



**Capital  
Development  
Board**  
Building a Better Illinois

**December  
9, 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

December 9, 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: 2862 323 2120      PASSWORD: 122025**

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 November 13, 2025, Minutes..... 1-4

## Board Action

### Construction Region 1

5. Proceed Order – ICCB – South Suburban College ..... 5-7

### Construction Region 2

6. Modification – IDOT – District 6 (Scott, Brown, and Adams Counties) ..... 8-12

### QBS

7. Architecture/Engineering Selection Recommendations from PSB 325 ..... 13-22

## Informational Items

8. Emergency Project Proceed Order / Change Order Report.....23
9. Emergency Selection State/Informational Item ..... 24-28
10. Completed Projects Presentation
11. Public Comment

## Executive Session

12. Semi Annual Review Closed Session Minutes (5 ILCS 120/2(c)(21))
13. Pending and Probable Litigation (5 ILCS 120/2(c)(11))

SUBJECT: Meeting Minutes for November 13, 2025

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

The following Board Members were present:

**Chicago**

Chair Rhodes  
Ama Addai  
Araceli Garza

**Springfield****Peoria**

Beverly Potts

Saul Morse was voted in to participate remotely.

The following were present in Chicago:

Karla Springer, CDB  
Darnita Lee, CDB  
Jesse Martinez, CDB

Blanca Rivera, CDB  
Julia Barnhardt, CDB  
Penny Varnava, CDB

Jocelyn Sada, CDB  
Marcus Pitchford, CDB

The following were present in Springfield:

Amy Evans, CDB  
Christopher Crawford, CDB  
Trevor Parnell, CDB

Heather Parks, CDB  
Tim Patrick, CDB  
Tyler McKay, CDB

Heather Oxley, CDB  
James Cockrell, CDB  
Amy Romano, CDB

The following were present via Webex:

L.E. Morris, AAIC  
Meghan McLean, AECOM  
Michelle M Cain, CD Companies  
Adam Bohnhoff, Civil Design Inc.  
Kat Porter, Delta Engin. Group  
Richard Weitzel, Delta Engin.  
Scott Cord, Drive Construct.  
Loren, Faith Group  
Chris Kleine, Farnsworth Group  
Anthony Lo Bello, FGMA  
Carl Darr, GEC Group  
Stephen Yoshida, Globetrotters  
Faith Beman, Innleadair  
Nick Gulino, JP Archit.  
Mike Darling, KTCE  
Matt Zinnecker, Kuhn & Trello  
Jose Orozco, O&N Engin.  
Colin Kuhn, Poettker Construct.  
Tim Schroeder, Prairie Engin.  
Paige Remmert, Prairie Engin.  
Jason Holy, V3

Eric Judd, CMS  
Todd DeJaynes, DHS  
Philip Hermanek, DHS  
Maribel Acevedo, CDB  
Abraham Allen, CDB  
Brandon Henk, CDB  
Bradley Downen, CDB  
David Ealey, CDB  
Amber Evans, CDB  
Lauren Grenlund, CDB  
Shelly Gresham, CDB  
Medney C. Guy, CDB  
Jared Lingle, CDB  
Marcy Joerger, CDB  
Kassandra Wilkin, CDB  
Kathryn Martin, CDB  
Nicholas Klein, CDB  
Samantha Kluemke, CDB  
Paul Kmett, CDB  
Luke Montgomery, CDB  
Natasia McDade, CDB

Christa Meyer, CDB  
Lisa Moriconi, CDB  
Lauren Noll, CDB  
Leslie Nunes, CDB  
Nate Porter, CDB  
Nicole Power, CDB  
Eplidio Quiballo, CDB  
Robert Oxley, CDB  
Scott Satterlee, CDB  
Nathan Schroeder, CDB  
Ashlie Shaffer, CDB  
Stacy Smith, CDB  
Sheri Sullivan, CDB  
David Tichy, CDB  
Matthew Trewartha, CDB  
Dan Troglgio, CDB  
Jason Wiseman, CDB  
Carla Yvonne, CDB  
Brienne Farrell, CDB

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

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

Chair Rhodes called a vote for Saul Morse to participate remotely as an accessibility accommodation.

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

Saul Morse moved, and Araceli Garza seconded a motion to approve the minutes for the October 14, 2025, meeting. Chair Rhodes called for a vote, and the motion was approved unanimously.

Blanca Rivera presented the following Proceed Order:

**Proceed Order – CMS – CMS Facility**

CDB Project No. 250-510-018

Secure Electrical Vault

Globetrotters

Proceed Order.....\$420,000.00

Chair Rhodes questioned about the transformers. Penny Varnava explained what needed to be done.

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

James Cockrell presented the following Change Order:

**Change Order – IDOC – Pontiac Correctional Center**

CDB Project No. 120-200-132

Replace All Plumbing Cross Connection Devices & Provide Booster Bump Multiple Buildings

O&N Engineering-Development, PC

Change Order.....\$318,570.66

Chair Rhodes asked if this was a temporary fix. Heather Oxley explained the change order to provide booster pumps is a permanent fix related to the installation of backflow preventers under the base bid which decreased the water pressure in those buildings at the facility.

Beverly Potts moved, and Araceli Garza seconded a motion to approve the Change Order. Chair Rhodes called for a vote, and the motion was approved unanimously.

Tim Patrick presented the following Change Order:

**Change Order – IDHS – Alton Mental Health**

CDB Project No. 321-010-110

Renovate Willow Building

AAIC

Change Order.....\$304,863.93

Chair Rhodes questioned if this was to design a system or design and build. Tim Patrick explained the steps for finishing the project.

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

Tyler McKay presented the following A/E selection recommendations for PSB 326:

1.	039-150-202	Illinois Department of Agriculture Illinois State Fairgrounds Springfield, Sangamon County Demolish Building 29 1. White & Borgognoni Architects, P.C. 2. JP Architects, Ltd. 3. Geo. Bancroft Engineering, LLC..	Appropriation: \$6,827,500 Project Cost: \$6,827,500
2.	102-507-006	Illinois Department of Natural Resources Iroquois County State Wildlife Area Beaverville, Iroquois County Demolish Buildings and Removal of Pool House and Foundation 1. Globetrotters Engineering Corporation 2. Senga Architects, Inc.	Appropriation: \$1,302,000 Project Cost: \$1,302,000
3.	104-144-042	Illinois Department of Natural Resources/HPA Lincoln's New Salem Historic Site Petersburg, Sangamon County Demolish Pedestrian Bridge and Hilltop Restaurant 1. Civil Design, Inc. 2. V3 Companies, Ltd. 3. Senga Architects, Inc.	Appropriation: \$2,267,400 Project Cost: \$2,267,400
4.	546-140-011	Illinois Department of Military Affairs Galesburg Readiness Center Knox County Replace Windows & Doors, Roofing System & Upgrade Site Drainage 1. Kenyon & Associates Architects. Inc. 2. AAIC, Inc. 3. Fox & Fox Architects, LLC.	Appropriation: \$2,000,000 Project Cost: \$2,000,000
5.	546-261-011	Illinois Department of Military Affairs Peoria Army Aviation Support Facility Peoria County Construct Maintenance Building & Demolish Existing 1. Design Mavens Architecture, PLLC 2. Evan Lloyd Associates, Inc. 3. Blank, Wesselink, Cook & Associates, Inc.	Appropriation: \$3,000,000 Project Cost: \$3,000,000

6.	546-261-012	Illinois Department of Military Affairs Peoria Army Aviation Support Facility Peoria County Construct Storage Building & Demolish Existing 1. Design Mavens Architecture, PLLC 2. Evan Lloyd Associates, Inc. 3. Blank, Wesselink, Cook & Associates, Inc.	Appropriation: \$2,000,000 Project Cost: \$2,000,000
7.	630-000-322	Illinois Department of Transportation Statewide Construct Heated Storage Buildings 1. AAIC, Inc. 2. White& Borgognoni Architects, P.C. 3. Blank, Wesselink, Cook & Associates, Inc.	Appropriation: \$743,000 Project Cost: \$3,715,000
8.	830-030-167CA	University of Illinois University of Illinois - Chicago Chicago, Cook County Construct a Drug Discovery and Cancer Research Pavillon – Commissioning Services 1. Farnsworth Group, Inc. 2. Exp U.S. Services, Inc. 3. WSP USA Buildings, Inc.	Appropriation: \$232,000,000 Project Cost: \$232,000,000

For CDB Project # 039-150-202 Chair Rhodes asked if the Architects were designing the demo. Tim Patrick explained the actions that needed to be taken.

For CDB Project # 546-261-011 & 546-261-012 Chair Rhodes asked why these were split into two different projects. Tim Patrick explained it was due to funding.

Saul Morse moved, and Araceli Garza seconded a motion to approve the previous A/E selections from PSB 326. Chair Rhodes called for a vote, and the motion was approved unanimously.

Trevor Parnell presented the Illinois Energy Conservation Code Rules, 71 Ill. Admin. Code 600.

Beverly Potts and Araceli Garza seconded a motion to approve substant changes

to the Illinois Energy Conservation Code Rules, 71 Ill. Admin. Code 600. Chair Rhodes called for a vote, and the motion was approved unanimously.

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

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

Tim Patrick noted that the presentation of the Construction Project Completion would be presented next month.

Chair Rhodes asked for Public Comment. No Public Comment was given.

Beverly Potts moved, and Araceli Garza seconded a motion to adjourn. Chair Rhodes called for a vote, and the motion was approved unanimously.

The meeting adjourned at 11:43 a.m.

**Project Number:** 810-094-025

**Description:** Construct Allied Health Addition  
South Suburban College  
South Holland  
South Holland, Cook County

**Using Agency:** Illinois Community College Board

**Architect/Engineer:** The Architects Enterprise, Ltd  
10 South Riverside Plaza, suite 875  
Chicago, IL, 60606

**Total Project Budget:** \$ 57,380,229.91

**Unobligated Funds:** \$ 10,164,065.00

**Total Spent to Date:** \$ 7,094,487.44

**Percent Complete:** 6%



**Project Manager:** Emilija Zgonjanin

#### Project History:

The scope of work provides for the construction of the new Allied Health Facility on the main campus of South Suburban College (SSC). The new addition consists of four stories and partial basement encompassing approximately 69,000 square feet. The new building will abut the south façade of the existing main campus building allowing physical through communication at the first floor. While also providing hour fire suppression between the main building and new facility. The new facility will encompass state of the art smart classrooms, laboratories, meeting rooms, conference center, as well as office space for administrative and support staff.

During the utility survey preformed by George Sollitt Construction who is the General Contractor on the project, it was discovered that the existing electrical lines will need to be relocated. The lines currently run through the new foundation location. The lines that are needing relocated currently serve the detention pond fountain, ground lighting, athletic field, scoreboard, and south parking lot. During the design the AE could not find any additional electrical drawings except for lighting drawings from 1988.

#### Description of RFP Change:

This proceed order will cover the installation of homerun conduits to avoid the building footprint as well as inground junction boxes that will keep the previously mentioned locations operational during the relocation.

#### Requested Action:

We are requesting board approval of proceed order G-4 in the not to exceed amount of 345,000.00 for the relocation of the powerlines and the installation of homerun conduits and new in ground junction boxes.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
The George Sollitt Construction	General	\$ 345,000.00	\$ 38,181,111.00	1%
Total All Change Orders		\$ 345,000.00	\$ 38,181,111.00	1%

State of Illinois Capital Development Board

# PROCEED ORDER

PO No.: G-4

Date: 12/3/2025

Associated RFP No. RFP/CO G-4

1. Contractor: (Name and Address)  
The George Sollitt Construction Co  
185 Hansen Court, suite 100  
Wood Dale, IL, 60191

Project No.: 810-094-025  
Project Name and Location:  
Construct Allied Health Addition  
South Suburban College

Contract No.: 25051841  
Contract Work: General

2. Request for Change by: Contractor

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

Contractor was locating electrical lines for site fixtures already included in demo documents, they discovered additional lines within the building footprint that serve other elements outside that footprint, i.e., the South detention pond fountain & ground lighting, the athletic field & scoreboard and the Southwest parking lot. Two other lines serving the North pond fountain and ground lighting were also located. These lines need to be rerouted as they interfere with the project execution. SSC was built in 2 phases (Ph.1 North -1971, Ph.2 South-1974). The new facility will be connected to the south façade of Ph.2. SSC archives have no electrical drawings for Ph.2, except for one site lighting drawing dated 12.07.1988, included in this package. The AE couldnt providing any additional utility location based on the drawings provided.

4. Description Of Change In Work:

provided Provide all labor, material and equipment to reroute the electrical feeds as illustrated on drawing Site Demolition Plan ED-010, (included in this package) as required. Escavation portion of the work will be tracked as T&M.

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

None

IMPORTANT NOTICE

5. Total Value Of This Order Not To Exceed:

\$ 345,000.00

6. Other Associated Proceed Orders (Number and Amount): none

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

7. Authorization to Proceed by:

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

Initial

14,999  
(Up to ~~\$9,999~~)

49,999  
(Up to ~~\$24,999~~)

74,999  
(Up to ~~\$49,999~~)

99,999  
(Up to ~~\$74,999~~)

199,999  
(Up to ~~\$100,000~~)

Contractor Representative

Project Manager

Regional Manager

Construction Administrator

Deputy Director - Construction

Executive Director

12-3-25

Date

12/3/2025

Date

12-4-2025

Date

12-4-2025

Date

Date

Date

105

Probable Classification

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





## MEMORANDUM

TO: Blanca Rivera, Regional Manager

FROM: Emilija Zgonjanin, Project manager

DATE: 11/18/2025

RE: 810-094-025  
Construct Allied Health Addition  
South Suburban College

PR. TEAM: AE: The Architects Enterprise, Ltd; Yves Jeanty  
Contractor: The George Sollitt Construction Co; Jeff Baker

The scope of work provides for constructing a new Allied Health Facility on the main campus of SSC. The new addition consists of four stories and partial basement, encompassing a total of approximately 69,000sqft. The new bldg. will abut the south façade of the existing main campus bldg. Providing physical through-communication between them on the first-floor level with hour fire separation between the main bld and the new facility. This entails removal of a portion of the south wall of the existing bldg. and refinish connection between them. The 4 floors will encompass state of the art smart classrooms, different types of labs and small meeting rooms; Administrative and staff offices and facility support & amenities. The facility will have a conference center. Basement will consist of heating, ventilation and air conditioning equipment, fire protection pump and domestic water pumps, electrical service equipment and storage. Roof top unit will be located on the roof of the connector hub. Structure is steel column and beam frame with concrete slab floors on metal deck. Roof is flat with single-ply roofing with sloped structural framing. There are 2 stairs for vertical access. Each floor will have a functional core of toilet rooms, janitor closets and elevator bank. There is one level atrium through the second floor toward the center of the bldg. Project was Bid 8/6/2024, Groundbreaking 8/20/2025, anticipated Substantial Comp 5/6/2027 & Final Comp 7/6/2027.

The George Sollitt Construction, GC on this project was conducting a locate utility survey on the existing utilities at the site. It was discovered that the existing electrical lines need to be relocated since they are in the way of the new building. The lines that need to be relocated are serving the detention pond fountain and ground lighting, athletic field and scoreboard and southwest parking lot. The lines interfere with the new foundation.

South Suburban College was originally built in 2 phases (Ph1 North in 1971 & Ph2 South in 1974). There were no electrical drawings for Ph2 except the site lighting from 1988. During the design the AE could not find any more info on the existing facility/site lines.

Based on the survey/review the Contractor was asked to provide pricing for labor and material to relocate the lines, matching the existing raceways and wire sizing that will be demolished. The new homerun conduits will be installed to avoid the new building footprint and keep all the mentioned locations fully operable during construction. The relocation will be permanent. This Proceed Order also includes new in ground junction boxes. This work is required to maintain the service to all locations shown on the drawing included in the Proceed Order package ED-010.

The required work will be performed upon approval, anticipated during winter of 25'/26'.

cc: Tim Patrick, Construction Administrator

**Project Number:** 630-000-287

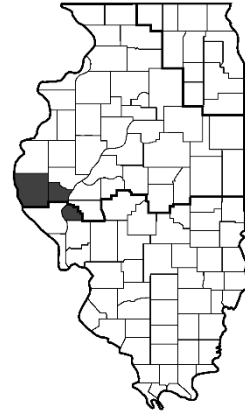
**Description:** Construct Office/Maintenance, Cold Storage and Salt Storage Buildings  
IDOT District 6:  
Riggston (Scott County), Mt Sterling (Brown County), & Quincy (Adams County), Illinois

**Using Agency:** Illinois Department of Transportation

**Architect/Engineer:** Blank, Wesselink, Cook & Associates, Inc.  
1393 B Mt. Zion Parkway  
Mt. Zion, IL, 62549

**Total Project Budget:** \$1,172,981.00  
**Unobligated Funds:** \$ 741,990.00  
**Total Spent to Date:** \$ 288,026.99  
**Percent Complete:** 100% of Design Complete  
Went to Bid 11/25/2025

**Project Manager:** Drew Stephenson



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#### PROJECT HISTORY:

**RIGGSTON:** Construction of a 5,760 gross square foot pre-engineered metal clear-span combination Office/Storage building. Building includes offices, restrooms, ready/break room, storage bays, connection to city water, septic/sand filter system, electrical, data, lighting, HVAC, man doors, overhead doors, concrete floor, concrete approach aprons, and perimeter concrete sidewalks. Alternate Bid G-1 includes demolition of the existing storage building. (D6610) Alternate Bid G-4 includes additional 30'x80' concrete approach apron.

**MT. STERLING:** Construction of a 5,040 gross square foot pre-engineered, unheated, wood framed Storage building. Building includes truck storage bays, electrical, lighting, ventilation, man doors, overhead doors, concrete floor, concrete approach aprons and gravel approach driveways. Alternate Bid G-3 includes additional 30'x60' concrete approach apron and additional gravel driveway areas. Alternate Bid G-4 includes additional 20'x120' East concrete approach apron and 20'x60' West concrete approach apron.

**QUINCY:** Construction of a 4,800 gross square foot, pre-engineered wood framed, unheated Salt Storage building on 10' high, reinforced concrete bunker walls. Building also includes a 30'x 120' covered equipment storage area. Building includes is 20' high x 24' wide, with a 10' wide gabled canopy salt entry opening, electrical, lighting, ventilation, concrete floor, concrete approach apron and gravel approach driveway. All reinforcing shall be epoxy coated. All concrete shall be finished with linseed oil. All covered storage areas shall have bird netting installed on the underside of the trusses. Alternate Bid G-2 includes providing an additional 30' x 120' covered equipment storage area and concrete apron on the North side of the new building.

Contaminated soils were discovered requiring a modification in the form of a not to exceed amount for \$232,810. This modification is to stay in compliance with The Illinois Department of Transportation Bureau of Design and Environment (BDE) substance monitoring. To allow the completion of daily and final onsite BDE reports as well as A/E oversight of the soil consultant and soil designation plans.

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**PURPOSE OF THIS AGREEMENT MODIFICATION:** This modification will increase the Additional Services and On-site Representative Not To Exceed total amount \$232,810 for the IDOT Bureau of Design and Environment required regulated substances monitoring. Any unused funding will be transferred back to IDOT once the project is closed out.

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**SUBJECT AGREEMENT AMENDED AS FOLLOWS:****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	\$329,500.00	\$ .00	\$329,500.00	\$ .00	\$329,500.00
Additional Services	\$18,000.00	\$ .00	\$18,000.00	\$46,200.00	\$64,200.00
Contract Administration Fee,	\$10,400.00	\$ .00	\$10,400.00	\$1,300.00	\$11,700.00
On-Site Representative Reim	\$37,200.00	\$ .00	\$37,200.00	\$167,310.00	\$204,510.00
Sub-Soil Investigation	\$16,000.00	\$8,000.00	\$24,000.00	\$ .00	\$24,000.00
Design Testing	\$1,500.00	\$ .00	\$1,500.00	\$ .00	\$1,500.00
Construction Testing	\$ .00	\$ .00	\$ .00	\$18,000.00	\$18,000.00
Print Bid Documents in excess	\$5,600.00	\$ .00	\$5,600.00	\$ .00	\$5,600.00
Site Survey	\$8,000.00	\$ .00	\$8,000.00	\$ .00	\$8,000.00
Survey Utility Locations	\$6,000.00	\$ .00	\$6,000.00	\$ .00	\$6,000.00
TOTALS	\$432,200.00	\$8,000.00	\$440,200.00	\$232,810.00	\$673,010.00



## MEMORANDUM

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

FROM: Drew Stephenson, Senior Project Manager

DATE: October 30, 2025

RE: Project #630-000-287, IDOT District 6: Riggston, Mt. Sterling & Quincy –  
Construct Office/Maintenance, Cold Storage and Salt Storage Buildings  
A/E Contract Modification #3, Blank, Wesselink, Cook & Associates

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**Riggston:** Construction of a 5,760 gross square foot pre-engineered metal clear-span combination Office/Storage building. Building includes offices, restrooms, ready/break room, storage bays, connection to city water, septic/sand filter system, electrical, data, lighting, HVAC, man doors, overhead doors, concrete floor, concrete approach aprons, and perimeter concrete sidewalks. Alternate Bid G-1 includes demolition of the existing storage building. (D6610) Alternate Bid G-4 includes additional 30'x80' concrete approach apron.

**Mt. Sterling:** Construction of a 5,040 gross square foot pre-engineered, unheated, wood framed Storage building. Building includes truck storage bays, electrical, lighting, ventilation, man doors, overhead doors, concrete floor, concrete approach aprons and gravel approach driveways. Alternate Bid G-3 includes additional 30'x60' concrete approach apron and additional gravel driveway areas. Alternate Bid G-4 includes additional 20'x120' East concrete approach apron and 20'x60' West concrete approach apron.

**Quincy:** Construction of a 4,800 gross square foot, pre-engineered wood framed, unheated Salt Storage building on 10' high, reinforced concrete bunker walls. Building also includes a 30'x 120' covered equipment storage area. Building includes is 20' high x 24' wide, with a 10' wide gabled canopy salt entry opening, electrical, lighting, ventilation, concrete floor, concrete approach apron and gravel approach driveway. All reinforcing shall be epoxy coated. All concrete shall be finished with linseed oil. All covered storage areas shall have bird netting installed on the underside of the trusses. Alternate Bid G-2 includes providing an additional 30' x 120' covered equipment storage area and concrete apron on the North side of the new building.

We are currently out to bid on this project with bids due on 11/25/25.

This proposed A/E Modification #3 provides for the IDOT Bureau of Design & Environment (BDE) required soils monitoring for the construction phase needed for the scope of work outlined above.

The new additional services fee is a Not To Exceed amount of \$46,200 for the daily on-site BDE 2742 Regulated Substance Reports, completing the final BDE 2743 Regulated Substances Final

Construction Reports and A/E oversight of the soils consultant and development of the soils designation location plans.

The new On-Site Representative allowance is a Not To Exceed amount of \$167,310 for soils on-site observation.

The total amount of modification #3 is a Not To Exceed amount of \$232,810. Any unused funding will be transferred back to IDOT once the project is closed out.

# MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD



## Professional Services Agreement

Modification Number: **3**

Project Number: **630-000-287**

Date: **October 30, 2025**

Firm Name, Address

Blank, Wesselink, Cook & Associates, Inc.

1393B Mt. Zion Parkway

Mt Zion, IL 62549

Project Information

Construct Office/Maintenance, Cold Storage and Salt Storage Buildings

Statewide Program

Statewide, Statewide County, Illinois

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

Agreement Date: **2024-03-27** Contract: **24040410**

Scope/Purpose of this agreement modification: **The scope of this modification provides for soils monitoring for the construction phase needed for the Construction of Office Bldg, a Maintenance and Cold Storage Bldg, and Salt Storage at 3 IDOT locations (Riggston, Quincy and Mt Sterling).**

Subject agreement amended as follows: **Replaces Appendix A - M2 with Appendix A - M3; Replace Attachment A-1 M-2 Appendix A Clarifications with Attachment A-1 M-3 Appendix A Clarifications; Replaces Appendix B M-2 with Appendix B M-3 and are hereby incorporated into the contract.**

### AGREEMENT SUMMARY

Fee Description	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	\$329,500.00	\$ .00	\$329,500.00	\$ .00	\$329,500.00
Additional Services	\$18,000.00	\$ .00	\$18,000.00	\$46,200.00	\$64,200.00
Contract Administration Fee,	\$10,400.00	\$ .00	\$10,400.00	\$1,300.00	\$11,700.00
On-Site Representative Reim	\$37,200.00	\$ .00	\$37,200.00	\$167,310.00	\$204,510.00
Sub-Soil Investigation	\$16,000.00	\$8,000.00	\$24,000.00	\$ .00	\$24,000.00
Design Testing	\$1,500.00	\$ .00	\$1,500.00	\$ .00	\$1,500.00
Construction Testing	\$ .00	\$ .00	\$ .00	\$18,000.00	\$18,000.00
Print Bid Documents in excess	\$5,600.00	\$ .00	\$5,600.00	\$ .00	\$5,600.00
Site Survey	\$8,000.00	\$ .00	\$8,000.00	\$ .00	\$8,000.00
Survey Utility Locations	\$6,000.00	\$ .00	\$6,000.00	\$ .00	\$6,000.00
TOTALS	\$432,200.00	\$8,000.00	\$440,200.00	\$232,810.00	\$673,010.00

Prepared by:

10/30/2025

Date

By:

Using Agency approval

Date

AE Firm name: **Blank, Wesselink, Cook & Associates, Inc.**

By:

AE's Authorizing Representative

Date

Reviewed:

Contract Executive

Date

Print AE name, Title:

Approved by:

Regional Manager

Date

By:

Fiscal

Date

Approved by:

N/A

Legal

Date

Final CDB authorization

Print name/title

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>
810-010-009	Upgrade Building Envelope Illinois Community College Board City Colleges of Chicago: Harry S. Truman College - Chicago, Cook County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Bailey Edward Design, Inc. CSA Partners Ltd. WSP USA Buildings Inc.	\$7,455,000
810-011-002	Replace Fire Alarm System Illinois Community College Board City Colleges of Chicago: Kennedy-King College - Dawson Technical Institute - Chicago, Cook County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  AAA Engineering, Ltd. Interface Engineering, Inc. Nest Builders, Inc.	\$2,236,500
810-014-006	Replace Escalators Illinois Community College Board City Colleges of Chicago: Harold Washington College - Chicago, Cook County  <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>  Gregory Ramon Design Studio, Inc. Johnson Lasky Kindelin Architects, Inc.	\$7,588,125

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**12/9/2025**



**CDB PROJECT NO:** 810-010-009

**PROJECT DESCRIPTION:** Upgrade Building Envelope

**PROJECT LOCATION:** Illinois Community College Board  
City Colleges of Chicago: Harry S. Truman College - Chicago, Cook County

**APPROPRIATION AMOUNT:** \$5,591,250

**ESTIMATED TOTAL PROJECT COST:** \$7,455,000

**PROJECT SCOPE OF WORK:**

The City Colleges of Chicago, Harry S. Truman College, is a 6-building facility established in 1975. The Truman College Phase I Building (JC04A) is a 437,500 square foot, 3-story building established in 1975.

The scope of work provides for replacement of the windows and recladding the exterior of the main building. When selecting glazing and cladding systems, consideration should be given to the effect of vibrations from the nearby train tracks.

Hazardous materials may be encountered.

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

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

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

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

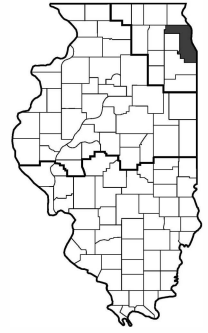
A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

**PROFESSIONAL SERVICES BULLETIN VOLUME: 325**



## A/E SELECTION COMMITTEE RECOMMENDATIONS

12/9/2025



**CDB PROJECT NO:** 810-011-002

**PROJECT DESCRIPTION:** Replace Fire Alarm System

**PROJECT LOCATION:** Illinois Community College Board  
City Colleges of Chicago: Kennedy-King College - Dawson Technical Institute - Chicago, Cook County

**APPROPRIATION AMOUNT:** \$1,677,375

**ESTIMATED TOTAL PROJECT COST:** \$2,236,500

### PROJECT SCOPE OF WORK:

The City Colleges of Chicago, Kennedy-King College - Dawson Technical Institute - Chicago is a 1 building facility established in 1973. The Dawson Technical Institute (JC50B) is a 148,655 square foot, 3-story building established in 1973.

The scope of work provides for replacement of the fire alarm system, including but not limited to, main fire panel, all strobe, annunciators, detectors, and other appurtenances to meet current code requirements, and building emergency notification system. The work includes repair or replacement of any wall or ceiling finishes effected by this 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.

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.

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

**PROFESSIONAL SERVICES BULLETIN VOLUME:** 325

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**12/9/2025**



**CDB PROJECT NO:** 810-014-006

**PROJECT DESCRIPTION:** Replace Escalators

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

**APPROPRIATION AMOUNT:** \$5,691,094

**ESTIMATED TOTAL PROJECT COST:** \$7,588,125

**PROJECT SCOPE OF WORK:**

The Harold Washington Community College (JC005) is a 345,300 square foot, 11-story building established in 1960.

The scope of work provides for replacement of escalators from the first to ninth floor. If funding allows, extend the system to the 10th floor.

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.

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

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

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

**PROFESSIONAL SERVICES BULLETIN VOLUME: 325**

**CHANGE ORDERS FOR BOARD AUTHORIZED PROCEED ORDERS**

<b>Project Number</b>	<b>Project Description</b>	<b>Proceed Order Number</b>	<b>Total Amount of Proceed Order</b>	<b>Board Date Approved</b>	<b>Total Amount of Associated Change Order(s) &amp; Date Executed</b>	<b>Value of Change Order Work Completed</b>
120-140-017 Ph2	Illinois Department of Corrections- Lincoln Correctional Center- Construct Bus Pad- Lincoln, Logan County IL	G-21	\$290,000.00	9/10/2024	<b>\$284,226.48</b> <b>11/19/25</b>	<b>98%</b>
250-000-022 Ph2	Department of Central Management Services- New EPA Facility	G-26	\$800,000.00	10/10/2023	G-26A \$109,856.21 2/28/2025  G-26B <b>\$425,684.50</b> <b>12/03/2025</b>	13.7%  <b>53.2%</b>

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

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

<b>Project Number</b>	<b>Firm/Job Description</b>	<b>Estimated Total Project Cost</b>	<b><u>SUMMARY OF SELECTIONS LAST 5 YEARS</u></b>
102-311-104	Emergency Environmental Assessment and Remediation Department of Natural Resources Illinois Beach State Park - Lake County  <i>SELECTED FIRM:</i>  Primera Engineers, Ltd.	\$ TBD	7 Selections  Last Selection: 11/19/2025  Total Contracts: \$2,515,589 Remaining Contracts: \$1,309,208  Non-Minority Female
654-002-001	Emergency West Roof Replacement IL Emergency Management Agency & Office of Homeland Security Rochelle Warehouse - Ogle County  <i>SELECTED FIRM:</i>  Valdes Engineering Company	\$ TBD	12 Selections  Last Selection: 10/16/2025  Total Contracts: \$4,694,669 Remaining Contracts: \$1,975,767  Hispanic Male

**CDB PROJECT NO:** 102-311-104

**PROJECT DESCRIPTION:** Emergency Environmental Assessment and Remediation

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

**PROJECT AMOUNT:** \$TBD

**PROJECT SCOPE OF WORK:**

The Lodge (A5799) is a 103,435 square foot, 4-story building established in 1958.

The scope of work provides for an environmental assessment and the subsequent remediation of mold and possibly any asbestos-containing materials which could be impacted by the cleaning and or removal of building materials and associated HVAC equipment. The work shall also include providing cost estimates for all remediation efforts, including any repairs necessary resulting from the remediation of mold. Repairs may include, but are not limited to, fire rated construction and finishes.

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

**APPROVED BY THE EXECUTIVE DIRECTOR:** 11/19/2025

# Small Contract/Emergency/Best Interest of the State - Selection Form

## Project Information

Project No.:

102-311-104

Project Budget:

TBD

Project Title:

Emergency Environmental Assessment and Remediation

Project Location:

Illinois Beach State Park - Lake County

Date of Recommendation:

11/17/2025

Selection Type:

☐ Small Contract (CPO Signature Not Required)

☒ Emergency Services

☐ Best Interest of the State

Reason for Selection Method:

Due to deferred maintenance, water infiltration at failed windows, and water leaks from the recently repaired pool, the Lodge & Conference Center has recently had unusually high moisture levels that have promoted mold establishment and alarming growth in the basement. There is a threat to the public health requiring an emergency selection in order to address the rampantly spreading mold.

Concurrence with Recommendation to Use the Director Selection Method:

GERALD ST [REDACTED] signed by GERALD  
BURLINGHAM BURLINGHAM  
5.11.18 09:13:26

CPO/SPO

Facility/Building Description:

The Lodge (A5799) is a 103,435 square foot, 4-story building established in 1958.

Scope of Work:

The scope of work provides for an environmental assessment and the subsequent remediation of mold and possibly any asbestos containing materials which could be impacted by the cleaning and or removal of building materials and associated HVAC equipment. The scope shall also include providing cost estimates for all remediation efforts including any repairs necessary resulting from the remediation of mold. Repairs may include but are not limited to fire rated construction and finishes.

**Firm #1:**

Name and ID #: Primera Engineers, Ltd. #17350

Prequalification Expiration: 04/30/2026

BEP Certified Business: No

Reason for Recommendation:

Primera Engineers has the capability and resources to provide the design services immediately. They have experience working with CDB on similar projects such as CDB project #102-302-050 for mold remediation at Chain O'Lakes Conservation Area and State Park.

**Firm #2:**

Name and ID #: SmithGroup, Inc. #32114

Prequalification Expiration: 12/31/2026

BEP Certified Business: No

Reason for Recommendation:

SmithGroup has experience working on-site under CDB project 102-311-101 and is located close to the project site. The firm has experience working with CDB with 3 selections in the past 4 years and is capable of providing the design services.

**Firm #3:**

Name and ID #: JP Architects, Ltd. #34765

Prequalification Expiration: 11/30/2025

BEP Certified Business: Yes

Reason for Recommendation:

JP Architects is provided services on-site under CDB project #102-311-103 to Assess and Repair the Interpretive Center Roof. The firm is familiar with the facility and has provided numerous assessments under their recent IDIQ contract with CDB. The firm is a CEI certified MBE.

Concurrence with Recommendation to the Director for the Selection:

J. Brent  
Lance

[REDACTED] signed by J.  
Lance  
5.11.18  
06:00'

[REDACTED] signed by  
Edwards  
5.11.19  
06:00'

QBS Chair

Executive Director

**CDB PROJECT NO:** 654-002-001

**PROJECT DESCRIPTION:** Emergency West Roof Replacement

**PROJECT LOCATION:** IL Emergency Management Agency & Office of Homeland Security  
Rochelle Warehouse - Ogle County

**PROJECT AMOUNT:** \$TBD

**PROJECT SCOPE OF WORK:**

The Rochelle Warehouse (IEMA002-0001) is a 371,541 square foot, 2-story building established in 1966.

The scope of work provides for removing approximately 229,000 square feet of low-slope roofing and insulation down to the sloped roof deck on the west roof of IEMA Rochelle Warehouse (Building Number IEMA002-0001) and installing a new fully adhered single-ply roofing system with a cover board and insulation that meet the Illinois Stretch Energy Code. The work also includes new drain flashings, eliminating any abandoned HVAC equipment, removing and replacing the gutters, and installing new metal trim, and all necessary accessories. The existing roof assembly is a single ply membrane, over 1" of insulation board, over an asphalt BUR with pea gravel, over a pour gypsum/lightweight concrete, on steel deck. The work also includes removing and replacing any damaged metal decking. The scope of work assumes 50 percent metal deck replacement.

Hazardous materials may be encountered.

**ARCHITECT/ENGINEER:** Valdes Engineering Company (35227)  
Lombard, IL 60148

**APPROVED BY THE EXECUTIVE DIRECTOR:** 10/16/2025

# Small Contract/Emergency/Best Interest of the State - Selection Form

## Project Information

Project No.:

654-002-001

Project Budget:

TBD

Project Title:

Emergency Roof Replacement

Project Location:

IEMA Rochelle Warehouse

IL Emergency Management Agency & Office of Homeland Security

Date of Recommendation:

10/16/2025

Selection Type:

☐ Small Contract (CPO Signature Not Required)

☒ Emergency Services

☐ Best Interest of the State

Reason for Selection Method:

The IEMA-OHS Rochelle Warehouse was purchased to receive, store, stage and ship vital COVID response materials and supplies. As of June 30, 2025, the value of these materials exceeded \$31 million. With several successive heavy rain/high wind events this summer, the roof has deteriorated. It has led to failure of the ceiling decking including an incidence over this past weekend. The current situation causes us concern that falling debris poses a risk of injury to State employees and damage to the vital State property housed herein.

Concurrence with Recommendation to Use the Director Selection Method:

GERALD ST [REDACTED] by GERALD  
BURLINGHAM [REDACTED] NGHAM  
[REDACTED] 10/16/2025 15:18:00

CPO/SPO

Facility/Building Description:

The Rochelle Warehouse (Building Number: IEMA002-0001) is a 371541 g.s.f, 2 story building, established in 1966.

**Scope of Work:** The scope of work provides for removing approximately 229,000 square feet of low-slope roofing and insulation down to the sloped roof deck on the west roof of IEMA Rochelle Warehouse (Building Number IEMA002-0001) and installing a new fully adhered single-ply roofing system with a coverboard and insulation that meet the Illinois Stretch Energy Code. The scope also includes new drain flashings, eliminating any abandoned HVAC equipment, removing and replacing the gutters, and installing new metal trim, and all necessary accessories. The existing roof assembly is a single ply membrane, over 1" of insulation board, over an asphalt BUR with pea gravel, over a pour gypsum/lightweight concrete, on steel deck. The scope of work also includes removing and replacing any damaged metal decking. The scope of work assumes 50% metal deck replacement.

### Firm #1:

Name and ID #: Valdes Engineering Company #35227

Prequalification Expiration: 12/31/2026

BEP Certified Business: Yes

Reason for Recommendation:

Valdes Engineering is located close to project site and has the resources to begin design work immediately. The firm has experience working with CDB on a similar roofing project under CDB project # 120-050-059 to Replace Roofing and Upgrade HVAC Systems and Remediate Hazardous Materials.

### Firm #2:

Name and ID #: GreenAssociates, Inc. #29327

Prequalification Expiration: 01/31/2028

BEP Certified Business: N/A

Reason for Recommendation:

The firm has worked on 3 roofing projects with CDB within the past 5 years and is located nearby to the project site.

### Firm #3:

Name and ID #: Kenyon & Associates Architects, Inc. #27785

Prequalification Expiration: 02/28/2026

BEP Certified Business: N/A

Reason for Recommendation:

The firm has experience working on roofing projects with the State under CDB project # 120-200-129 for Emergency Assessment and Repair Roofs - Admin Building and Training Center.

Concurrence with Recommendation to the Director for the Selection:

J. Brent  
Lance

Digitally signed by J.  
Lance  
Date: 2025.10.16  
17:05'00'

Digitally signed by  
Tamakia J Edwards  
Date: 2025.10.16  
17:18:21 -05'00'

QBS Chair

Executive Director



## FY26 CDB BOARD MEETING SCHEDULE and DUE DATES

<b>DATE</b>	<b>DRAFT AGENDA</b>	<b>Board Items Due for Board Book For Draft Book Creation</b>	<b>BOARD ITEMS DUE TO THE CONSTRUCTION ADMINISTRATIVE ASSISTANT</b>
July 8, 2025	July 1, 2025	June 24, 2025	June 17, 2025
August 12, 2025	August 5, 2025	July 29, 2025	July 22, 2025
September 9, 2025	September 2, 2025	August 26, 2025	August 19, 2025
October 14, 2025	October 7, 2025	September 30, 2025	September 23, 2025
November 12, 2025		October 28, 2025	October 21, 2025
December 9, 2025	December 2, 2025	November 25, 2025	November 18, 2025
January 13, 2026	January 6, 2025	December 30, 2025	December 23, 2025
February 10, 2026	February 3, 2025	January 27, 2026	January 20, 2026
March 10, 2026	March 3, 2025	February 24, 2026	February 17, 2026
April 14, 2026	April 7, 2025	March 31, 2026	March 24, 2026
May 12, 2026	May 5, 2025	April 28, 2026	April 21, 2026
June 9, 2026	June 2, 2025	May 26, 2026	May 19, 2026