



**Capital  
Development  
Board**  
Building a Better Illinois

**AUGUST 12, 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

August 12, 2025

The meeting of the Capital Development Board is being held in

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

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

**Call: 312-535-8110      ACCESS CODE: 2631 904 1024      PASSWORD: CDB082025**

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](mailto:Amy.L.Evans@illinois.gov)

Heather Parks (217-782-8729) / [Heather.R.Parks@illinois.gov](mailto:Heather.R.Parks@illinois.gov)

## Call To Order

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

## Preliminary Items

3. Approval of the Agenda
4. Approval of June 10, 2025, Minutes ..... 1-5
5. Approval of June 10, 2025, Executive Session Minutes

## Board Action

### Construction Region 1

6. Modification – IDNR – Illinois-Michigan Canal State Park ..... 7-10
7. Change Order – IDHS – Elgin Mental Health Center ..... 11-13

### Construction Region 2

8. Change Order – IDOC – Logan Correctional Center ..... 14-16
9. Change Order – IDOT – District 5 ..... 17-20
10. Proceed Order – IBHE – Western Illinois University ..... 21-23

### Construction Region 3

11. Change Order – IDHS – Alton Mental Health ..... 24-26
12. Proceed Order – IDOR – Willard Ice Building ..... 27-29

## QBS

13. Architecture/Engineering Selection Recommendations from PSB 323 ..... 30-52

## Informational Item

14. Emergency Project Proceed Order/Change Report .....53
15. Best Interest of the State/Informational Item..... 54-57
16. Public Comment

## Executive Session

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

SUBJECT: Meeting Minutes for July 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**

Ama Addai  
Araceli Garza

**Springfield**

Saul Morse

**Peoria**

Beverly Potts

The following were present in Chicago:

Brent Lance, CDB	Jocelyn Sada, CDB	Darnita Lee, CDB
Jesse Martinez, CDB	Julia Barnhardt, CDB	Zoe Kaufman, CDB
Markus Pitchford, CDB	Natalie Dimov, CDB	Eunice Park, CDB
Shemar Douglas, CDB	Carla Yvonne, CDB	Malyk Moore, CDB
Dipak Shah, Rubinos & Mesia Engineers		

The following were present in Springfield:

Heather Parks, CDB	Amy Romano, CDB	James Cockrell, CDB
Amy Evans, CDB	Tim Patrick, CDB	Tyler McKay, CDB
Trevor Parnell, CDB	Lisa Hennigh, CDB	

The following were present via Webex:

Caroline Smith, Bailey Edward Architects	Micaela Vidana, CPO-EEC
Adam Bohnhoff, Civil Design, Inc.	Morris, Ken, CPO-EEC
Ken Thomas, CW Burns Company, Inc.	Scot Achterhof, CDB
Noula Frigelis, David Mason & Associates	Maribel Acevedo, CDB
Kat Porter, Delta Engineering Group	Abraham Allen, CDB
Richard Weitzel, Delta Engineering Group	Amber Evans, CDB
Shuja Kazi, Delta Engineering Group	Stetzen Fleming, CDB
Chris Kleine, Farnsworth Group	Nia Jones, CDB
Anthony LoBello, FGM Architects	Nazih Kafe, CDB
Blair Paddock, FGM Architects	Carl Kimble, CDB
David D Pool, Hurst-Rosche	Crystal Kitchen, CDB
Jeremy Connor, Hurst-Rosche	Nicholas Klein, CDB
Tracy Templin, IHC Construction Co., LLC	Paul Kmett, CDB
Isaac Dzula, IHC Construction Co., LLC	Kathryn Martin, CDB
Jim Leppert, IHC Construction Co., LLC	Jesse Martinez, CDB
Nick Gulino, JP Architects	Natasia McDade, CDB
Charli Johnsos, Kluber, Inc.	Leonard McGee, CDB
Kelsey Skager, Kluber, Inc.	Joel Meints, CDB
Mike Darling, KTC	Nicole Power, CDB
Megan Mead, Ratio Design	Lauren Noll, CDB
Kevin Hejtmanek, Terra Engineering	Heather Oxley, CDB
Mike Shrader, Valdes Engineering Company	Robert Oxley, CDB
Steve Ejnik, Valdes Engineering Company	Elipidio Quiballo, CDB
Mark Vasconcelles, Veenstra & Kimm, Inc.	Nathan Schroeder, CDB
John Wayne, IDHS	Drew Stephenson, CDB
Chez Rumpf, UIC	Linda Norbut Suits, CDB
Maribel Acevedo, CPO-EEC	Sherri Sullivan, CDB

David Tichy, CDB  
Charla Travis, CDB  
Penny Varnava, CDB  
Shea Votava, CDB

Jeremy Walker, CDB  
Kenneth Watkins, CDB

The meeting was called to order at 11:04 a.m.

Amy Evans took roll call. Ama Addai, Araceli Garza, Saul Morse and Beverly Potts were present.

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

Ama Addai moved, and Araceli Garza seconded a motion to approve the minutes of the June 10, 2025, meeting. Saul Morse called for a vote, and the motion was approved unanimously.

Araceli Garza moved, and Ama Addai seconded a motion to approve the Executive minutes of the June 10, 2025, meeting. Saul Morse 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

Kluber Architects + Engineers

Proceed Order..... \$235,000.00

Ama Addai questioned the scope of the project. Tim Patrick explained the scope.

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

Tyler McKay presented the following A/E selection recommendations for PSB 322:

1.	104-144-040	Department of Natural Resources Lincoln's New Salem Historic Site Menard County Restore Timber / Log Structures and Chimneys 1. Trivers Associates, Inc. 2. Bailey Edward Design, Inc. 3. Johnson Laskey Kindlin Architects, Inc.	Appropriation: \$6,000,000 Project Cost: \$6,000,000
2.	104-144-041	Department of Natural Resources Lincoln's New Salem Historic Site Menard County Improvements to Outdoor Theater and Visitor's Center 1. Studio AH, LLC 2. Bailey Edward Design, Inc. 3. JP Architects	Appropriation: \$2,000,000 Project Cost: \$2,000,000
3.	630-000-309	Department of Transportation Statewide Replace Roofing, Interior/Exterior Upgrades, Replace/Construct Structures 1. Blank, Wesselink, Cook & Associates, Inc. 2. Hurst-Rosche, Inc. 3. Carlile Architects, LLC	Appropriation: \$1,955,000 Project Cost: \$6,375,000



4.	630-000-310	Department of Transportation Statewide Construct New Building Structures with Bays/Salt Structure 1. Hurst-Rosche, Inc. 2. GreenAssociates, Inc. 3. Carlile Architects, LLC	Appropriation: \$2,830,000 Project Cost: \$5,150,000
5.	630-000-311	Department of Transportation Statewide Demolition, Construction, & Renovation of Buildings 1. GreenAssociates, Inc. 2. Hurst-Rosche, Inc. 3. White & Borgognoni Architects, P.C.	Appropriation: \$895,000 Project Cost: \$4,475,000
6.	630-000-312	Department of Transportation Statewide Construct Buildings & Upgrade Interior Buildings 1. Eggemeyer Associates Architects, Inc. 2. White & Borgognoni Architects, P.C. 3. Hafer PSC (P.C)	Appropriation: \$1,091,000 Project Cost: \$5,455,000
7.	630-256-030	Department of Transportation District 3: Ottawa District Headquarters Renovate Headquarters Building & Expand Material Lab 1. Valdes Engineering Company 2. Bailey Edward Design, Inc. 3. Exp U.S. Services, Inc.	Appropriation: \$2,000,000 Project Cost: \$14,000,000
8.	810-028-031	Illinois Community College Board College DuPage Glen Ellyn, IL – DuPage County Replace Generator Switchgear Breakers & Controls 1. Nest Builders, Inc. 2. SPAAN Tech, Inc. 3. MEP Infrastructure Solutions, Inc.	Appropriation: \$866,250 Project Cost: \$1,155,000
9.	810-030-029	Illinois Community College Board Elgin Community College Kane County Renovate Building F, Upgrade Elevator, & Replace Generator 1. Nest Builders, Inc. 2. Clark Dietz, Inc. 3. Exp U.S. Services, Inc.	Appropriation: \$6,525,000 Project Cost: \$8,700,000
10.	810-048-027	Illinois Community College Board Joliet Junior College Will County Replace Air Handling Units and Controls 1. Kluber, Inc. 2. Valdes Engineering Company 3. Exp U.S. Services, Inc.	Appropriation: \$6,187,500 Project Cost: \$8,250,000
11.	810-062-030	Illinois Community College Board Lincoln Land Community College Springfield, IL – Sangamon County Replace Fire Alarm System Campus Wide 1. WRF Engineers, LLC 2. Berners-Schober Associates, Inc. 3. Hanson Professional Services, Inc.	Appropriation: \$5,400,000 Project Cost: \$7,200,000

12.	810-080-021	Illinois Community College Board Rock Valley College Rockford, IL – Winnebago County Upgrade Roadway, Paving, & Gutters 1. Rubinos & Mesia Engineers, Inc. 2. V3 Companies, LTD 3. Terra Engineering, LTD	Appropriation: \$3,296,035 Project Cost: \$4,394,713
13.	810-084-014	Illinois Community College Board Sauk Valley Community College Dixon, IL – Lee County Upgrade Parking Lots and Roadways 1. Valdes Engineering Company 2. Gonzalez Companies, LLC 3. Terra Engineering, LTD	Appropriation: \$3,300,000 Project Cost: \$4,400,000
14.	810-091-008	Illinois Community College Board Spoon River College Attendance Center Macomb, IL – McDonough County Replace Macomb East Parking Lot 1. Veenstra & Kimm, Inc. 2. Poepping, Stone, Bach, & Associates, Inc. 3. Hurst- Rosche, Inc.	Appropriation: \$2,744,810 Project Cost: \$3,659,747

Ama Addai moved, and Beverly Potts seconded a motion to approve the previous A/E selections from PSB 322. Saul called for a vote, and the motion was approved unanimously.

Tim Patrick presented the Emergency Project Proceed Order/Change Order Report.

Tyler McKay presented the Best Interest of the State/Informational Item.

Tyler McKay presented Emergency Selection/Informational Item.

Tim Patrick presented the Active Materials & Projects Report,

Beverly Potts moved, and Ama Addai seconded a motion to Move to Executive Session for discussing Personnel Action, Semi Annual Review Closed Session Minutes, and Pending and Probable Litigation. Saul Morse called for a vote, and the motion was approved unanimously.

Executive Session was convened at 11:39 a.m.

Araceli Garza moved, and Beverly Potts seconded a motion to return to open session. Saul Morse called for a vote, and the motion was approved unanimously.

Regular session was convened at 11:59 a.m.

Amy Romano presented Resolution 25-1, and Closed Session Minutes.

Beverly Potts moved, and Ama Addai seconded a motion to approve Personnel Action, Semi Annual Review Closed Session Minutes, and Pending and Probable Litigation. Saul Morse called for a vote, and the motion was approved unanimously.

Saul Morse asked for Public Comment. Chez Rumpf with the, No New Prisons Project, expressed her beliefs about building new prisons in Illinois. Saul Morse explained that the nature of her opinions would need to be addressed with other various agencies.

Beverly Potts moved, and Ama Addai seconded a motion to adjourn. Saul Morse called for a vote, and the motion was approved unanimously.

The meeting adjourned at 12:05 p.m.

# Executive Session Meeting Minutes

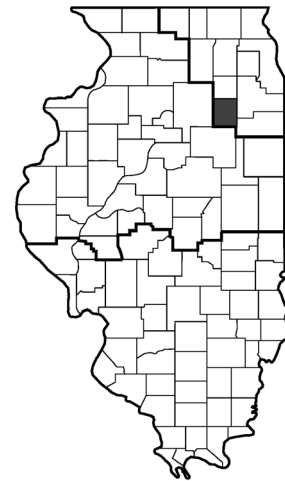
**Project Number:** 102-312-053

**Description:** Replace Nettle Creek Aqueduct  
Illinois-Michigan Canal State Park - Grundy County  
Morris, Grundy County, Illinois

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

**Architect/Engineer:** Exp U.S. Services Inc.  
205 N Mich. Ave., #3600  
Chicago, IL 60601

**Total Project Budget:** \$9,478,033.01  
**Unobligated Funds:** \$ 519,460.97  
**Total Spent to Date:** \$8,773,820.40  
**Percent Complete:** 100% - Construction



**Project Manager:** Penny Varnava

**PROJECT HISTORY:** The Nettle Creek Aqueduct was originally constructed between 1844 and 1847, as part of the Illinois and Michigan Canal. The Nettle Creek Aqueduct was a steel and concrete superstructure bridging Nettle Creek, with a reinforced concrete aqueduct bed, a double arched bridge face, limestone-faced arches, bridge piers and wing walls, and timber railings. It measured approximately 120 feet long and was 22 to 44 feet wide and was designed to maintain water flow in the Illinois and Michigan Canal which flows above Nettle Creek. The structure experienced at least seven (7) major rebuilding episodes between 1847 and 1938. The current Aqueduct span was constructed by the Civilian Conservation Corps in 1938, using the pre-existing abutments with some modifications.

In 2013, the aqueduct experienced a sudden and unexpected failure during a flood event. In 2017, the damaged aqueduct structure was removed by the Illinois Department of Natural Resources (IDNR) to relieve any possible water impediments in the creek. Limited demolition occurred to the east abutment, and no work was performed on the west abutment.

The scope of work provides for construction of a new concrete aqueduct structure to carry the Illinois and Michigan Canal including the channel, toe-path, and multi-use path; including canal channelization and overflow culverts at both ends. This aqueduct includes stone veneer to mimic the original limestone and metal and wooden railings. Site excavation took place to increase the opening under the new aqueduct. The work restored canal flows as well as reconnected the paths.

During construction multiple design changes were prompted due to on-going coordination with CDB, IDNR, and FEMA. In order to meet historic and code requirements, the project architect and historic preservationist performed additional services such as a temporary creek realignment and diversion drainage, conversion of aqueduct design to a post-tensioned concrete system, modification to site layout, grading, interpretive area design pathway and wing wall sizes, pick-up survey to locate and document trees for removal, and coordination and design refinement of architectural details. Additional coordination for the FEMA PA and EHP processes required additional meetings, cost estimate reviews and refinements of coordination. The A/E was also responsible for site access and material storage plans, landscaping plans, incorporation of stop logs, and added diversion channel/structure and sluice gates.

**PURPOSE OF THIS AGREEMENT MODIFICATION:** The purpose of this modification is to compensate the A/E for the additional work required to coordinate design changes and finish out construction efforts to ensure proper completion of the project.

We are requesting board approval of modification #5 in the amount of \$344,364.00.

**SUBJECT AGREEMENT AMENDED AS FOLLOWS:**

Fee Description	Total Obligation per Original Agreement	Total Amount of Previous Modifications	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	\$132,840.00	\$349,160.00	\$482,000.00	\$0.00	\$482,000.00
Additional Services	\$95,500.00	\$280,749.00	\$376,249.00	\$185,564.00	\$561,813.00
Contract Administration Fee,	\$6,800.00	\$18,800.00	\$25,600.00	\$5,500.00	\$31,100.00
On-Site Representative Reim	\$0.00	\$183,400.00	\$183,400.00	\$128,500.00	\$311,900.00
Design Testing	\$53,000.00	\$3,320.00	\$56,320.00	\$0.00	\$56,320.00
Construction Testing	\$0.00	\$22,702.00	\$22,702.00	\$24,800.00	\$47,502.00
TOTALS	\$288,140.00	\$858,131.00	\$1,146,271.00	\$344,364.00	\$1,490,635.00





## MEMORANDUM

TO: Capital Development Board Members

FROM: Penny Varnava, Project Manager Region 1

DATE: August 1, 2025

RE: CDB Project #: 3102-312-053 Request for A/E Modification  
Rebuild Nettle Creek Aqueduct

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

This project was awarded to EXP US. Services on August 1, 2019, via a PSA that originally covered the PA/SD work. The A/E's Full-Service Agreement was approved via Mod #1 on October 23, 2020.

The A/E realized around December 2021 (once Design Development was underway) that additional fees may be required to account for design changes not originally anticipated based on on-going coordination with FEMA, SHPO, and IDNR to meet historic permitting requirements as well as satisfy the required design criteria related to hydraulic engineering requirements. The historical element of the project necessitated more than typical number of mock-ups and other such reviews.

The bid process resulted to a single bidder, because of the complexity of the design (particularly the post-tensioning element that contractors often avoid engaging in). To this, the A/E added construction administration / observation to ensure that all questions are addressed immediately and by an experienced observer. Nonetheless, and because this type of project is very weather-dependent, the substantial completion delayed from the original from September 2023 to June 2025 additional on-site observation and testing was required. Substantial Completion was signed on July 31, 2025, after an unforeseen leak was successfully mitigated.

The A/E's focus on pushing the project along caused their oversight in requesting a Modification. After many reviews and due diligence associated with the time expended and the necessity and cost of the work completed, this modification request is the result of a settlement between the CDB and the A/E.

# MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD



## Professional Services Agreement

Modification Number: 5

Project Number: 102-312-053

Date: July 3, 2025

Firm Name, Address  
Exp U.S. Services Inc.  
205 N Mich. Ave., #3600  
Chicago, IL 60601

Project Information  
Replace Nettle Creek Aqueduct  
Illinois-Michigan Canal State Park - Grundy County  
Morris, Grundy County, Illinois

This Modification Changes the Scope of the Contract

Agreement Date: 2019-08-01 Contract: 19023910

Scope/Purpose of this agreement modification: Provide Additional Services Fee in the amount of \$185,564, to be paid as a negotiated lump sum, for supplemental services including temporary creek realignment and diversion dike/drainage, conversion of aqueduct design to a post-tensioned concrete system, modification to site layout, grading, interpretive area design pathway and wing wall sizes, pick-up survey to locate and document trees for removals, coordination and design refinement of architectural details, site access and material storage plan, landscaping plan, incorporation of stop logs, added diversion channel/structure and sluice gates, coordination for the FEMA PA and EHP Processes, and Shop Drawing Reviews for various components related to post tensioning and temporary formwork supports. Also, provide supplemental Construction Testing and On-Site Observation amounts to be paid as a negotiated lump sum.

Subject agreement amended as follows: Replace Appendix A - M4 with Appendix A - M5

### 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	\$132,840.00	\$349,160.00	\$482,000.00	\$0.00	\$482,000.00
Additional Services	\$95,500.00	\$280,749.00	\$376,249.00	\$185,564.00	\$561,813.00
Contract Administration Fee,	\$6,800.00	\$18,800.00	\$25,600.00	\$5,500.00	\$31,100.00
On-Site Representative Reim	\$0.00	\$183,400.00	\$183,400.00	\$128,500.00	\$311,900.00
Design Testing	\$53,000.00	\$3,320.00	\$56,320.00	\$0.00	\$56,320.00
Construction Testing	\$0.00	\$22,702.00	\$22,702.00	\$24,800.00	\$47,502.00
TOTALS	\$288,140.00	\$858,131.00	\$1,146,271.00	\$344,364.00	\$1,490,635.00

Prepared by: [Redacted] 7.3.25  
Penny Varnava Date

By: [Redacted] 7/22/25  
Using Agency approval  
Natalie Finnie, DNR Director Date

AE Firm name: Exp U.S. Services Inc.

By: [Redacted] 7/8/2025  
AE's Authorizing Representative Date

Reviewed: [Redacted] Date  
Contract Executive

Print AE name, Title: [Redacted] Exec. Vice President

Approved by: [Redacted] 7/23/2025  
Regional Manager Date

By: [Redacted] Date  
Fiscal

Approved by: [Redacted] Date  
Legal

Final CDB authorization [Redacted] Date  
Print name title

Renee Snow, DNR GC

Ellen King, DNR CFO

APPROVED FOR LEGAL SUFFICIENCY

Date: 7/16/2025

Legal Counsel: [Redacted]

**Project Number:** 321-055-138

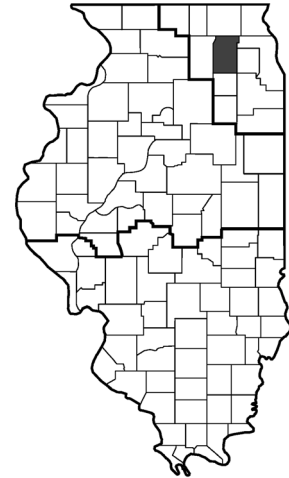
**Description:** Replace the Power Plant  
Elgin Mental Health Center  
Elgin, Kane County, IL

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

**Architect/Engineer:** Clark Construction  
216 S. Jefferson Street  
Chicago, IL 60661

**Total Project Budget:** \$30,685,431.00  
**Unobligated Funds:** \$ 1,430,786.04  
**Total Spent to Date:** \$26,383,602.93  
**Percent Complete:** 95% - Construction

**Project Manager:** Nia Jones



**Project History:** The scope of work provides for constructing a new power plant on the Elgin mental health campus, which will provide sufficient power and steam to serve the campus demand. The new power plant's equipment will provide a reliable, economical, and sustainable, central heating and power facility.

The Department of Innovation and Technology (DOIT) requires additional infrastructure to support the new power plant. This requirement was not identified in the bridging documents prepared by the bridging firm. Consequently, the project's scope has to be expanded, necessitating additional work by the design-build contractor, Clark Construction.

**Description of RFP Change:** This change order will be classified as an undiscovered condition. Clark Construction will oversee the installation of all fiber optic systems in accordance with the preliminary design. The scope of work includes the provision of network drops, additional fiber runs, racks, conduits, necessary fittings, junction boxes, back boxes for raceways, and related components. The installation will also include ground bars with lugs, resealable cable supports, cable management systems, patch panels, fiber panels, network rack strips, and any additional items required to complete the construction.

**Requested Action:** We are requesting board approval of change order G-02R in the amount of \$206,634.92 to provide the necessary DOIT requirements for Elgin Mental Health Center.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Clark Construction Group	General	\$206,634.92	\$28,155,523.00	0.7%
Total All Change Orders		\$206,634.92	\$28,155,523.00	0.7%



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**STATE OF ILLINOIS**  
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Saul Morse  
Beverly Potts  
Glyn M. Ramage

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**MEMORANDUM**

TO: Tim Patrick, Construction Administrator

FROM: Nia Jones, Project Manager

DATE: May 20, 2025

RE: RFPCO G-02  
Replace the Power Plant  
321-055-138  
Elgin Mental Health Center  
Elgin, Kane County, Illinois

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Dear Mr. Tim Patrick,

Clark Construction is seeking board approval for Change Order G-02. The Capital Development Board's project manager was informed that the Department of Innovation and Technology (DOIT) requires additional infrastructure. This requirement was not identified in the bridging documents prepared by the bridging firm, Stanley Consultants. Consequently, the project's scope had to be expanded, necessitating additional work by the design-build contractor, Clark Construction.

The additional scope involves furnishing and installing all fiber optics based on the preliminary design. Specifically, the work includes, providing all network drops, installing additional fiber optic cabling from FTP Building 121A basement to the new power plant. The work also includes procuring and installing the required equipment, as detailed in the RFPCO. Emergency power outlets in the IT closet will also be addressed along with all necessary testing to ensure compliance and functionality.

The scope also includes design and engineering work associated with the new fiber optic installations, as well as the removal of excavation spoils and the restoration of landscaping damaged during the fiber installation process. Approval of RFPCO G-02 is critical to ensure that Clark Construction can complete their work and receive proper compensation. This work is on the critical path, and without it, the project will not meet the facility's requirements, or the standards set by DOIT. Thank you for your consideration.

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





**REQUEST FOR PROPOSAL  
&  
CHANGE ORDER**

Date: 5/15/2025

Change Order Number: G 2R

1. (Contractor's Name, Address, Telephone, Fax & Attention)  
Clark Construction Group  
216 S. Jefferson Street  
Suite 502  
Chicago, IL 60661

Office: (617) 548-0298 Mobile/Cell: ( )  
Attn: Archie Gallup e-mail:  
[archie.gallup@clarkconstruction.com](mailto:archie.gallup@clarkconstruction.com)

CDB Project #: Phase #:  
CDB Project Name: Click or tap here to enter text.  
& Location: Click or tap here to enter text.  
CDB Contract #: 22DB0381  
Contract Work: Choose an item.

REQUEST for change by: Using Agency

2. 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.

REASON for change:

It was brought to the CDB PM's attention that the requirements for DOIT was not included when the Bridging documents were developed. Additional scope has been added to meet DOIT requirements regarding Information Technology.

3.

DESCRIPTION of change including reference to drawings and specifications revised new drawings and specifications issued. The Design-Build team will integrate the following elements into the project based on the preliminary design: Fiber Optic Installation, Network Infrastructure, Equipment Installation, Raceway System, IT Closet Enhancements, and System Testing. The scope also includes costs associated with hauling off spoils from the excavation of the new fiber route, as well as asphalt and landscape repairs resulting from the fiber line installation within the existing site. Additionally, electrical deductions, paving deductions, and general conditions (GCs) have been accounted for in the overall cost. The team will also develop design document drawings and specifications for DOIT, conduct a comprehensive review of all documents—including field reports—and provide site observations for additional work as needed.

AD 7-3-25 CA 7-3-25

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.

CONSIDERATION:

6. Work to be accomplished in 42 Calendar Days from Approval of RFPCO.  
**NOTE:** Unless specifically indicated above, this does not extend the contract time.

The Contract Sum is Choose an item.  
by the total sum of ~~\$294,892~~ **\$206,634.92**

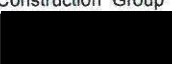
The change described above and on accompanying drawings and specifications and the Contractor's proposal (if applicable) are hereby incorporated by reference and made a part hereof. Having reviewed the above and determining the amount to be fair and proper the undersigned:

**RECOMMEND issuance of a change order:**


A/E Firm Name

BY  DATE: 7/7/2025  
signature  
print name  
title

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER FIRM NAME

7. Clark Construction Group  
BY  DATE: 5/22/25  
signature  
print name  
title  
CJ Antonelli  
Project Engineer

PRIME CONTRACTOR  
FIRM NAME

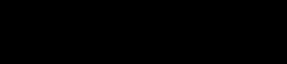
Clark Construction Group  
BY  DATE: 5/22/25  
signature  
print name  
title  
CJ Antonelli  
Project Engineer

**APPROVE as to form and content:**

USING AGENCY name

BY  DATE: 7/3/2025  
signature  
print name  
title

CDB/PM APPROVE

DATE:  
BY  signature  
print name  
title  
Region 1 Project Manager

CDB APPROVE change order

DATE  
BY \_\_\_\_\_ signature  
print name  
title

8.	Type of Change	% Assess	Package No.	CO Date	CO No.	CO AMOUNT add (deduct)
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**Project Number:** 120-135-070

**Description:** Upgrade Ash Handling System  
Logan Correctional Center  
Lincoln, Logan County, IL

**Client Agency:** Illinois Department of Corrections

**Architect/Engineer:** Middough, Inc.  
2650 Warrenville Road, Suite 500  
Downers Grove, IL, 60515

**Total Project Budget:** \$4,710,888.91  
**Unobligated Funds:** \$ 533,655.59  
**Total Spent to Date:** \$2,927,932.85  
**Percent Complete:** 100% - Construction

**Project Manager:** Heather Oxley



**Project History:** The Logan Correctional Center is a 69-building facility established in 1930.

The scope of work provides for replacing the ash handling and coal conveying system to meet all IEPA regulations and the needs of the facility, including replacing the settling pond system with a vacuum ash collection system, removing any remediation of the settling pond and returning the area to usable space. The work also includes replacing the existing conveyor system to a wrapped-belt system capturing the coal and keeping coal dust on the conveyor system. Accessories such as new rollers and containment systems are part of this scope as well as new conveyor belt tensioning systems, repairs to the steel components and replacing the loading drag and hopper assemblies and proving belt sweeps and cleaners.

Prior to the commencement of construction on this project, Logan Correctional Center had been running on a temporary rental boiler. During construction the rental boiler that was in place failed due to local city hard water deposits. The facility has a back up boiler that maintains climate control, but due to the smaller size of the boiler, hot water maintenance could not be achieved.

**Description of RFP Change:** This change order provides for the installation, maintenance, fuel, and removal of the temporary hot water heaters required to accommodate Logan Correctional Center.

**Requested Action:** We are requesting board approval of change order G-09 in the amount of \$533,654.99 to compensate the contractor for the temporary hot water heaters, fuel, and maintenance costs associated with the immediate life safety issue encounter at Logan Correctional Center.

Contractor	Trade	Change Order Amount	Original Contract	% Change
PJ Hoerr	General	\$533,654.99	\$3,599,000.00	15%
Total All Change Orders		\$533,654.99	\$3,599,000.00	15%





## MEMORANDUM

TO: James Cockrell, Region 2 Manager

FROM: Heather Oxley, Senior Project Manager

DATE: July 22, 2025

RE: 120-135-070 Upgrade Ash Handling System  
Logan Correctional Center  
RFPCO G-009 Install Hot Water Heaters and Supply Propane Fuel

The original scope of work provided for replacing the ash handling and coal conveying system. The use of a temporary boiler (Indeck Rental) was necessary to deliver proper temperature control of the facility, and to ensure safety for those working on the conveyance equipment during heating season.

Indeck Rental Boiler failed February 2025. Indeck would not allow Contractor PJ Hoerr to re-fire boiler. Indeck felt their boiler may have shut down due to local city hard water deposits and firing the boiler might cause damage that could not be repaired. Logan has a backup 30,000.00 gallon Kewanee propane boiler. However, this boiler is not large enough to provide heat for climate control and hot water. The Kewanee boiler was being used for backup climate control heating.

The project had to put in a heating system for hot water as soon as possible. Without hot water, the Cafeteria could not operate and bag lunches had to be prepared. The water was not hot enough for showers at will. The facility had to be put on a showering schedule. PJ Hoerr was given permission by CDB and State Procurement to install backup hot water heaters as soon as possible due to life safety issues. Contractor PJ Hoerr provided and installed hot water heaters and the propane to power them. The project has since rented another Boiler from Wabash Boilers. That boiler plus the backup water heaters were successful in keeping Logan correctional with Heat and Hot water for remainder of Heating season. The cost of the Change Order reflects the cost of Propane Fuel and rental costs from February 2025.

This project 120-135-070 is now being closed out as repairing existing coal system became too costly and not feasible with scheduling facility needs. CDB has created project 120-135-084 Emergency Boiler Replacement. CDB is installing permanent propane boilers and backup water heaters and new water softening system. The facility will no longer run on coal.

Respectfully,

Heather Oxley  
Senior Project Manager  
Capital Development Board

State of Illinois  
CAPITAL DEVELOPMENT BOARD

# REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 7.22.25

RFP Number: RFP G-9

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

PJ Hoerr, Inc.  
107 N Commerce Pl  
Peoria, IL 61604  
(309)688-9567 Fax ( ) -  
Attn: Doug Haley e-mail: doug@pjhoerr.com

CDB Project #: 120-135-070

CDB Project Name: Upgrade Ash Handling System  
& Location: Lincoln, Logan County, IL

CDB Contract #: 24053281

Contract Work: General

2. REQUEST for change by: Using Agency

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

3. REASON for change:

When the Indeck temp boiler went down to scaling, the facility had to start the existing propane boiler. The existing propane boiler is not large enough during the winter to supply enough steam for heating and hot water purposes. Temp hot water heaters were rented as a source for the hot water system.

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

The piping contractor rented 2 temp hot water heater trailers to provide hot water to the existing hot water tanks that cant be supplied by the existing propane boiler. Contractor has also furnish a propane tank and furnishing propane to fuel the temp hot water heaters. Contractor has been paying for the rental costs of temp hot water heaters and also the fuel. (Fuel was to be by owner but they could not secure a tank or purchase propane.

PJ Hoerr provided project supervision and assisted Mid II Mechanical with pipe, trailer, and propane installation. PJ Hoerr had to assist Logan staff on operation and maintenance of units.

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.

The Contract Sum is INCREASED

.....\$ 533,654.99

**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 Middough

BY [signature] signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER

BY [signature] signature

CONTRACTOR DATE 7.22.25

BY Doug A. Haley print name

[signature] signature

Project Manager title

APPROVE as to form and content:

USING AGENCY name

BY [signature] signature

CDB/PM APPROVE

[signature] signature

CDB APPROVE change order DATE

BY [signature] print name

[signature] signature

[signature] title

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

**Project Number:** 630-000-268

**Description:** Upgrade Pump Stations  
District 5  
Statewide, IL

**Client Agency:** Illinois Department of Transportation

**Architect/Engineer:** Bacon Farmer Workman Engineering & Testing  
421 South Grand Ave. West, Suite 1A  
Springfield, IL, 62704

**Total Project Budget:** \$1,785,000.00  
**Unobligated Funds:** \$ 317,220.00  
**Total Spent to Date:** \$ 508,620.34  
**Percent Complete:** 49% - Construction

**Project Manager:** Drew Stephenson



**Project History:** The District 5 pump stations in Tuscola West, Tuscola East, Tolono, Rantoul, Bloomington, and Alvin were all built in 1936 with the exception of the Bloomington pump station which was built in the 1990's.

The scope of work provides for upgrades to the pump stations and enclosures including, but not limited to, architectural, structural, electrical, plumbing, and ventilation.

Five out of six of the pump stations have the original discharge piping that was installed in 1936. The piping has major deterioration and corrosion that is causing significant leaks when the discharge pumps are running.

**Description of RFP Change:** This change order will provide for cleaning of the wet walls, demolition and installation of replacement piping, and sealed pipe penetrations through existing concrete which shall be completed by rubberized compression seals.

This change order extends the substantial completion date from 10/29/2025 to 1/15/2026 and extends the final acceptance date from 12/2/2025 to 3/16/2026.

**Requested Action:** We are requesting board approval of change order G-01 in the amount of \$257,327.66 to replace the deteriorated piping at the Tuscola West, Tuscola East, Alvin, Rantoul, and Tolono pump stations.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Grunloh Construction, Inc.	General	\$257,327.66	\$1,284,000.00	20%
Total All Change Orders		\$257,327.66	\$1,284,000.00	20%



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

TO: Tim Patrick, Construction Administrator

FROM: Drew Stephenson, Project Manager Region 2

DATE: July 21, 2025

RE: Request for Board Approval: 630-000-268 RFPCO G-001

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Mr. Patrick,

I am requesting Board approval for Change Order G-001 regarding project 630-000-268 in the amount of \$250,121.38.

Grunloh Construction has been working on the repairs of the 6 pump stations (Tuscola East/West, Tolono, Rantoul, Bloomington & Alvin) as specified in the contract documents. On April 15, 2025, they had discovered major deterioration and corrosion of the 2 discharge pipes and fittings at the Tuscola West pump station that are causing significant leaks when the discharge pumps are running. These leaks and deterioration were not noticed during the design phase of this project. Grunloh sent an RFI to the project team to document this for discussion. We have been working through solutions and discussing approaches on how to address in the months since, and have come to the conclusion with the project team to replace all the discharge piping at each pump station since all of the original piping is from 1936 and most likely to fail in the future (note the Bloomington pump station is the exception as it was constructed in the 1990's, so we are not replacing any piping there).

In order to save costs, Grunloh has priced the piping replacement with HDPE instead of the original ductile iron. The A/E has reviewed this solution and is in agreement with it. We also need the wet wells at each location emptied out via a vacuum truck to accomplish the associated pump station work.

I have also added in this change order extensions to the original Substantial Completion date from 10/29/25 to 1/15/26 and original Final Acceptance date from 12/2/25 to 3/16/26 to accommodate this work.

cc: James Cockrell – Region 2 Manager





REQUEST FOR PROPOSAL  
&  
CHANGE ORDER

Date: 5/15/2025

Change Order Number: G 1

1. (Contractor's Name, Address, Telephone, Fax & Attention)  
Grunloh Construction Inc.  
101 W Temple Ave. Effingham, IL 62401

CDB Project #: 630-000-268 Phase #: 1  
CDB Project Name: IDOT – Upgrade Pump Stations  
& Location: IDOT - 5

Office: (217) 342-4157  
Attn: Eric Emmerich

Mobile/Cell: (217) 821-6594  
e-mail: eemmerich@grunloh.com

CDB Contract #: 25044081  
Contract Work: General

REQUEST for change by: **Using Agency**

2. 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: During construction activities at the Tuscola West pump station the discharge pipe for pump #2 was found to be extremely deteriorated from the interior and leaks were found while doing pipe joint work. Specified repairs for this piping is not possible due to the corrosion. Discharge pip for pump #1 is close to the same condition. Piping is from 1936 (89 years old) and needing replaced. Assessments of the same discharge piping at Alvin, Rantoul and Tolono pump stations as well as these stations being the same age are prompting replacement of the piping as well to avoid failures/leaks at the piping. Vac truck work is needed to clean the wet wells for the associated work to replace the piping since this work is more complex than the original contracted work. IDOT also requests that the wet wells be cleaned out.

Extension of Substantial Completion & Final Acceptance dates are needed to accommodate this work.

DESCRIPTION of change including reference to drawings and specifications revised new drawings and specifications issued. Work to include removing 50 year old cast iron pipe and fittings that are deteriorating and beginning to leak and replace with High Density Polyethylene (HDPE) butt fused pipe and fittings. Work by location as follows (Vac truck will be required at all pumps stations to clean existing mud and debris from wetwells to facilitate this work):  
-Alvin Pump Station: Demolish approximately 72 feet of 10" cast iron piping, fittings and hangers and provide 72feet of 10" DR 11 (200 psi) HDPE butt fused pipe and fittings with associated hangers for the duplex pump station. Pipe penetrations through existing wetwell concrete walls shall be cored as required and seal of the annular space between new pipe and existing concrete shall be completed by rubberized compression seal. Seals between new piping and existing concrete where existing penetrations can be used will be mastic sealant.

-Rantoul Pump Station: Demolish approximately 110 feet of 8" cast iron piping, fittings and hangers and provide approximately 110 feet of 8" DR 11 (200 psi) HDPE butt fused pipe and fittings with associated hangers for the triplex pump station. Pipe penetrations through existing wetwell concrete walls shall be cored as required and seal of the annular space between new pipe and existing concrete shall be completed by rubberized compression seal.

4. Tolono Pump Station: Demolish approximately 60 feet of 8" cast iron piping, fittings and hangers and provide approximately 60 feet of 8" DR 11 (200 psi) HDPE butt fused pipe and fittings with associated hangers for the duplex pump station. Pipe penetrations through existing concrete walls shall be cored as required and seal of the annular space between new pipe and existing concrete shall be completed by rubberized compression seal.

Tuscola East Pump Station: Demolish approximately 80 feet of 12" cast iron piping, fittings and hangers and provide approximately 80 feet of 12" DR 11 (200 psi) HDPE butt fused pipe and fittings with associated hangers for the duplex pump station. Pipe penetrations through existing concrete walls shall be cored as required and seal of the annular space between new pipe and existing concrete shall be completed by rubberized compression seal.

Tuscola West Pump Station: Demolish approximately 70 feet of 10" cast iron piping, fittings and hangers and provide approximately 70 feet of 10" DR 11 (200 psi) HDPE butt fused pipe and fittings with associated hangers for the duplex pump station. Pipe penetrations through existing concrete walls shall be cored as required and seal of the annular space between new pipe and existing concrete shall be completed by rubberized compression seal.

Extend original Substantial Completion date from 10/29/25 to 1/15/26 and original Final Acceptance date from 12/2/25 to 3/16/26.

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.

CONSIDERATION:

6. Work to be accomplished in 0 Calendar Days from Approval of RFPCO.  
**NOTE:** Unless specifically indicated above, this does not extend the contract time.

The Contract Sum is Increase  
by the total sum of


~~\$257,327.66~~  
**\$250,121.38**

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 BFW

DATE: 05/23/25

7. BY  **signature**  
Kenny McDaniel  
P.E. **print name**  
title

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER FIRM NAME

DATE:

BY  **signature**

**APPROVE as to form and content:**

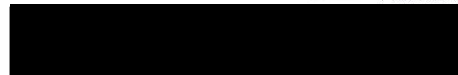
USING AGENCY name Illinois Dept. of Transportation


DATE:

BY  **signature**  
print name  
title

CDB/PM APPROVE

DATE: 7/21/25

BY  **signature**

		print name title		Drew Stephenson Project Manager		Choose an item. Choose an item.		print name title	
PRIME CONTRACTOR FIRM NAME				CDB APPROVE change order					
DATE				DATE					
BY				signature		BY		signature	
		Eric Emmerich PM		print name title				print name title	

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



**Project Number:** 818-010-096

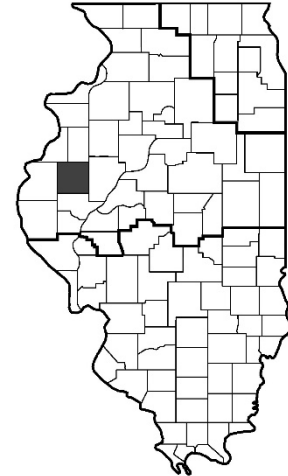
**Description:** Construct Performing Arts Center  
Western Illinois University  
Macomb, McDonough County, IL

**Client Agency:** Illinois Board of Higher Education

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

**Total Project Budget:** \$119,056,025.61  
**Unobligated Funds:** \$ 4,970,461.06  
**Total Spent to Date:** \$ 58,857,871.31  
**Percent Complete:** 50% - Construction

**Project Manager:** Heather Oxley



**Project History:** Western Illinois University is a 110-building campus established in 1899.

The scope of work provides for constructing an approximately 100,000 square foot Performing Arts Center, including an approximately 75,000 square foot convocation center for recitals, lectures, graduation ceremonies and local art and civic functions. The scope of work also provides for constructing a 1,900 square foot performance auditorium, including a stage and full rigging, 300 seat theater, 150 seat black box/studio theater, a loading dock with adjacent stage and ticket, projection, recording and sound booths. The scope of work provides for LEED and building commissioning services for the construction of an approximately 100,000 square foot Performing Arts Center at Macomb.

The original contract documents included new off-site underground storm drainage piping to accommodate increased storm water runoff from the Center for Performing Arts site. During construction Cannon Design issued a revision to the design for the off-site drainage work with the intent of reducing the impact of construction on the neighboring property by leaving the box culvert on that property intact. However, the design did not match the existing storm sewer conditions on the ground which include a 30" storm line that connects to the box culvert.

**Description of RFP Change:** This proceed order will provide for installation of the revised storm sewer structures, piping, and backfill of the areas.

**Requested Action:** We are requesting approval of proceed order G-19 in the amount of \$290,000.00 to provide proper storm sewer disposal.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
River City Construction	General	\$290,000.00	\$103,603,000.00	0.3%
Total All Proceed Orders		\$290,000.00	\$103,603,000.00	0.3%



## MEMORANDUM

TO: James Cockrell, Region 2 Manager  
Timothy Patrick, Construction Administrator

FROM: Heather Oxley, Senior Project Manager

DATE: June 18, 2025

RE: 818-010-096 Proceed Order G-019  
Storm Sewer Piping WIU Band Field and Private Property

Project 818-010-096 Construct Center for Performing Arts at Western Illinois University (WIU) is presenting Proceed Order G019 to July Board. The scope is running new storm sewer connections and piping through WIU Band Field and private property to connect to City of Macomb Storm sewer system.

The method involves reconstructing a manhole on WIU property to a 14'x8' pre-cast concrete junction box where new and existing pipes converge. This junction box will accommodate unforeseen storm line, and the new storm line from the south. There is an extension of the existing box culvert or directional concrete water flow tunnel on adjacent private property. This extension will be routed to the new junction box. Unsatisfactory fill in the area of work, identified in the exploratory report, to be removed and replaced with satisfactory fill as indicated in the drawings.

The project's goal was start work earlier to give WIU their band field back during this Fall semester. The Project is presenting this request as a Proceed Order. Project and Subcontractors are not confident of estimated numbers as there are a lot of variables and work will be in sensitive areas as mentioned, the band field and private property.

If this storm sewer is unable to start this Summer, the Project will have to wait until Spring 2026. The same time frame as Final Acceptance. This work could also impact Substantial Completion as that date is February 2026. Waiting to do this work will affect the overall schedule and handover to WIU. There will be cost escalations with Trade wages and perhaps materials.

If the project is granted permission to use Proceed Order method, the Project ensures resulting RFP Change Order will be broken down by detailed Time and Materials specifications.

Respectfully,

Heather Oxley  
Senior Project Manager  
Capital Development Board.

cc: Central Files

# PROCEED ORDER

PO No.: 019

Date: 4/14/25

Associated RFP No. G019

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

River City Construction  
101 Hoffer Lane  
East Peoria, IL 61611  
(309) 694-3120

Project No.: 818-010-096

Project Name and Location:

Western Illinois University Center for Performing Arts, Macomb, IL

Contract No.: 23041741

Contract Work: General

**2. Request for Change by: CannonDesign****3. Reason for Change and Justification for the Proceed Order:**

This RFP is being issued in response to the Unforeseen City of Macomb storm line that runs diagonally across the WIU band field, and connects to the existing box culvert on the adjacent property. The Campus GIS illustrated the connection of this City line with a known 30" pipe running on the north side of the band field at a location upstream of where the new tie in takes place. The RFP associated with this work was issued to River City on 2/10/25. This Proceed Order is being issued as requested by River City Construction on 4/10/25.

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



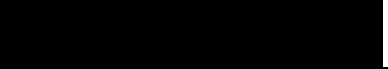


The new manhole (on WIU property) where the new and existing pipes converge has been revised to a 14'x8' junction box to accommodate the additional unforeseen storm line, and the new storm line from the south. Downstream of this junction box, is an extension of the existing box culvert on the adjacent property to the junction box. Unsatisfactory fill in the area of work, identified in the exploratory report, to be removed and replaced with satisfactory fill as indicated in the drawings. Please refer to CannonDesign RFP 019-1 for additional information.

**5. Total Value Of This Order Not To Exceed:**\$ \$290,000.00**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.)

<u>Initial</u>		<u>4/25/25</u>	
	<b>Contractor Representative</b>	<b>Date</b>	
<u>(Up to \$14,999)</u>		<u>5.19.25</u>	<u>202</u>
		<b>Date</b>	<b>Probable Classification</b>
<u>(Up to \$49,999)</u>		<u>6/9/25</u>	
		<b>Date</b>	
<u>(Up to \$74,999)</u>		<u>6-16-2025</u>	
	<b>Construction Administrator</b>	<b>Date</b>	
<u>(Up to \$99,999)</u>		<u>06/17/2025</u>	
	<b>Deputy Director - Construction</b>	<b>Date</b>	
<u>(Up to \$199,999)</u>			
	<b>Executive Director</b>	<b>Date</b>	

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

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

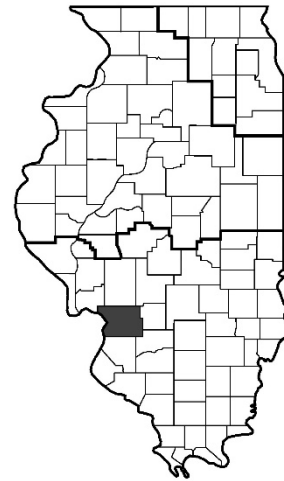
**Description:** Renovate Willow Building  
Alton Mental Health  
Alton, Madison County, IL

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

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

**Total Project Budget:** \$34,742,072.00  
**Unobligated Funds:** \$ 4,051,716.00  
**Total Spent to Date:** \$11,452,392.00  
**Percent Complete:** 33% - Construction

**Project Manager:** Ashlie Shaffer



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

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

The windows in the Willow Building were not included in the original scope of work due to schedule and budget constraints. During construction the sealant around the outer part of the glass edge pane was flaking off and indicated asbestos containing materials upon testing. Upon further investigation, the project team has indicated replacement of the windows to be in the best interests of this project.

**Description of RFP Change:** This change order will be classified as an undiscovered condition and will provide for full window replacement in the Willow Building. This includes material costs, proper asbestos abatement removal and disposal, and installation of the new windows throughout the building.

**Requested Action:** We are requesting approval of change order G-64 in the amount of \$264,441.22 to provide for the necessary asbestos abatement and window replacement to provide optimal health safety for individual housed in the Willow Building.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Poettker Construction Company	General	\$264,441.22	\$27,907,000.00	0.95%
Total All Change Orders		\$264,441.22	\$27,907,000.00	0.95%



## MEMORANDUM

TO: David Ealey, Region 3 Manager  
FROM: Ashlie Shaffer, Project Manager  
DATE: July 22, 2025  
RE: 321-010-110 RFPCO G-64

Request for board approval of RFPCO G-64

Project: Renovate Willow Building at Alton Mental Health

AE: AAIC

Contractor: Poettker Construction Company

Cost of RFPCO: \$264,441.22

RFPCO Scope: This RFP G-64 provides for the proper removal and disposal of the existing and original 122 windows in the Willow Building, as well as installation of new energy efficient windows.

The windows were not originally part of the project until DHS requested that they be added. DHS currently has a greater demand for this facility to house patients than when the project was in design. The facility is anticipated to be at full capacity quickly after opening making it logistically and financially more difficult to replace windows in the medium security resident rooms.

The building design required abatement of every floor, which is complete. During the cleanup around windows it was discovered that the glazing was failing and falling out. This newly found concern was tested so it could be properly handled during cleanup. It is positive for asbestos and now the windows are sealed off with plastic until a determination is made on the window removal. By removing the windows in their entirety, the asbestos can be abated after they are removed from the building. If the windows remain, the asbestos glazing will need to be sealed and will require constant maintenance by the facility to remain sealed.

The original windows are not energy efficient. The facility is getting completely new HVAC system and windows line half the wall of the resident rooms.

This RFPCO excludes the actual window purchase as those are being released through a PO to expedite the purchase due to the 12 week lead time and expedited construction schedule.



# REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 6/13/2025

Change Order Number: G 064

1. (Contractor's Name, Address, Telephone, Fax & Attention)  
Poettker Construction Company  
400 S. Germantown Road  
Breese, IL 62230

CDB Project #: 321-010-110 Phase #: 1  
CDB Project Name: Renovate Will Building for Occupancy  
& Location: Alton Mental Health Center – Madison County

Office: (618) 526-7213 Mobile/Cell: (618) 541-6111  
Attn: Colin Kuhn e-mail: [ckuhn@poettkerconstruction.com](mailto:ckuhn@poettkerconstruction.com)

CDB Contract #: 25044281  
Contract Work: General

REQUEST for change by: **Using Agency**

2. 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.

REASON for change:

The client agency upon reviewing the condition of the existing windows, and the realization of future replacement would be needed during full occupation and the difficulties of that, has requested that full window replacement be included in this project.

3.

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

- Full abatement and removal of all windows on 1st, 2nd, and 3rd Floors of the facility. This includes the 1st Floor storefront system along the south elevation.
- Installation of all new windows and storefront systems.

4. - See attached drawing sheets – RFP64-A1, RFP64-A2, RFP64-A3, AB201 and specification 02 82 13 specific to this RFP64.

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.

CONSIDERATION:

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

The Contract Sum is Increase


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

by the total sum of \$264,441.22

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 AAIC Inc.

BY  DATE: 7/21/25  
L.E. Morris  
Principal  
signature  
print name  
title

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER FIRM NAME


7. DATE:   
BY  signature  
print name  
title

PRIME CONTRACTOR  
FIRM NAME

BY  DATE: 7/21/25  
Walker Gusewelle  
VP of Project Management  
signature  
print name  
title

## APPROVE as to form and content:

USING AGENCY name

Alton Mental Health Center  
Digitally signed by Gregory L. Dodson  
DATE: 2025.07.21 12:05:04  
BY  signature  
Greg Dodson  
Business Administrator  
print name  
title

CDB/PM APPROVE

DATE: 7/21/25

BY  signature  
print name  
title

Region 3 Project Manager

CDB APPROVE change order

DATE

BY  signature  
print name  
title

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

**Project Number:** 624-060-042

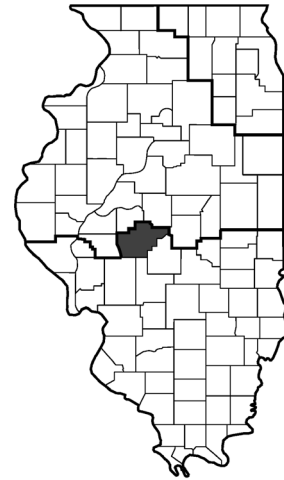
**Description:** Repair/Waterproof Sub-Surface Loading Dock  
Roof and Landscaping  
Willard Ice Building  
Springfield, Sangamon County, IL

**Client Agency:** Illinois Department of Revenue

**Architect/Engineer:** Fehr Graham  
140 East Washington Street  
East Peoria, IL, 61611

**Total Project Budget:** \$6,985,735.00  
**Unobligated Funds:** \$1,037,264.64  
**Total Spent to Date:** \$ 853,334.17  
**Percent Complete:** 7% - Construction

**Project Manager:** Crystal Kitchen



**Project History:** The Revenue Building (Willard Ice Building) in Springfield is a 913,236 square foot, seven story building constructed in 1982 along with a truck bay/loading dock and west parking lot. The facility is the central location for Illinois Department of Revenue (IDOR) operations and records storage.

The original scope of work provides for repairing and rehabilitating the west parking lot and other paving on the west side of the building, repairing damages to supporting concrete structure of the loading dock, replacing waterproofing membranes above the loading dock area, eliminating safety hazards, rehabilitating the day care play area and increasing building security. The work also includes identifying and correcting deficiencies associated with leaks in the planter boxes on the south side of the building, replacing the existing landscaping and parking lot/walkway lighting.

Concrete removal and waterproofing demolition began July 7, 2025. Deterioration to the top of the concrete structure was discovered July 17, 2025, after the existing pavement and waterproofing material began being removed. Repairs to the top side of west loading dock structural slab could not be determined until all site furnishings were stripped and the extent of damage made known. Based on observation of damage, the presumed amount of repairs will equate to around 5,000 sq ft. which is 25% of the overall surface area. The repairs will be integrated into the overall schedule and made as demolition is completed, observation is done and prior to base waterproofing installed.

**Description of RFP Change:** This proceed order will provide for the materials and labor necessary for the additional structural repairs to the top side of the concrete structure.

**Requested Action:** We are requesting board approval of proceed order G-4 in the amount of \$530,000.00 to allow the project team to continue with construction and address the additional structural repairs.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
CAD Construction Inc.	General	\$530,000.00	\$5,083,900.00	10%
Total All Proceed Orders		\$530,000.00	\$5,083,900.00	10%



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

TO: Timothy Patrick, Construction Administrator

FROM: Crystal Kitchen, Region 3 Senior Project Manager

DATE: July 21, 2025

RE: 624-060-042 Repair/Waterproof Sub-Surface Loading Dock Roof and Landscaping  
Proceed Order G-4 for Horizontal concrete repairs to the top roof structure

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CAD construction received ATP 5/1/25 and mobilization took place 7/1/25. This allowed for the daycare to be relocated and employees to find alternative parking. As we progressed with submittals, shop drawings, development of schedule, a question was raised under RFI #4. CAD asked how we would address in construction, if any discovered surface repairs would need done to the top of the roof structure. The unit prices we included only covered the visible below deck repairs that were observed in the loading dock and records storage. As noted in the RBA, repairs to the top side of west loading dock structural slab were not included in the project scope as they could not be determined until all site furnishings were stripped and the extent of damage made known. The contractor was directed to notify the A/E of record and CDB PM as soon as construction demolition allowed us to see if there was in fact visible damage to the topside. Based on the exposed areas and damage seen to date, a calculation has been determined for the amount of potential repairs. I am requesting a PO be approved to keep the project moving and limit the amount of additional infiltration of water into the building.

The waterproofing demolition will run 7/21/25 through 9/12/25 while the waterproof install will run 8/4/25 through 10/3/25. Allowing the project to incorporate a proceed order will allow the project to stay as close to schedule as possible, thus making repairs as they progress. The A/E of record will use on-site observation to oversee the determined number of repairs. The west lot completion is scheduled for 11/5/25. This is critical for the agreement between DOR and the daycare tenants. This work will push the schedule out but if approved and the calculations are correct, it is presumed, we will still meet a successful completion date. As of 7/18/25 the CPO has provided written approval to take immediate action to make necessary structural repairs as needed without exceeding board level approval. I respectfully request the consideration and approval by the board on August 12th to proceed with making all necessary repairs, with the understanding we will not exceed the requested amount of \$530,000.00 of which I have the funding for.

cc: David Ealey, Region 3 Regional Manager





# PROCEED ORDER

PO No.: G-4  
Date: 7/18/2025  
Associated RFP No.: none

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

CAD Construction Inc.  
150 S. Baer Rd. Tremont, IL 61568

**Project No.:** 624-060-042 **Phase #:** 1

**Project Name and Location:**

Repair/Waterproof Sub-Surface Loading Dock Roof  
and Landscaping

**Contract No.:** 25050481

**Contract Work:** General

**2. REQUEST for change by:** ~~Choose an item:~~ 5a` f8Uad

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

There is justified concern that horizontal concrete repairs will be needed on the top roof structure once the existing hot applied membrane is removed. Executing a proceed order prior to this determination will allow for the contractor to continue with work in the event repairs are needed.

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

5,000 sq ft CDK

Provide labor, material and equipment to perform up to 14,250 SF of Horizontal Concrete Repairs.

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

\$ 530,000.00

**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**

Jake Harlow, Contractor Representative

**Date**

(Up to \$14,999)

7-18-25

205

Crystal Kitchen, Senior Project Manager

**Date**

**Probable Classification**

(Up to \$49,999)

07-21-2025

**Date**

David Ealey, Regional Manager

(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**

<b>Project Number</b>	<b>Firm/Job Description</b>	<b>Estimated Total Project Cost</b>
102-324-013	Replace Floating Boardwalk and Water Control Structures Department of Natural Resources Volo Bog Natural Area - Ingleside, Lake County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Hey and Associates Inc. Ross Barney Architects, P.C. WBK Engineering, LLC	\$5,476,700
102-737-012	Renovate Campground Electrical Department of Natural Resources Lake Murphysboro State Park - Murphysboro, Jackson County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Klingner & Associates, P.C. Michael K. Swim, Consulting Engineer, Inc. Woolpert, Inc.	\$2,668,300
120-135-087	Upgrade Water Tower and Ground Storage Tank Department of Corrections Logan Correctional Center - Lincoln, Logan County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Horner & Shifrin, Inc. Kuhn & Trello Consulting Engineers, LLC Veenstra & Kimm, Inc.	\$4,657,200
630-000-313	Demolish and Construct New Maintenance and Storage Buildings Department of Transportation Statewide Program  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Carlile Architects LLC Gannett Fleming Architects, Inc. JP Architects, Ltd.	\$19,500,000

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

<b>Project Number</b>	<b>Firm/Job Description</b>	<b>Estimated Total Project Cost</b>
630-000-314	Demolish and Construct New Buildings, Replace Roofing Systems Department of Transportation Statewide Program  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Blank, Wesselink, Cook & Associates, Inc. Carlile Architects LLC Senga Architects Inc.	\$8,570,000
630-000-315	Demolish and Construct Salt Storage Structure, Repair/Replace Roofing System Department of Transportation Statewide Program  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Blank, Wesselink, Cook & Associates, Inc. GreenAssociates Inc Kenyon & Associates Architects, Inc.	\$2,050,000
630-000-316	Demolish and Construct Buildings, Connect to City Sanitary Sewer Department of Transportation Statewide Program  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Evan Lloyd Associates, Inc. GreenAssociates Inc Reifsteck Reid & Company Architects	\$5,910,000
630-000-317	Construct Containment Buildings, Replace Roofing System, Renovate Headquarters Department of Transportation Statewide Program  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Civil Design, Inc. Evan Lloyd Associates, Inc. White & Borgognoni Architects, P.C.	\$4,090,000

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

<b>Project Number</b>	<b>Firm/Job Description</b>	<b>Estimated Total Project Cost</b>
630-000-318	Construct Whole Yard Generation Systems Department of Transportation Statewide Program  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Prairie Engineers, P.C.	\$1,200,000
630-076-005	Construct Salt Storage Building and Ramp Department of Transportation District 1: Bishop Ford Team Section Headquarters, South Holland, Cook County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Future Firm LLC Globetrotters Engineering Corporation	\$1,000,000
630-192-006	Demolish and Construct New Maintenance Building and Material Laboratory Department of Transportation District 2: Rockford Team Section Headquarters - Winnebago County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Architrave, Ltd. Bloom Companies, LLC	\$20,500,000
810-016-006	Replace Boilers Illinois Community College Board City Colleges of Chicago: Malcolm X College - Chicago, Cook County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Geo. Bancroft Engineering, LLC Interface Engineering, Inc. O & N Engineering-Development, P.C.	\$798,750

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

<b>Project Number</b>	<b>Firm/Job Description</b>	<b>Estimated Total Project Cost</b>
810-020-010	Replace Water and Sanitary Lines Illinois Community College Board City Colleges of Chicago: Richard J. Daley College - Chicago, Cook County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Interface Engineering, Inc. Nest Builders, Inc. Primera Engineers, Ltd.	\$3,461,250
810-032-031	Upgrade HVAC System Illinois Community College Board William Rainey Harper College - Palatine, Cook County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Globetrotters Engineering Corporation Interface Engineering, Inc. Nest Builders, Inc.	\$4,021,677
810-060-042	Replace Chiller Illinois Community College Board Lewis and Clark Community College - Godfrey, Madison County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Horner & Shifrin, Inc. Michael K. Swim, Consulting Engineer, Inc. Woolpert, Inc.	\$407,700
810-074-023	Replace Cooling Towers, Water Piping, and Chilled Water Pumps Illinois Community College Board Parkland College - Champaign, Champaign County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Affiliated Engineers, Inc. EDM Incorporated Prairie Engineers, P.C.	\$3,250,000

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

<b>Project Number</b>	<b>Firm/Job Description</b>	<b>Estimated Total Project Cost</b>
810-086-019	Replace HVAC System Controls, BAS System, and VFD's Illinois Community College Board Shawnee Community College - Ullin, Pulaski County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Faith Group, L.L.C. Horner & Shifrin, Inc. Michael K. Swim, Consulting Engineer, Inc.	\$1,342,300
830-010-354	Replace Roofing System and Parapet Repairs University of Illinois University of Illinois - Urbana/Champaign, Champaign County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  GreenAssociates Inc White & Borgognoni Architects, P.C.	\$12,000,000



## A/E SELECTION COMMITTEE RECOMMENDATIONS

8/12/2025



**CDB PROJECT NO:** 102-324-013

**PROJECT DESCRIPTION:** Replace Floating Boardwalk and Water Control Structures

**PROJECT LOCATION:** Department of Natural Resources  
Volo Bog Natural Area - Ingleside, Lake County

**APPROPRIATION AMOUNT:** \$5,476,700

**ESTIMATED TOTAL PROJECT COST:** \$5,476,700

### PROJECT SCOPE OF WORK:

The Volo Bog Natural Area is a 7-building facility established in 1900.

The scope of work provides for completely replacing the existing boardwalk/floating trail with a new floating trail and upgrading the existing paths and sidewalks throughout the site. The work also includes replacing the observation platform for the "Eye of the Bog" scenic overlook, as well as intermittent observation platforms along the trail and throughout the site. The site drainage system and structures should be improved to allow control of water runoff in order to mimic natural conditions and maintain hydraulic stability. The Illinois Nature Preserves Commission and any other relevant regulatory agencies should be included in all phases of work. The following items shall be included in the scope of work:

- Have environmental subject matter experts evaluate and plan to protect the endangered plant and animal species that could be impacted by the proposed construction.
- Remove all portions of the existing trail (remove below surface structures to a depth allowing floating sections to remain buoyant).
- Install new floating dock trail sections in current trail path. No work will be allowed outside of the existing path line.
- Dock sections should be made accessible as possible (per the current Illinois Accessibility Code), considering the environmental factors of the site.
- Provide new sidewalks throughout the site and improve unpaved paths. Sidewalks should be ADA accessible, and paths should be made accessible as possible (per the current Illinois Accessibility Code), considering the environmental factors of the site.
- Install water level control gates and associated piping.
- Repair/reshape levees.
- Replace existing clay pipe w/HDPE piping and reroute as necessary.
- Replace failed beaver baffle and associated pipe.

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

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

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.

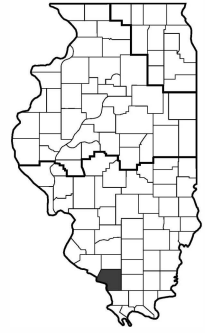
The Illinois Works Jobs Program Act Apprenticeship Initiative will apply to all prevailing wage eligible work performed on this project.

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: 323**

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**8/12/2025**



**CDB PROJECT NO:** 102-737-012

**PROJECT DESCRIPTION:** Renovate Campground Electrical

**PROJECT LOCATION:** Department of Natural Resources  
Lake Murphysboro State Park - Murphysboro, Jackson County

**APPROPRIATION AMOUNT:** \$2,668,300

**ESTIMATED TOTAL PROJECT COST:** \$2,668,300

**PROJECT SCOPE OF WORK:**

The Lake Murphysboro State Park is an 8-building facility established in 1950.

The scope of work provides for replacing the entire campground electrical system and upgrading all sites to 50-amp service. This includes the installation of new meters, distribution lines and new transformers throughout the Class A Campground. Other electrical work includes the installation of new power to the shower building, sanitary lift station, and 4-5 new pole lights within the campground. The work also provides for reconfiguring the layout of the campsites so that sites can be lengthened to standard RV lengths. Install new water distribution lines and water hydrants throughout the campground. Extend a sanitary sewage connection to the campground host site. Replace the existing playground with a new playground.

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

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.

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.

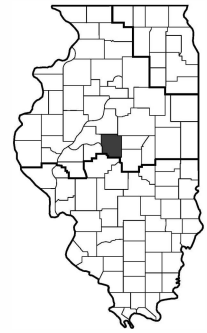
A combined MBE/WBE goal of 18 percent is applicable to the A/E team.

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

**PROFESSIONAL SERVICES BULLETIN VOLUME: 323**

## A/E SELECTION COMMITTEE RECOMMENDATIONS

8/12/2025



**CDB PROJECT NO:** 120-135-087

**PROJECT DESCRIPTION:** Upgrade Water Tower and Ground Storage Tank

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

**APPROPRIATION AMOUNT:** \$4,657,200

**ESTIMATED TOTAL PROJECT COST:** \$4,657,200

### PROJECT SCOPE OF WORK:

The Water Tower (C2878) is a 120 square foot, 1-story building established in 2000.

The scope of work provides for a complete rehabilitation of the existing water tower and ground storage tank, including structural tank repairs, interior and exterior coating, and foundation improvements. Upgrades to all ladders, railings, and access points should be included to meet current safety standards. Intake and outlet pipes, pumps, valves, etc. should be upgraded to current standards. Security improvements should include items such as electronic monitoring device on the hatch, high security vents on the roof, fencing, etc.

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

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 & Technology (DoIT) during design and construction.

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

A combined MBE/WBE goal of 20 percent is applicable to the A/E team.

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

**PROFESSIONAL SERVICES BULLETIN VOLUME: 323**

## A/E SELECTION COMMITTEE RECOMMENDATIONS

8/12/2025



**CDB PROJECT NO:** 630-000-313

**PROJECT DESCRIPTION:** Demolish and Construct New Maintenance and Storage Buildings

**PROJECT LOCATION:** Department of Transportation  
Statewide Program

**APPROPRIATION AMOUNT:** \$9,400,000

**ESTIMATED TOTAL PROJECT COST:** \$19,500,000

### PROJECT SCOPE OF WORK:

The Grayslake Team Section Headquarters complex (630-012) is a 5-building facility established in 1955. The Storage Building (D0121) is a 2,400 square foot, one-story building established in 1962. The scope of work includes demolishing the Storage Building and constructing a new maintenance building and storage building at a previously developed, but vacant location in Grayslake (Grayslake Maintenance Yard 630-013). The new maintenance building shall include, but is not limited to, offices, truck bays, wash bays, storage rooms, break rooms, restrooms, mechanics bays with lifts, and parts rooms. The new storage building shall include truck and equipment storage bays and be insulated and heated. The work also includes all required site work.

If hazardous materials are encountered, they will be addressed outside of this contract.

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

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

This work may include, but is not limited to, architectural, structural, civil, plumbing, electrical, heating, ventilation, and data.

The A/E will be responsible and must utilize or be a qualified environmental firm for preparing/submitting plans and reports in accordance with Section 669 of IDOT's Standard Specifications for Road and Bridge Construction. The A/E will also be responsible for monitoring all soil excavation, ensuring contractor compliance and measurement for payment in construction.

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).

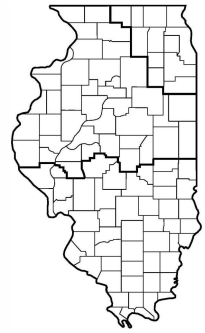
A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

The interviews for this project are tentatively scheduled for June 17, 2025.

**PROFESSIONAL SERVICES BULLETIN VOLUME: 323**

## A/E SELECTION COMMITTEE RECOMMENDATIONS

8/12/2025



**CDB PROJECT NO:** 630-000-314

**PROJECT DESCRIPTION:** Demolish and Construct New Buildings, Replace Roofing Systems

**PROJECT LOCATION:** Department of Transportation  
Statewide Program

**APPROPRIATION AMOUNT:** \$1,714,000

**ESTIMATED TOTAL PROJECT COST:** \$8,570,000

### PROJECT SCOPE OF WORK:

The Aleo Team Section Headquarters is a 4-building complex established in 1975. The scope of work provides for constructing a new approximately 7,500 square foot storage building with two open bays. The work also includes site work, including correcting drainage issues and possibly constructing a retaining wall.

The Aleo Equipment Storage Building (D0420) is a 5,760 square foot, one-story building established in 1975. The scope of work provides for replacing the roofing systems and attendant accessories, including but not limited to, soffits, fascia, gutters and downspouts.

The Knoxville Garage (D0422) is 4,000 square foot, one-story building established in 1996. The scope of work provides for demolishing the garage and constructing a new approximately 6,000 square feet, heated 4-bay equipment storage building.

The Macomb Maintenance Storage Building (D0418) is a 16,100 square foot, one-story building established in 1972. The scope of work provides for demolishing the existing 50' x 72' equipment bays and break room area and replacing with an approximately 80' x 96' addition, including drive through truck storage, office, breakroom, and ADA compliant restrooms.

The Monmouth Garage and Storage (D0405) is a 15,665 square foot, 2-story building established in 1962. The scope of work provides for replacing the roofing systems and attendant accessories, including but not limited to soffits, fascia, gutters and downspouts. The work also includes replacing the existing awning overhang.

If hazardous materials are encountered, they will be addressed outside of this contract.

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

This work may include, but is not limited to, architectural, structural, civil, plumbing, electrical, heating, ventilation, and data.

The A/E will be responsible and must utilize or be a qualified environmental firm for preparing/submitting plans and reports in accordance with Section 669 of IDOT's Standard Specifications for Road and Bridge Construction. The A/E will also be responsible for monitoring all soil excavation, ensuring contractor compliance and measurement for payment in construction.

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 3 percent is applicable to the A/E team

## A/E SELECTION COMMITTEE RECOMMENDATIONS

8/12/2025



**CDB PROJECT NO:** 630-000-315

**PROJECT DESCRIPTION:** Demolish and Construct Salt Storage Structure, Repair/Replace Roofing System

**PROJECT LOCATION:** Department of Transportation  
Statewide Program

**APPROPRIATION AMOUNT:** \$690,000

**ESTIMATED TOTAL PROJECT COST:** \$2,050,000

### PROJECT SCOPE OF WORK:

The scope of work provides for demolishing the existing salt storage building at the Sparland Storage complex and constructing a new approximately 3,200 square foot, 2-bay salt storage structure.

The Warehouse (D0464) at the Peoria West Team Section Headquarters, is a 10,000 square foot, one-story building established in 1993. The scope of work provides for repairing or replacing the metal roofing systems and attendant accessories, including, but not limited to, gutters and downspouts. The work also includes replacing insulation in the Warehouse.

If hazardous materials are encountered, they will be addressed outside of this contract.

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

This work may include, but is not limited to, architectural, structural, civil, plumbing, electrical, heating, ventilation, and data.

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.

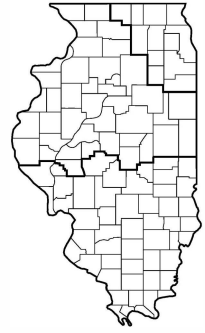
A combined VBE/PBE goal of 2 percent is applicable to the A/E team.

**PROFESSIONAL SERVICES BULLETIN VOLUME:** 323



## A/E SELECTION COMMITTEE RECOMMENDATIONS

8/12/2025



**CDB PROJECT NO:** 630-000-316

**PROJECT DESCRIPTION:** Demolish and Construct Buildings, Connect to City Sanitary Sewer

**PROJECT LOCATION:** Department of Transportation  
Statewide Program

**APPROPRIATION AMOUNT:** \$1,182,000

**ESTIMATED TOTAL PROJECT COST:** \$5,910,000

**PROJECT SCOPE OF WORK:**

The Champaign Team Section Headquarters is a 9-building complex established in 1959. The scope of work includes demolition of building D0505 and constructing a 165' x 50' heated truck storage facility with concrete floors, six -24' x 14' overhead doors with operators, walk through doors, and a concrete apron outside of the bay doors.

The Danville Team Section Headquarters is a 5-building complex established in 1957. The scope of work includes the construction of a 120' x 50' pole building for trucks and equipment with four each-24' x 14' overhead doors and two walk-through doors. The structure includes exterior lighting, overhead door operators, concrete floors, insulation, and infrared radiant tube heaters.

The work also includes at the Danville complex, the construction of a 24' x 50' wash bay, including all utility extensions and connection to the city sanitary sewer, and the installation of an oil water separator. The project also includes removing the plumbing from the existing wash bay and any interior renovations as necessary to create storage space.

Temporary utilities may be required during construction.

If hazardous materials are encountered, they will be addressed outside of this contract.

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

This work may include, but is not limited to, architectural, structural, civil, plumbing, electrical, heating, ventilation, and data.

The A/E will be responsible and must utilize or be a qualified environmental firm for preparing/submitting plans and reports in accordance with Section 669 of IDOT's Standard Specifications for Road and Bridge Construction. The A/E will also be responsible for monitoring all soil excavation, ensuring contractor compliance and measurement for payment in construction.

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.

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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: 323**

## A/E SELECTION COMMITTEE RECOMMENDATIONS

8/12/2025



**CDB PROJECT NO:** 630-000-317

**PROJECT DESCRIPTION:** Construct Containment Buildings, Replace Roofing System, Renovate Headquarters

**PROJECT LOCATION:** Department of Transportation  
Statewide Program

**APPROPRIATION AMOUNT:** \$818,000

**ESTIMATED TOTAL PROJECT COST:** \$4,090,000

### PROJECT SCOPE OF WORK:

The Decatur Team Section Headquarters is a 13-building complex established in 1955. The scope of work includes construction of a chemical tank building with concrete containment, concrete apron, and all brine production equipment. The project will include the purchase of new polyurethane tanks.

The Effingham Sign Shop Building (D0792) is a 4,032 square foot building established in 1993. The scope of work provides for the replacement of the metal roof and attendant accessories and replacement of structural members that have decayed.

The Effingham Headquarters Building (D0700) is 26,110 square foot, 2-story building established in 1933. The scope of work provides for the renovation of the second floor, including floors, walls, ceilings, and lighting and renovating the HVAC system as necessary. The work will also provide for replacing the windows throughout the building and replacing the roofing system, along with all attendant accessories.

The Fairfield Team Section Headquarters is a 4-building complex established in 1960. The scope of work includes construction of a chemical tank building with concrete containment, concrete apron, and all brine production equipment. The project will include the purchase of new polyurethane tanks.

The project shall include temporary office space and meeting room with restrooms. Temporary utilities may be required during construction.

If hazardous materials are encountered, they will be addressed outside of this contract.

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

This work may include, but is not limited to, architectural, structural, civil, plumbing, electrical, heating, ventilation, and data.

The A/E will be responsible and must utilize or be a qualified environmental firm for preparing/submitting plans and reports in accordance with Section 669 of IDOT's Standard Specifications for Road and Bridge Construction. The A/E will also be responsible for monitoring all soil excavation, ensuring contractor compliance and measurement for payment in construction.

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.

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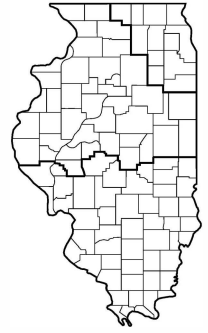
A combined MBE/WBE goal of 20 percent is applicable to the A/E team.

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

**PROFESSIONAL SERVICES BULLETIN VOLUME: 323**

## A/E SELECTION COMMITTEE RECOMMENDATIONS

8/12/2025



**CDB PROJECT NO:** 630-000-318

**PROJECT DESCRIPTION:** Construct Whole Yard Generation Systems

**PROJECT LOCATION:** Department of Transportation  
Statewide Program

**APPROPRIATION AMOUNT:** \$240,000

**ESTIMATED TOTAL PROJECT COST:** \$1,200,000

### PROJECT SCOPE OF WORK:

The Greenup Team Section Headquarters is a 6-building complex established in 1975. The Marshall Team Section Headquarters is a 11-building complex established in 1950. The Mattoon Team Section Headquarters is a 4-building complex established in 1969. The Shelbyville Team Section Headquarters is a 3-building complex established in 1975. The Sullivan Team Section Headquarters is a 4-building complex established in 1965.

The scope of work provides for the construction of whole yard generator systems for various IDOT yards in District 7. The design will be uniform across all yards.

If hazardous materials are encountered, they will be addressed outside of this contract.

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

This work may include, but is not limited to, architectural, structural, civil, plumbing, electrical, heating, ventilation, and data.

The A/E will be responsible and must utilize or be a qualified environmental firm for preparing/submitting plans and reports in accordance with Section 669 of IDOT's Standard Specifications for Road and Bridge Construction. The A/E will also be responsible for monitoring all soil excavation, ensuring contractor compliance and measurement for payment in construction.

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.

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

**PROFESSIONAL SERVICES BULLETIN VOLUME: 323**

## A/E SELECTION COMMITTEE RECOMMENDATIONS

8/12/2025



**CDB PROJECT NO:** 630-076-005

**PROJECT DESCRIPTION:** Construct Salt Storage Building and Ramp

**PROJECT LOCATION:** Department of Transportation  
District 1: Bishop Ford Team Section Headquarters, South Holland,  
Cook County

**APPROPRIATION AMOUNT:** \$200,000

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

### PROJECT SCOPE OF WORK:

The Bishop Ford Team Section Headquarters complex is a 3-building facility established in 1958.

The scope of work provides for constructing a salt storage building or dome to accommodate a salt storage capacity of approximately 3,500 tons. The work also provides for constructing a salt ramp for loading salt.

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

The work at this site may include, but is not limited to, architectural, structural, civil, electrical, and ventilation.

The A/E will be responsible and must utilize or be a qualified environmental firm for preparing/submitting plans and reports in accordance with Section 669 of IDOT's Standard Specifications for Road and Bridge Construction. The A/E will also be responsible for monitoring all soil excavation, ensuring contractor compliance and measurement for payment in 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.

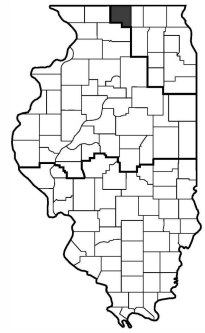
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There are no VBE/PBE goals applied to the A/E team, but participation is encouraged.

**PROFESSIONAL SERVICES BULLETIN VOLUME: 323**

## A/E SELECTION COMMITTEE RECOMMENDATIONS

8/12/2025



**CDB PROJECT NO:** 630-192-006

**PROJECT DESCRIPTION:** Demolish and Construct New Maintenance Building and Material Laboratory

**PROJECT LOCATION:** Department of Transportation  
District 2: Rockford Team Section Headquarters - Winnebago County

**APPROPRIATION AMOUNT:** \$4,100,000

**ESTIMATED TOTAL PROJECT COST:** \$20,500,000

### PROJECT SCOPE OF WORK:

The Rockford Team Section Headquarters is a 3-building complex established in 1955. The Equipment Storage Building (D0210) is a 15,000 square foot, one-story building established in 1955, and the Material Storage Building (D0211) is an 8,000 square foot, one-story building established in 1965.

The scope of work includes demolishing the two storage buildings and constructing a new maintenance building and material laboratory. The new maintenance building shall include, but is not limited to, offices, truck and equipment bays, wash bays, storage rooms, break rooms, restrooms, mechanics bays with lifts, liquid brine manufacturing and storage, and parts rooms. The new material laboratory shall include office space, break room, restrooms, laboratory space and an area for receiving samples. The work also includes replacing fuel storage tanks and fuel island and all required site work.

The project shall include temporary office space and meeting room with restrooms. Temporary utilities may be required to allow for continued operation of the salt storage building during construction.

If hazardous materials are encountered, they will be addressed outside of this contract.

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

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

This work may include, but is not limited to, architectural, structural, civil, plumbing, electrical, heating, ventilation, and data.

The A/E will be responsible and must utilize or be a qualified environmental firm for preparing/submitting plans and reports in accordance with Section 669 of IDOT's Standard Specifications for Road and Bridge Construction. The A/E will also be responsible for monitoring all soil excavation, ensuring contractor compliance and measurement for payment in construction.

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

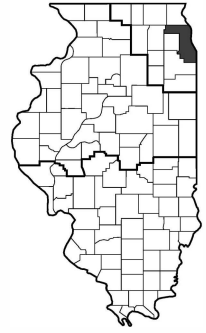
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A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

**PROFESSIONAL SERVICES BULLETIN VOLUME: 323**

## A/E SELECTION COMMITTEE RECOMMENDATIONS

8/12/2025



**CDB PROJECT NO:** 810-016-006

**PROJECT DESCRIPTION:** Replace Boilers

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

**APPROPRIATION AMOUNT:** \$599,062

**ESTIMATED TOTAL PROJECT COST:** \$798,750

### PROJECT SCOPE OF WORK:

The Malcolm X College is a 3-building facility established in 1970. The Westside Learning Center (JC48B) is a 37,168 square foot, one-story building established in 1987.

The scope of work provides for removing and replacing boilers, pumps, piping, controls, and any other necessary accessories.

Hazardous materials may be encountered.

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

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.

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

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

**PROFESSIONAL SERVICES BULLETIN VOLUME:** 323



## A/E SELECTION COMMITTEE RECOMMENDATIONS

8/12/2025



**CDB PROJECT NO:** 810-020-010

**PROJECT DESCRIPTION:** Replace Water and Sanitary Lines

**PROJECT LOCATION:** Illinois Community College Board  
City Colleges of Chicago: Richard J. Daley College - Chicago, Cook County

**APPROPRIATION AMOUNT:** \$2,595,938

**ESTIMATED TOTAL PROJECT COST:** \$3,461,250

### PROJECT SCOPE OF WORK:

The Richard J. Daley College is a 10-building facility established in 1969. The Richard J Daley College Main (JC52A) is a 397,686 square foot, 3-story building established in 1980.

The scope of work provides for replacing domestic water piping, including radiator piping throughout the building and sanitary lines, grease traps, and sump pumps related to the cafeteria. Work should also allow for patching of interior and exterior finishes impacted by the work.

Hazardous materials may be encountered.

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

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.

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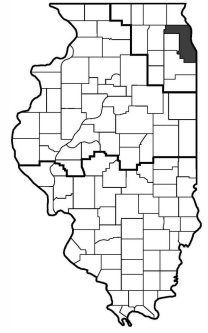
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A combined VBE/PBE goal of 2 percent is applicable to the A/E team.

**PROFESSIONAL SERVICES BULLETIN VOLUME: 323**

## A/E SELECTION COMMITTEE RECOMMENDATIONS

8/12/2025



**CDB PROJECT NO:** 810-032-031

**PROJECT DESCRIPTION:** Upgrade HVAC System

**PROJECT LOCATION:** Illinois Community College Board  
William Rainey Harper College - Palatine, Cook County

**APPROPRIATION AMOUNT:** \$3,016,258

**ESTIMATED TOTAL PROJECT COST:** \$4,021,677

### PROJECT SCOPE OF WORK:

The William Rainey Harper College - Harper Learning and Career Center, is a 1 building facility established in 1973. The Harper Learning and Career Center (ICCB033-0001) is a 54,516 square foot, 2-story building established in 1973.

The scope of work provides for removing and replacing boilers, air handling units, return fans, and pumps. The work will also include modifications to any necessary ductwork and upgrades to the Building Automation System (BAS).

Hazardous materials may be encountered.

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

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.

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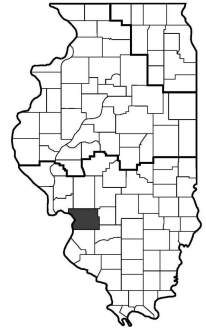
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A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

**PROFESSIONAL SERVICES BULLETIN VOLUME: 323**

## A/E SELECTION COMMITTEE RECOMMENDATIONS

8/12/2025



**CDB PROJECT NO:** 810-060-042

**PROJECT DESCRIPTION:** Replace Chiller

**PROJECT LOCATION:** Illinois Community College Board  
Lewis and Clark Community College - Godfrey, Madison County

**APPROPRIATION AMOUNT:** \$407,700

**ESTIMATED TOTAL PROJECT COST:** \$407,700

### PROJECT SCOPE OF WORK:

The Lewis and Clark Community College is a 26-building facility. The Haskell Building (JC24H) is a 19,320 square foot, 3-story building established in 1937.

The scope of work provides for replacement of the Haskell Building chiller, pump replacement and piping necessary to complete the installation. The new chiller must work within the existing Trane campus-wide control system.

Hazardous materials may be encountered.

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

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.

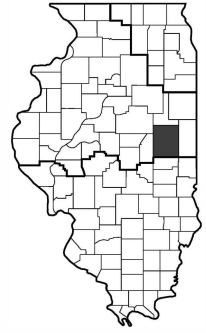
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There are no MBE/WBE/VBE/PBE goals applied to the A/E team, but participation is encouraged.

**PROFESSIONAL SERVICES BULLETIN VOLUME:** 323

## A/E SELECTION COMMITTEE RECOMMENDATIONS

8/12/2025



**CDB PROJECT NO:** 810-074-023

**PROJECT DESCRIPTION:** Replace Cooling Towers, Water Piping, and Chilled Water Pumps

**PROJECT LOCATION:** Illinois Community College Board  
Parkland College - Champaign, Champaign County

**APPROPRIATION AMOUNT:** \$2,437,500

**ESTIMATED TOTAL PROJECT COST:** \$3,250,000

### PROJECT SCOPE OF WORK:

The Parkland College is a 15-building facility established in 1970. The Chiller Plant (ICCB074-0001) is a 7,000 square foot, one-story building established in 1992.

The scope of work provides for replacement of approximately six cooling towers, pump motors, and controls, along with any related electrical power replacements and upgrades. The work will also include replacement of the existing water piping to improve the flow so that water can be redirected between different chillers and towers as necessary. The work will also include replacement of chilled water pumps and necessary ancillary equipment and connection and programming of controls into the existing Building Automation System and Chiller Plant Control System.

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

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.

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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:** 323

## A/E SELECTION COMMITTEE RECOMMENDATIONS

8/12/2025



**CDB PROJECT NO:** 810-086-019

**PROJECT DESCRIPTION:** Replace HVAC System Controls, BAS System, and VFD's

**PROJECT LOCATION:** Illinois Community College Board  
Shawnee Community College - Ullin, Pulaski County

**APPROPRIATION AMOUNT:** \$1,006,725

**ESTIMATED TOTAL PROJECT COST:** \$1,342,300

### PROJECT SCOPE OF WORK:

The Shawnee Community College, Ullin, is a 5-building facility. The Main Building/Gym (JC36A) is a 181,400 square foot, 2-story building established in 1976. The Shawnee Community College, Metropolis (810-087), is a one-building facility. The Metropolis Regional Education/Training Facility (JC57A) is a 10,896 square foot, one-story building established in 2004.

The scope of work provides for removing and replacing the existing Building Automation System (BAS) at Shawnee Community College's main Ullin Campus. The work shall include the replacement of local controllers at all HVAC equipment, replacement of necessary valves, and the addition of VFD's as necessary. The new BAS system shall be configured to integrate with HVAC, lighting, fire alarm, and security systems and shall also have the capabilities to communicate with Shawnee Community College's satellite Metropolis Campus.

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

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.

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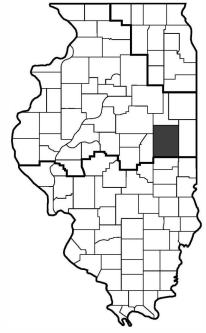
A combined MBE/WBE goal of 18 percent is applicable to the A/E team.

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

**PROFESSIONAL SERVICES BULLETIN VOLUME: 323**

## A/E SELECTION COMMITTEE RECOMMENDATIONS

8/12/2025



**CDB PROJECT NO:** 830-010-354

**PROJECT DESCRIPTION:** Replace Roofing System and Parapet Repairs

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

**APPROPRIATION AMOUNT:** \$12,000,000

**ESTIMATED TOTAL PROJECT COST:** \$12,000,000

### PROJECT SCOPE OF WORK:

The University of Illinois - Urbana/Champaign is a 516-building facility established in 1878. The Agricultural Engineering Sciences Building 8 (R0272) is a 101,259 square foot, 3-story building established in 1983.

The Agricultural Engineering Sciences Building (AESB) is a 3-story building with multiple roof levels that is currently experiencing several roof leaks, as well as water infiltration through the exterior façade. The scope of work provides for a complete roof replacement, including all necessary roof curbs, flashings, and any related appurtenances. The work shall include repairs to the brick masonry parapets, brick masonry corners, and possible repairs to the roof drainage system as necessary.

Hazardous materials may be encountered.

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

Design needs to be completed and out for bid by March 2026.

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

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

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

**PROFESSIONAL SERVICES BULLETIN VOLUME:** 323

## 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
104-212-018	Illinois Department of Natural Resources – Pullman Factory Historic Site – Preserve and Stabilize Rear Erecting Shop – Chicago, Cook County, IL	PO G-001	\$500,000.00 7/2/2025	N/A	N/A

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

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

<b>Project Number</b>	<b>Firm/Job Description</b>	<b>Estimated Total Project Cost</b>
120-040-029	Assess Chilled Water System Department of Corrections Danville Correctional Center - Vermilion County  <i>SELECTED FIRM:</i>  Clark Dietz, Inc.	\$1,970,383.30
120-135-084	Emergency Purchase and Install Boilers and Ancillary Equipment Department of Corrections Logan Correctional Center - Lincoln, Logan County  <i>SELECTED FIRM:</i>  Henneman Engineering Inc.	\$3,000,000
321-115-073	Upgrade Patio Fencing Department of Human Services Madden Mental Health Center - Hines, Cook County  <i>SELECTED FIRM:</i>  JP Architects, Ltd.	\$1,393,500



**CDB PROJECT NO:** 120-040-029

**PROJECT DESCRIPTION:** Assess Chilled Water System

**PROJECT LOCATION:** Department of Corrections  
Danville Correctional Center - Vermilion County

**PROJECT AMOUNT:** \$1,970,383.30

**PROJECT SCOPE OF WORK:**

The Administration Building (C4004) is a 52,945 square foot, 2-story building established in 1983.

The scope of work provides for the replacement of existing pneumatic controls on 5 Air handlers and individual room based VAV Box temperature control units. Provide new Building Automation System and Chiller. Restore outside air ventilation in compliance with International Mechanical Code or ASHRAE 62.1.

**ARCHITECT/ENGINEER:** Clark Dietz, Inc. (16848)  
Champaign, IL 61820

**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:** 321-115-073

**PROJECT DESCRIPTION:** Upgrade Patio Fencing

**PROJECT LOCATION:** Department of Human Services  
Madden Mental Health Center - Hines, Cook County

**PROJECT AMOUNT:** \$1,393,500

**PROJECT SCOPE OF WORK:**

The Madden Mental Health Center is a 32-building facility established in 1965.

The scope of work provides for removing the existing security fence and providing new fencing to secure the outdoor recreational areas, as well as, providing inner courtyard control areas outside of the units and complete perimeter enclosure.

A combined MBE/WBE goal of 20 percent is applicable to the A/E team.

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

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

**ARCHITECT/ENGINEER:** JP Architects, Ltd. (34765)  
Oak Lawn, IL 60453

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