include demolition of the existing pool and enclosure and all associated equipment. A new indoor pool facility shall be constructed which includes all new HVAC, humidification, and ventilation systems, completely independent from the hotel systems. The new pool shall comply with all Public Health and ADA requirements, including shower and rest room facilities. Additional amenities include both indoor and outdoor sunbathing areas, sound systems, lighting and unobstructive views of Lake Michigan.

The work includes providing an adequate storm water system at this site, which includes, but is not limited to, upgrades to the current stormwater pond and pump station, and a new buried outfall pipe to Lake Michigan. The pump station will include a new pre-engineered pump building to house the new natural gas pump and electronic equipment. The discharge from the new stormwater pump station will need to be extended to Lake Michigan which is 200-300 feet. Additional landscaping will be required to enhance the appearance of the larger stormwater pond and to hide the pump station and fuel supply.

Hazardous materials may be encountered including removal of underground fuel storage tanks.

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

This project qualifies for inclusion in the Art-in-Architecture Program.

A minimum of LEED Silver certification or equivalent green building standard certification may be required.

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 new ballroom and natatorium should have energy efficient utilities if feasibly possible. This includes geothermal HVAC and solar panels to provide partial electricity. There should also be several electric vehicle charging stations in the office parking lot, as well as a stormwater collection system for watering landscape improvements.

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

The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates

should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget, and they can be held responsible for redesign of the project should bids received exceed project funding.

The design will need to comply with the Illinois Stretch Energy Code.

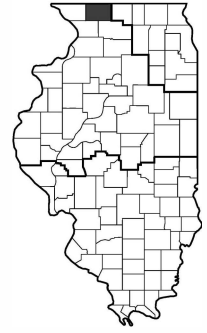
A combined MBE/WBE goal of 20 percent is applicable to the A/E team. Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 330

A/E SELECTION COMMITTEE RECOMMENDATIONS

4/14/2026



CDB PROJECT NO: 546-135-014

PROJECT DESCRIPTION: Upgrade Electrical and Install a Generator

PROJECT LOCATION: Department of Military Affairs
Freeport Armory - Stephenson County

APPROPRIATION AMOUNT: \$1,954,000

ESTIMATED TOTAL PROJECT COST: \$1,954,000

PROJECT SCOPE OF WORK:

The Freeport Armory (H1300) is a 19,500 square foot, one-story building constructed in 1958.

The scope of work provides for upgrading the building's electrical capacity to meet future EV charging requirements, as well as installing conduit and wiring up to the designated EV parking area. Electrical system upgrades will include, but is not limited to, replacing and adding outlets, replacing interior and exterior lighting, and installing a generator, transfer switches and associated wiring. The work also provides for incidental general work including, but not limited to, ceiling tile replacement, patching and painting of walls, or any interior finish upgrades necessary.

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.

If applicable, the design will need to comply with the Illinois Stretch Energy Code.

The Professional Services Agreement shall be executed no later than August 2026 and the project must be designed and bid to allow for a construction notice of award no later than October 2027.

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 330

A/E SELECTION COMMITTEE RECOMMENDATIONS

4/14/2026



CDB PROJECT NO: 546-395-002

PROJECT DESCRIPTION: Replace HVAC System

PROJECT LOCATION: Department of Military Affairs
Carbondale Readiness Center - Jackson County

APPROPRIATION AMOUNT: \$3,000,000

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

PROJECT SCOPE OF WORK:

The Carbondale Readiness Center (H4500) is a 49,000 square foot, one-story building constructed in 2009.

The scope of work provides for upgrading the HVAC and temperature controls systems, along with any necessary general or electrical support work. This supporting work may include, but is not limited to, replacing ceiling tiles, adjusting lighting layouts, patching and painting walls, and updating interior finishes as needed.

The A/E will be responsible for preparing load calculations on the current use of the space and presenting multiple design options for the HVAC system to determine the optimal replacement system for the Department of Military Affairs.

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

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

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

If applicable, the design will need to comply with the Illinois Stretch Energy Code.

The Professional Services Agreement shall be executed by September 2026, and the project must be designed and bid to allow for a construction notice of award by October 2027.

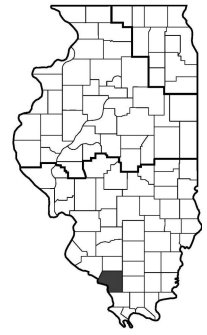
A combined MBE/WBE goal of 18 percent is applicable to the A/E team.

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 330

A/E SELECTION COMMITTEE RECOMMENDATIONS

4/14/2026



CDB PROJECT NO: 573-060-009

PROJECT DESCRIPTION: Construct New Laboratory

PROJECT LOCATION: Department of Public Health
Oakland Street Laboratory - Carbondale, Jackson County

APPROPRIATION AMOUNT: \$4,000,000

ESTIMATED TOTAL PROJECT COST: \$44,947,700

PROJECT SCOPE OF WORK:

The scope of work provides for construction of a new state-of-the-art public health laboratory facility of approximately 20,000 gross square feet to serve the State of Illinois. The facility must meet federal bio-safety requirements to continue to secure federal funds, including all standards set by the Biosafety in Microbiology and Biomedical Laboratories (BMBL) for BSL-2 and BSL-3 laboratories. Biosafety Level 3 (BSL-3) lab must be inspected and certified by the CDC for use with select agent testing and registry. BSL-3 lab construction must be engineered and prepared to meet standards, pass inspection and be certified according to guidelines from federal agencies, including the CDC and the NIH, and meet performance verification and compliance with applicable safety and security protocols, including requirements for emergency egress and decontamination zones. The facility will be secure with access controls and should have stand-alone backup generator power throughout, and uninterruptible power supplies for critical equipment. The facility should have modern security systems, including door access controls, badge readers, and security cameras. Security systems should interface with the State of Illinois monitoring software.

The scope of work should also include gas infrastructure installations as needed for laboratories, including argon, carbon dioxide, and nitrogen gasses for equipment such as incubators and mass spectrometers. In addition, each lab will need deionized water and independent temperature and humidity control systems.

The existing laboratory must always remain in operations and steps need to be taken to prevent construction debris from contaminating the existing laboratory spaces. The existing laboratory will be demolished after the new laboratory is occupied. Hazardous materials may be encountered. The area shall be back-filled, graded and seeded. This will be done as a separate bid package.

The teams should be able to demonstrate three completed BSL3 laboratory projects within the last five years. Teams with more experience may be given preference.

A minimum of LEED Silver certification or equivalent green building standard certification will be required.

The selected A/E will be expected to complete an approved design within 12-18 months of the executed contract.

An independent third-party commissioning agent will be selected and assigned to this project.

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

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

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

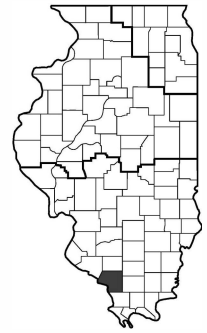
If applicable, the design will need to comply with the Illinois Stretch Energy Code.

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.

A/E SELECTION COMMITTEE RECOMMENDATIONS

4/14/2026



CDB PROJECT NO: 825-020-162CA

PROJECT DESCRIPTION: Construct Chiller Plant and Replace Boilers - Commissioning Services

PROJECT LOCATION: Southern Illinois University
Southern Illinois University - Carbondale, Jackson County

APPROPRIATION AMOUNT: \$37,000,000

ESTIMATED TOTAL PROJECT COST: \$37,000,000

PROJECT SCOPE OF WORK:

The Southern Illinois University - Carbondale, is a 393-building facility established in 1832.

The scope of services provides for LEED Enhanced Commissioning Services (design and reviews, construction / field inspection and start-up, functional performance testing, including O & M training and warranty review) for the construction of chiller plant.

The scope of work provides for constructing a Chiller Plant at Southern Illinois University's Carbondale campus near the Neckers Building and connecting the plant to the existing campus chilled water loop. The plant will include one water-cooled centrifugal chiller and associated cooling tower, with the flexibility to add up to two additional chillers and cooling towers as funding allows. This Chiller Plant shall be of similar design and construction as the new Chiller Plant being constructed at the Communications Building.

The work shall also include removing two stoker coal boilers in the Power Plant and replacing with one or two gas-fired packaged boilers, as funding allows, featuring dual-fuel technology, including the installation of fuel storage tank(s) appropriately sized for the number of boilers installed, new feed-water pumps, and a deaerator system. Outdated infrastructure shall be demolished as part of the work, as funding allows, including the old incinerator building and bag-house structures. The existing smokestack shall remain.

The work shall include associated controls tying into the campus Building Automation System, along with any necessary electrical modifications to support the overall work being done at both the Chiller Plant and the Power Plant.

A minimum of LEED Silver Certification will be required, and additional energy efficiencies will be considered. The scope of services also provides for the facilitation of documentation required for LEED Silver Certification. The Commission Agent (CxA) will facilitate and monitor completeness and timeliness of LEED submittals during project design phase, construction, close-out, and extended warranty period. The CxA will maintain all documentation required for submittal to successfully meet the requirements of LEED Silver Certification process by the USGBC following completion of design and construction. This includes all USGBC certification fees and USGBC documents required during design, bidding, construction, and project close-out. Give consideration to the application of renewable energy sources, including but not limited to, the use of solar energy.

In addition to working with the Design team, the CxA will work with the A/E during program analysis and throughout the development of the design documents, including assistance that may be necessary during preparation of the bidding documents.

The CxA must also provide commissioning services to verify compliance with the Illinois Stretch Energy Code, including Section C105 Construction Documents, Section C107 Inspections and Section C408 Maintenance Information and System Commissioning. The CxA must have documented commissioning process experience on at least two building projects with a similar scope of work within the last 5 years. The experience must extend from early design phase through at least 10 months of occupancy.

It should be noted that the firm selected for Commissioning Services and any associated consultants cannot be a part of the A/E team.

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: 330

SUBJECT: *Board Concurrence/Design-Build*

Project Number	Firm/Job Description	Estimated Total Project
822-010-135	Construct Northern Illinois Center for Community Sustainability Northern Illinois University Northern Illinois University – DeKalb, DeKalb County	\$15,716, 368
	SHORTLISTED FIRMS IN ALPHA ORDER:	
	1. A.L.L Masonry Construction Co., Inc. dba ALL Construction Group	
	2. Berglund Construction	
	3. M.A. Mortenson	

A/E SELECTION COMMITTEE RECOMMENDATIONS
04/14/2026

CDB PROJECT NO: 822-010-135

PROJECT DESCRIPTION: Construct Northern Illinois Center for Community Sustainability

PROJECT LOCATION: Northern Illinois University
Northern Illinois University – DeKalb, DeKalb County

PUBLISHED PROJECT BUDGET: \$15,716,368.00

PROJECT SCOPE OF WORK:



The Northern Illinois University - DeKalb, is a 98-building facility established in 1895. The scope of work for the project is intended to include three basic components with a desired approximate overall square footage as noted for each component below:

Central core that should include space types such as classrooms, office, conference, and collaboration space and potentially an auditorium/lecture space, currently envisioned to be approximately 22,000 square feet.

Zone/wing potentially including high bay space focused on NIU research which will have three main focus areas: food systems innovation, water resources management; and, environmental change adaptation, currently envisioned to be approximately 6,000 square feet.

Zone/wing for future tenant research, innovation, and collaboration space. This is intended to be a "white box" future build out space, estimated range in size of 6,000-9,000 square feet.

The new facility will be located on a green field site at the far west side of campus adjacent to the Convocation Center on the west side of Presidents Boulevard. Utilities infrastructures are already in place to the general vicinity of this site.

Design Considerations:

Maximize square footage of overall constructed facility space to allow for future buildouts as appropriate and as funding allows. Pavement, utility infrastructure and site development will be part of the scope.

Program analysis and schematic design will include the following major elements: Identify and document requirements for compliance with applicable codes, regulations, standards, and agencies having oversight of design and construction.

Program confirmation with basic schematic design for programmed functions.

The bridging documents be programmatic in nature and may include, but are not limited to, the following:

- Project intent
- Basis of design narrative
- Facility programmatic requirements
- Site requirements
- Preliminary specifications guidance
- Infrastructure integration guidance

The A/E will develop a comprehensive bridging document, including all of the above elements, in addition to all other miscellaneous criteria as required to provide clearly defined design guidance as a precursor for the follow-on Design-Build contract. The Bridging A/E may develop schematic designs as proof of concept to confirm programmatic requirements. Such schematic designs may be included in the bridging documents as an example of a solution to the programmatic requirements of the project but should not be provided with the expectation that the Design-Build proposals will be limited by the "proof of concept" design. The bridging documents will be developed in accordance with CDB's Guidelines for Bridging Documents (available for download from the CDB Reference Library) as appropriate to the project's specific scope of work.

The firm selected to design the bridging documents must have prior experience in developing these types of documents, the type of facilities and should have experience as part of a Design-Build team. The firm will also be required to provide on-site observation and quality assurance services during construction. Selection of a design firm will be based on prior work which clearly demonstrates experience on these types of projects. The successful firm should have a team that includes professionals capable of guiding the using agency through a decision-making process to determine maximum level of services that can be provided within the scope of the project budget. The team must include a third-party cost estimator to provide estimating services.

The sustainability goal for the new facility is to achieve LEED Silver certification as a minimum with aspirations to achieve higher if budget permits.

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.

CHANGE ORDER FOLLOWING PROCEED ORDER REPORT

Project Number	Project Description	Proceed Order or Change Order Number	Total Amount of this Proceed Order, RFP or Mod & Date Executed	Total Amount of Associated RFPs/Mods & Date Executed	Percentage of RFP/Mod Work Completed
818-010-096	Western Illinois University – Western Illinois University – Macomb – McDonough County – Performing Arts Center	PO 19.1	\$390,000 02/27/2026	CO-G019 \$389,840.52 3/17/2026	96.9%

EMERGENCY PROJECT PROCEED ORDER/CHANGE ORDER REPORT

Project Number	Project Description	Proceed Order or Change Order Number	Total Amount of this Proceed Order, RFP or Mod & Date Executed	Total Amount of Associated RFPs/Mods & Date Executed	Percentage of RFP/Mod Work Completed
810-016-005	Illinois Community College Board – City Colleges of Chicago: Malcolm X College – Chicago – Cook County – Replace Elevators	CO G5	\$274,965.87 3/17/2026	N/A	55%
125-080-006	Department of Juvenile Justice – Illinois Youth Center – Warrenville – DuPage County – Demolish Buildings and Construct New	CO G-010	\$6,262,947.85 3/12/2026	N/A	87%
040-020-081	Department of Veteran Affairs – Illinois Veterans' Home at Manteno – Manteno – Kankakee County – emergency Dehumidification Services and Assessment	CO G-8	\$289,744.98 3/12/2026	N/A	95%

*New information is in **bold**.

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

Project Number	Firm/Job Description	Estimated Total Project Cost
025-010-031	Assess and Correct Vault Storage Envelope Appellate Court / Fifth District Appellate Court Building - Mt. Vernon <i>SELECTED FIRM:</i> AAIC, Inc.	\$780,000

CDB PROJECT NO: 025-010-031

PROJECT DESCRIPTION: Assess and Correct Vault Storage Envelope

PROJECT LOCATION: Appellate Court / Fifth District
Appellate Court Building - Mt. Vernon

PROJECT AMOUNT: \$780,000

PROJECT SCOPE OF WORK:

The Appellate Court 5th District (P0300) is a 15,124 square foot, 3-story building established in 1854.

The scope of work provides for a professional assessment with recommendations and estimates and possible design for corrective work to address water infiltration at the ceiling and walls of the vault, provide adequate drainage under the patio over the vault ceiling, eradicate mold and mildew within the vault, and repair or replace the flooring within the vault. Recommendations may also include investigating damage to and relocating vital records, salvaging and reinstalling the compact movable storage system, and returning vital records upon completion,

The building may contain asbestos, lead, and mold. Testing and abatement may be required. Recommendations should follow regulations and guidance from the Illinois Department of Public Health.

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

ARCHITECT/ENGINEER: AAIC, Inc. (22909)
Belleville, IL 62220

FY26 PROPOSED CDB BOARD MEETING SCHEDULE

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

Meeting Locations:

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