



**Capital
Development
Board**
Building a Better Illinois

**February
10, 2026
11:00am**

ILLINOIS

CAPITAL DEVELOPMENT BOARD

BOARD BOOK

**Chicago
Edwardsville
Springfield
Peoria**

JB PRITZKER, GOVERNOR

TJ EDWARDS, EXECUTIVE DIRECTOR

BOARD MEMBERS

**Eileen Rhodes, Chair
Pam McDonough, Vice Chair
Ama Addai
Araceli Garza
Saul Morse
Beverly Potts
Glyn Ramage**



CAPITAL DEVELOPMENT BOARD

February 10, 2026

The meeting of the Capital Development Board is being held in

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

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

Call: 312-535-8110 ACCESS CODE: 2631 315 2390 PASSWORD: CDB022026

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

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

Call To Order

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

Preliminary Items

3. Approval of the Agenda
4. Approval of January 13, 2026, Minutes 1-3

Board Action

Construction Region 3

5. Change Order – IDNR – Rend Lake Resort 4-6
6. Modification – ISP – ISP Metro East Complex 7-10

QBS

7. Architecture/Engineering Selection Recommendations from PSB 328 11-13

Informational Items

8. Change Order Following Proceed Order Report 14
9. Emergency Project Proceed Order / Change Order Report 15
10. Best Interest of the State Selection / Informational Item 16-22
11. FEP Update
12. Public Comment

Executive Session

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

SUBJECT: Meeting Minutes for January 13, 2026

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

The following Board Members were present:

<u>Chicago</u>	<u>Springfield</u>	<u>Peoria</u>
Chair Rhodes		Beverly Potts
Pam McDonough		
Ama Addai		

The following were present in Chicago:

Karla Springer, CDB	Amy Evans, CDB	Jesse Martinez, CDB
Jocelyn Sada, CDB	Darnita A. Lee, CDB	Ransom Gillespie, CDB
Blanca Riveria, CDB	Carla Yvonne, CDB	Julia Barnhardt, CDB

The following were present in Springfield:

David Ealey, CDB	Nathan Porter, CDB	Pat Randle, CDB
Christopher Crawford, CDB	Amy Romano, CDB	Kassandra Wilkin, CDB
Nicholas Klein, CDB	Kathryn Martin, CDB	Sean Carver, IDOT

The following were present via Webex:

Chris Kleine, Farnsworth	Nazih A. Kafe, CDB	Ugo Quiroz, CDB
Eric Ruck, Power Construction	Paul Kmetz, CDB	Jocelyn Sada, CDB
Paige Remmert, Prairie Engin	Luke Montgomery, CDB	Nathan E. Schroeder, CDB
Tim Schroeder, Prairie Engin	Christopher May, CDB	Stacy Smith, CDB
Brandon Stanley, SmithGroup	Natasia McDade, CDB	Greg Swanson, CDB
Maribel Acevedo, CDB	Joel Meints, CDB	David Tichy, CDB
Abraham Allen, CDB	Lauren Noll, CDB	Charla Travis, CDB
Brandon Henk, CDB	Robert Oxley, CDB	Trevor Parnell, CDB
Felicia Burton, CDB	Tim Patrick, CDB	Shea K. Votava, CDB
Amber Dooley, CDB	Markus Pitchford, CDB	Jeremy Walker, CDB
Amber Evans, CDB	Nate Porter, CDB	Kenneth Watkins, CDB
Jared Lingle, CDB	Nicole Power, CDB	
Jeff Cowhick, CDB	Elidio D. Quiballo, CDB	

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

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

Chair Rhodes made a motion to vote Saul Morse in to participate remotely due to transportation issues.

Pam McDonough 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 Pam McDonough seconded a motion to approve the minutes for the December 9, 2025, meeting. Chair Rhodes called for a vote, and the motion was approved unanimously.

Pam McDonough moved, and Ama Addai seconded a motion to approve the Executive Session Minutes for the December 9, 2025, meeting. Chair Rhodes called for a vote, and the motion was approved unanimously.

Blanca Rivera presented the following Change Order:

Change Order – NEIU – NEIU

CDB Project No. 817-010-055

Construct Education Building

SmithGroup

Change Order.....\$349,958.46

Chair Rhodes questioned the scope of the project. Brandon Stanley with the SmithGroup explained the permitting process.

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

David Ealey presented the following Change Order.

Change Order – IDOT – Cities of Columbia and O’Fallon

CDB Project No. 630-000-294, Phase 1

Renovate Existing Building and Construct Building

Green Associates

Change Order.....\$218,536.46

No questions were asked.

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

Ransom Gillespie presented the following A/E selection recommendations for PSB 327:

1.	546-015-026	Military Affairs Bloomington Readiness Center McLean County Repair and Replace Roadways, Parking Areas, Retaining Wall, Sidewalks, and Steps 1. GSG Consultants, Inc. 2. Russell W. Martain Engineering, P.C. 3. Hurst-Rosche, Inc.	Appropriation: \$4,700,000 Project Cost: \$4,700,000
2.	546-325-092	Military Affairs Camp Lincoln Springfield, Sangamon County Renovate Interior 1. GreenAssociates, Inc. 2. Poepping, Stone, Bach & Associates, Inc. 3. Hurst-Rosche, Inc.	Appropriation: \$2,500,000 Project Cost: \$2,500,000

Ama Addai moved, and Saul Morse seconded a motion to approve the previous A/E selections from PSB 327. Chair Rhodes called for a vote, and the motion was approved unanimously. Vice Chair McDonough was absent from this vote.

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

Chair Rhodes discussed the Construction Update.

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

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

The meeting adjourned at 11:22 a.m.

Project Number: 102-777-020

Description: Renovate Rend Lake Resort Facilities
Wayne Fitzgerald State Park
Whittington, Franklin County, IL

Client Agency: Department of Natural Resources (DNR)

Architect/Engineer: Trivers Associates, Inc.
218 West Main, Suite F
Belleville, IL, 62220

Total Project Budget: \$26,416,300.00
Unobligated Funds: \$ 2,374,559.25
Total Spent to Date: \$ 9,666,720.41
Percent Complete: 48% of Project Construction completed to date.

Project Manager: Luke Montgomery



Project History: The Wayne Fitzgerald State Park is an 84-building facility established in 1975. The renovation project consists of construction repairs to missing and deteriorated elements of building envelope assemblies, and interior finishes of Rend Lake Resort's (11) Duplex Cabins, Schooner and Flagship Boatels, Banquet facilities within the Conference Center, Restaurant and Bar Facilities, Gift Shop, boat ramps, docks, fishing piers, swimming pool, tennis courts, parking lots, security lighting, landscaping, and other recreational facilities at the site. Exterior and Interior project scope includes structural framing, wall siding, sheathing, and soffits; porch, balcony, railings, and dock decking; exterior finishes; interior finishes; plumbing fixtures, and lighting fixtures; MEP systems; commercial food service equipment; pool equipment; paving; and playground equipment.

During design it was determined that select structural steel members of the Flagship Boatel's exposed exterior walkway needed to be replaced. Once the construction phase had commenced, and the General Contractor started demolition, it was observed that more of the structural steel members had been compromised based on visual swelling of the tube steel than what was initially determined. When further investigation took place after this it was found that all horizontal structural steel members were also compromised due to the mechanical fasteners that had been used to install the decking of the walkways. The fasteners had allowed moisture to penetrate the tube steel which resulted in corrosion from the inside out. This was determined when the contractor assisted the Structural Engineer of record (Juneau) by drilling a hole into the steel allowing for a camera to pass inside of the steel and observe the failure from the inside.

Description of RFP Change: This change order will remove the existing horizontal tube steel and install new horizontal tube steel at the ceiling space areas of floor 1 and 2 of the Flagship Boatel walkways. As well as remove the current attached lighting conduit and replace it with new conduit. This conduit will be mounted under the fiberglass walkway to avoid penetrating the tube steel. Lastly, lighting will be mounted to the steel plates that are welded to the tube steel and both conduit and steel plates will be painted to match.

Requested Action: We are requesting board approval of Change Order G-69 in the amount of \$580,780.39 to provide for a structurally sound walkway that provides access and egress to and from the second and third stories of the Flagship Boatel.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Fager McGee Commercial Construction	General	\$ 580,780.39	\$ 21,453,000.00	2.71%
Total All Change Orders		\$ 580,780.39	\$ 21,453,000.00	2.71%



MEMORANDUM

TO: Ted Renner, Assistant Deputy Director of Construction
David Ealey, Regional Manager – Region 3

FROM: Luke Montgomery, Senior Project Manager

DATE: 1/28/2026

RE: Change Order G-69
Fager-McGee Commercial Construction, Inc.
102-777-020 Renovate Rend Lake Resort Facilities
Wayne Fitzgerald State Park - Franklin County

This project consists of the renovation of 16 different buildings across the resort complex. The intent of this project is to render the facility completely operational since it has sat vacant since December of 2016. As a result of the facilities vacancy and lack of a controlling vendor, building components have deteriorated and continue to deteriorate.

The Flagship Boatel is a 3 story, 10,392 square foot building constructed in 2004. This three-story boatel has an exterior walkway structure that provides access to the second and third story rooms. The walkway structure contains two stairways and an elevator with connected walkways and a roof. The bidding documents provided select repairs and replacement of structural steel members that were observable by the Structural Engineering team during design.

The 100% design phase concluded with the A/E's submission on 11/14/2023. The contractor didn't receive their ATP until 11/7/2024 due to some procurement hurdles that had to be navigated. This resulted in a minimum of one year time frame for further deterioration to occur. The General Contractor immediately mobilized and began demolition at the Flagship Boatel. While on site the Contractor made their observations of the steel structure and submitted an RFI on 12/6/2024. It was at this time that a chain of structural questions arose now that the structure had been exposed. Additional testing had to be performed on the site of the Flagship that kept us from moving forward with this additional scope. Once all those tests were performed, and nothing else was found of concern, the project team was able to proceed with designing the repairs of the walkway included in this change order.

During this process of investigating the steel, the team discovered that moisture was penetrating the steel through the mechanical fasteners used to attach the decking of the walkways. The project team confirmed this by inserting a camera inside of the steel members and confirmed that corrosion was occurring from the inside out. The team has gone to great lengths to ensure that there are no mechanical fastener penetrations to the structural steel members moving forward.

The project team is united in requesting the approval of Change Order G-69 to ensure the safety and longevity of the Flagship Boatel walkway.



**REQUEST FOR PROPOSAL
&
CHANGE ORDER**

Date: 10/29/2025

Change Order Number: G 69

1. (Contractor's Name, Address, Telephone, Fax & Attention)
Fager-McGee Commercial Construction
347 South Williams Street Murphysboro, IL 62966

CDB Project #: 102-777-020 Phase #: 1
CDB Project Name: Renovate Resort Facilities – Rend Lake
& Location: Wayne Fitzgerald State Recreation Area – Franklin County

Office: (618) 617-3900
Attn: Adam Hubbard

Mobile/Cell: (618) 300-9704
e-mail: ahubbard@fager-mcgee.com

CDB Contract #: 25042281
Contract Work: General

REQUEST for change by: **Contractor**

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:

Per RFI 6: At the Flagship Boatel the main structure of the walkway has internal structural issues with the horizontal steel at Levels 1 & 2. The tubes have visible swelling.

3.

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

4. At the Flagship Boatel walkway, remove existing horizontal tube steel and install new horizontal tube steel at levels 1 and 2. Remove the attached lighting conduit and replace with new. Mount new conduit to underside of fiberglass walkway to avoid penetrations to steel. Mount new lighting to steel plates welded to the new tube steel as described on BF-A-111 and BF-A-112. Paint conduit and plates to match (Proceed with painting as defined in Issued for Construction documents). The attached BF-S-115, BF-S-116, BF-S-117 drawings and 07 2160 Structural Thermal Break Material specification describe the steel replacement.

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

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 86 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 \$580,780.39

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 Trivers

DATE:

BY _____ *signature*
Amanda McAllister
Project Manager
print name
title

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER FIRM NAME

7. DATE:

BY _____ *signature*
print name
title

PRIME CONTRACTOR
FIRM NAME

DATE

BY _____ *signature*
Yeyo Granados
VP of Construction
print name
title

APPROVE as to form and content:

USING AGENCY name Department of Natural Resources

DATE:

BY _____ *signature*
print name
title

CDB/PM APPROVE

DATE:

BY _____ *signature*
Luke Montgomery
Region 3 Senior Project Manager
print name
title

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: 291-123-001, Phase 1

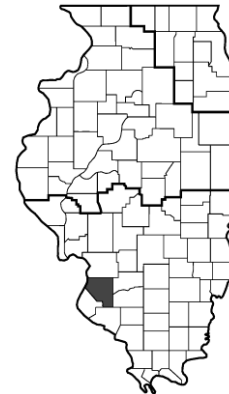
Description: Construct District Headquarters Complex
Illinois State Police Metro East Complex
East St. Louis, St. Clair, Illinois

Using Agency: Illinois State Police

Architect/Engineer: Moody Nolan
209 South LaSalle Street, Suite 820
Chicago, IL 60604

Total Project Budget: \$55,000,000.00
Unobligated Funds: \$ 182,513.00
Total Spent to Date: \$ 1,131,831.21
Percent Complete: 20% of Project completed to date

Project Manager: Ashlie Shaffer



PROJECT HISTORY: This new multi-mission facility will house Illinois State Police patrol, Investigations, and Communications. This strategic relocation will provide for an increase in preventative patrol presence, help solve violent crime, and improve regional safety in the area.

The scope provides for constructing a new district Headquarters Complex consisting of a 60,403 SF building which will contain offices and shared program space for various units such as Patrol, Internal investigations, Department of Innovation and Technology (DOIT), Telecommunications Services Bureau, Radio Network Services Bureau – 911, and a firing range. Included on the property but separate from this main building are a communications control tower, evidence storage space, and parking lots for both visitors and ISP.

PURPOSE OF THIS AGREEMENT MODIFICATION: This modification will allow the project to be separated into two phases. Phase 1 will allow for the civil/site work scope and Phase 2 will be for the building construction. This will create the opportunity to break ground for this heavily anticipated site during the summer of 2026. While also creating the opportunity to settle possible unforeseen conditions associated with the soils prior to bidding Phase 2. The modification will also adjust the contractual milestone dates of the project.

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	\$0.00	\$2,956,000.00	\$175,200.00	\$198,000.00	\$3,154,000.00
Additional Services	\$175,000.00	\$467,400.00	\$642,500.00	\$0.00	\$642,500.00
Contract Administration Fee	\$5,200.00	\$102,600.00	\$107,800.00	\$5,900.00	\$113,700.00
On Site Representative Reimb	\$0.00	\$385,000.00	\$385,000.00	\$0.00	\$385,000.00
Print Bid Documents	\$0.00	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00
Environmental Study	\$0.00	\$0.00	\$0.00	\$37,500.00	\$37,500.00
Geotechnical Investigation	\$0.00	\$45,000.00	\$45,000.00	\$8,750.00	\$53,750.00
LEED Registration Fee	\$0.00	\$8,000.00	\$8,000.00	\$0.00	\$8,000.00
Material Testing	\$0.00	\$32,000.00	\$32,000.00	\$0.00	\$32,000.00
Rendering	\$0.00	\$6,250.00	\$6,250.00	\$0.00	\$6,250.00
Site Survey	\$0.00	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00
Traffic Study	\$0.00	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00
TOTALS	\$180,200.00	\$4,053,350.00	\$4,233,550.00	\$250,150.00	\$4,483,700.00



MEMORANDUM

TO: David Ealey

FROM: Ashlie Shaffer

DATE: January 27, 2026

RE: 291-123-001 AE Modification Request

Request for Board Approval of Modification to Professional Services Agreement

In an effort to speed up the construction of the facility and break ground in the summer of 2026, this modification provides for separating the project into 2 phases. Phase 1 is to be a civil/sitework package to bid in June of 2026 and complete by the end of 2026. Phase 2 shall be for the remainder of the project and bid at the start of year 2027. This modification covers costs associated with an additional bid phase.

Due to scope additions by ISP that were not included in the budget, the project went through the programming phase 2 times as needed to determine a scope to match the available budget. This prolonged the design schedule resulting in a request from the Governor's office to break ground in the summer of 2026. The only way to accommodate this request is to start with sitework while the building design completes.

By starting the earthwork scope prior to releasing Phase 2 bid documents, it gives the opportunity to resolve any potential issues that arise from unforeseen soil conditions. Based on early geotechnical investigations, there are known to be unsuitable soils to haul off and some additional soils brought in and graded to desired elevation. Past use of the sites has left undetermined amounts of foundations in place and old utility lines that need removed.

Respectfully,

Ashlie Shafer

cc: David Ealey

MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD



Professional Services Agreement

Modification Number: **3**

Project Number: **291-123-001**

Date: **November 13, 2025**

Firm Name, Address
Moody Nolan, Inc.
209 S LaSalle St., #820
Chicago, IL 60604
Project Information

District Headquarters Complex, Phase 1 - Sitework Package
Illinois State Police Metro East Complex - East St. Louis, St.
Clair County
East St Louis, St. Clair County, Illinois

This Modification **Increases the Full Service Agreement by 6%**

Agreement Date: **2023-10-06** Contract: **23041410**

Scope/Purpose of this agreement modification: The scope of this modification provides for design, bidding and construction administration services needed to create a phase 2 bid package for site work associated with the construction of a new ISP District HQ in East St. Louis. This modification also establishes contractual milestone dates for the Phase 2 site package and updates the contractual milestone dates for the Phase 1 -Construct New ISP HQ.

Subject agreement amended as follows: Replaces Appendix A - M2 with Appendix A - M3; Replaces 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	\$.00	\$2,956,000.00	\$2,956,000.00	\$198,000.00	\$3,154,000.00
Additional Services	\$175,000.00	\$467,500.00	\$642,500.00	\$.00	\$642,500.00
Contract Administration Fee,	\$5,200.00	\$102,600.00	\$107,800.00	\$5,900.00	\$113,700.00
On-Site Representative Reim	\$.00	\$385,000.00	\$385,000.00	\$.00	\$385,000.00
Print Bid Documents in excess	\$.00	\$6,000.00	\$6,000.00	\$.00	\$6,000.00
Environmental Study	\$.00	\$.00	\$.00	\$37,500.00	\$37,500.00
Geotechnical Investigation	\$.00	\$45,000.00	\$45,000.00	\$8,750.00	\$53,750.00
LEED Registration Fee	\$.00	\$8,000.00	\$8,000.00	\$.00	\$8,000.00
Material Testing	\$.00	\$32,000.00	\$32,000.00	\$.00	\$32,000.00
Rendering	\$.00	\$6,250.00	\$6,250.00	\$.00	\$6,250.00
Site Survey	\$.00	\$15,000.00	\$15,000.00	\$.00	\$15,000.00
Traffic Study	\$.00	\$30,000.00	\$30,000.00	\$.00	\$30,000.00
TOTALS	\$180,200.00	\$4,053,350.00	\$4,233,550.00	\$250,150.00	\$4,483,700.00

Prepared by:

[Redacted]

1/13/2025

Date

By:

N/A

Using Agency approval

Date

AE Firm name: Moody Nolan, Inc.

B

[Redacted]

12/19/2025

ative

Date

Reviewed:

[Redacted]

/22/2025

Date

Print AE name, Title:

[Redacted]

Approved by:

Regional Manager

23-2025

Date

By:

Fiscal

Date

Final CDB
authorization

Print name/title

Date

APPENDIX A - M 3

A/E NAME: Moody Nolan, Inc.

CDB PROJECT NO: 291-123-001

CONSTRUCTION BUDGET:
\$46,228,127.00

CONTRACT NO: 23041410

DESIGN BUDGET: \$42,137,143.00

A	Basic Services Fee	\$3,154,000.00	
B	Additional Services	\$642,500.00	
C	Contract Administration Fee, CAF	\$113,700.00	
	Total Items A, B, C		\$3,910,200.00
D	Overhead & Profit Multiplier (Items B & E)	2.6	
E	On-Site Representative Reimbursement Allowance		\$385,000.00
F	Reimbursable Expenses		

	1	Print Bid Documents in excess of 0 sets	\$6,000.00	
	2	Environmental Services	\$37,500.00	
	3	Geotechnical Investigation	\$53,750.00	
	4	LEED Registration Fee	\$8,000.00	
	5	Material Testing	\$32,000.00	
	6	Rendering	\$6,250.00	
	7	Site Survey	\$15,000.00	
	8	Traffic Study	\$30,000.00	
		Total Item F:		\$188,500.00

PROJECT SCHEDULE – Phase 2 – Construct ISP HQ

Schematic Design	12/12/2025
Program Analysis	12/12/2025
Design Development Phase	7/30/2025
50 % Design	08/21/2026
100 % Design	10/16/2026
Bid Document Release	11/01/2026
Prime Bid	01/31/2027
A/E Substantial Completion	05/31/2028
A/E Final Acceptance	07/31/2028
A/E Contract Completion Date	03/02/2030

PROJECT SCHEDULE – Phase 1 – Site Work

100% Design	03/13/2026
Bid Document Release	04/20/2026
Bidding	06/11/2026
Substantial Completion	11/01/2026
Final Closeout	01/31/2027
A/E Contract Completion Date	03/02/2030

BASIC SERVICES FEE PAYMENT SCHEDULE

Program Analysis	11%	
Schematic Design	9%	
Design Development	13%	
Bid Documents	34%	
Bid Phase	4%	
Construction Phase	22%	
Construction Close-out	7%	

FOR CDB USE ONLY:

Total Contract Obligation (A + B + C + E + F) \$ \$4,483,700.00

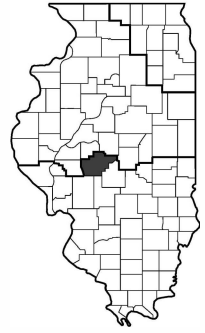
Rev. July 2009

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

Project Number	Firm/Job Description	Estimated Total Project Cost
104-600-020	Construct Accessible Entrance Ramp Department of Natural Resources/HPA Old State Capitol - Springfield, Sangamon County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Farnsworth Group, Inc. Ferry & Associates Architects, LLC Studio AH, LLC	\$TBD
830-010-355	Construct a Computer Science Addition for the Thomas M. Siebel Center University of Illinois University of Illinois - Urbana/Champaign, Champaign County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Bohlin Cywinski Jackson HDR Architecture, Inc. LMN Architects LLP	\$78,000,000

A/E SELECTION COMMITTEE RECOMMENDATIONS

2/10/2026



CDB PROJECT NO: 104-600-020

PROJECT DESCRIPTION: Construct Accessible Entrance Ramp

PROJECT LOCATION: Department of Natural Resources/HPA
Old State Capitol - Springfield, Sangamon County

APPROPRIATION AMOUNT: \$TBD

ESTIMATED TOTAL PROJECT COST: \$TBD

PROJECT SCOPE OF WORK:

The Old State Capitol (Q0100) is a 255,000 square foot, five-story building constructed in 1830.

The scope of work provides for the construction of an ADA compliant ramp to provide access from the exterior into the Old State Capitol. The ramp will be constructed over an existing underground parking garage and the site includes some unique challenges. Design teams should include all necessary consultants and must include a structural engineer in their submittals.

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.

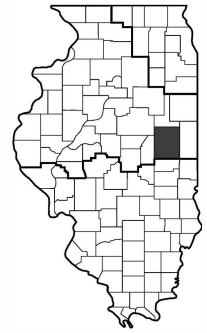
The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 328

A/E SELECTION COMMITTEE RECOMMENDATIONS

2/10/2026



CDB PROJECT NO: 830-010-355

PROJECT DESCRIPTION: Construct a Computer Science Addition for the Thomas M. Siebel Center

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

APPROPRIATION AMOUNT: \$20,000,000

ESTIMATED TOTAL PROJECT COST: \$78,000,000

PROJECT SCOPE OF WORK:

The University of Illinois - Urbana/Champaign is a 642-building facility established in 1878.

The scope of work provides for construction of an approximately 60,000 square foot above ground academic and research facility located adjacent to the existing Thomas M. Siebel Center for Computer Science. This multi-story facility will include flexible hardware labs, robotics and computing research space, offices and support areas for faculty, doctoral candidates, and postdoctoral fellows, and meeting areas. The scope also encompasses vertical circulation across all floors, as well as a physical connection with horizontal links to the existing Thomas M. Siebel Center for Computer Science.

The Thomas M. Siebel Center for Computer Science addition must reflect the University's facilities standards, align with its 2017 Campus Master Plan and associated Planning Reports, and comply with current Illinois Climate Action Plan (iCAP) goals. Sustainability and daylighting are key priorities. The selected consultant team will provide full professional services, including programming, design, documentation, and construction phase services, and should demonstrate experience with technically complex, sustainable, and multi-stakeholder public sector projects.

There will be a third-party independent commissioning agent assigned to this contract.

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.

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

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

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: 328

CHANGE ORDER FOLLOWING PROCEED ORDER REPORT

Project Number	Project Description	Proceed Order or Change Order Number	Total Amount of this Proceed Order, RFP or Mod & Date Executed	Total Amount of Associated RFPs/Mods & Date Executed	Percentage of RFP/Mod Work Completed
120-050-059	Department of Corrections - East Moline Correctional Center – East Moline, Rock Island County - Replace Roofing and Upgrade HVAC Systems and Remediate Hazardous Materials	PO G-5	\$430,000.00 4/8/2025	CO-G4A \$221,864.62 9/30/2025 CO-G4B \$200,586.00 1/15/2026 Total \$422,450.62	51.59% 46.65% 98.24%
321-210-005	Department of Human Services - Rushville Treatment and Detention Facility – Rushville, Schuyler County - Replace Electronic Lock Controls, CCTV and Intercom Systems	PO E-003	\$209,952.00 1/21/2025	CO E-003 \$209,952.00 1/06/2026	100%
818-010-096	Western Illinois University - Western Illinois University – Macomb, McDonough County - Performing Arts Center	PO G-090	\$3,028,130.00 2/13/2025	CO-G090 \$2,033,587.00 1/15/2026	67.16%

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	Department of Natural Resources/HPA – Pullman Factory Historic Site – Chicago/Cook County	CO G-4	\$692,316.10 1/26/2026	N/A	100%
125-080-006	Department of Juvenile Justice – Illinois Youth Center – Warrenville/DuPage County	CO G-009	\$2,093,085.69 1/27/2026	N/A	85%

*New information is in **bold**.

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

Project Number	Firm/Job Description	Estimated Total Project Cost	SUMMARY OF SELECTIONS LAST 5 YEARS
102-000-068	Demolish Old Office and Seed House Department of Natural Resources Statewide Program <i>SELECTED FIRM:</i> Geo. Bancroft Engineering, LLC	\$534,000	2 Selections Last Selection: 12/18/2025 Total Contracts: \$0 Remaining Contracts: \$0 Non-Minority Male
102-464-009	Assess and Repair Roofing System, Gutters, and Columns Department of Natural Resources Joel D. Brunsvold Building - Springfield, Sangamon County <i>SELECTED FIRM:</i> Exp U.S. Services Inc.	\$1,000,000	19 Selections Last Selection: 1/20/2026 Total Contracts: \$6,054,624 Remaining Contracts: \$2,435,079 Non-Minority Male
630-572-024	Demolish Existing Building and Construct New Building Department of Transportation District 9: Carbondale Headquarters - Jackson County <i>SELECTED FIRM:</i> Eggemeyer Associates Architects Inc.	\$826,200	9 Selections Last Selection: 12/18/2025 Total Contracts: \$2,101,388 Remaining Contracts: \$594,845 Non-Minority Male
810-028-028	Renovate Mechanical Systems Illinois Community College Board College of DuPage - Glen Ellyn, DuPage County <i>SELECTED FIRM:</i> Enercon, Ltd.	\$476,025	2 Selections Last Selection: 12/17/2025 Total Contracts: \$124,200 Remaining Contracts: \$41,455 Non-Minority Male

CDB PROJECT NO: 102-000-068

PROJECT DESCRIPTION: Demolish Old Office and Seed House

PROJECT LOCATION: Department of Natural Resources
Statewide Program

PROJECT AMOUNT: \$534,000

PROJECT SCOPE OF WORK:

The Gebhard Woods State Park is in Morris, Illinois and is part of the Illinois-Michigan Canal State Park. The Illinois and Michigan Canal State Trail is a 96-mile route in Northeastern Illinois.

This project provides for the complete demolition and removal of the Old Office and Seed House, including all associated foundation elements and utility tie ins. Following demolition, the areas should be graded to match the surrounding terrain and restored to allow for natural growth of vegetation.

The Old Office, located at 402 Ottawa St, Morris, Illinois 60450, is a single story, wood framed structure with a pitched roof building with an approximate total area of 3,300 square feet. Complete removal of all structural and foundation components, including the perimeter foundations, is required. The work also includes the full removal of 1,100 square feet of asphalt driveway.

The Seed House, located in Seneca, Illinois, is a rectangular, one story, wood framed structure measuring approximately 30 feet by 70 feet, with a height of about 12 feet. It is supported by 16-individual concrete pier foundations.

Hazardous materials may be encountered.

Bid documents will be available to bidders 6 months after the Professional Services Agreement is executed.

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.

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

ARCHITECT/ENGINEER: Geo. Bancroft Engineering, LLC (31641)
Northbrook, IL 60062

CDB PROJECT NO: 102-464-009

PROJECT DESCRIPTION: Assess and Repair Roofing System, Gutters, and Columns

PROJECT LOCATION: Department of Natural Resources
Joel D. Brunsvold Building - Springfield, Sangamon County

PROJECT AMOUNT: \$1,000,000

PROJECT SCOPE OF WORK:

The Joel D. Brunsvold Building:(A3355) is a 183,175 square foot, 4-story building established in 2001.

The scope of work provides for, but is not limited to, repairs and upgrades to the west and east side gutter systems; replacement of east gutter metal edge panels; interior ceiling repairs; replacing skylight windowpane; recaulking of existing skylights; full replacement of the roof's heat trace system; and restoration and recertification of the lightning protection system.

ARCHITECT/ENGINEER: Exp U.S. Services Inc. (32109)
Chicago, IL 60601

CDB PROJECT NO: 630-572-024

PROJECT DESCRIPTION: Demolish Existing Building and Construct New Building

PROJECT LOCATION: Department of Transportation
District 9: Carbondale Headquarters - Jackson County

PROJECT AMOUNT: \$826,200

PROJECT SCOPE OF WORK:

The Traffic Equipment Storage Building (D0906) is a one-story building constructed in 1997.

The Traffic Storage Building is a 42'x96' wood pole barn constructed on concrete piers with a concrete slab on grade that has fallen into disrepair. The scope of work provides for removing the existing building down to the slab on grade and replacing with a new pole barn of similar construction.

ARCHITECT/ENGINEER: Eggemeyer Associates Architects Inc. (26859)
Herrin, IL 62948

CDB PROJECT NO: 810-028-028

PROJECT DESCRIPTION: Renovate Mechanical Systems

PROJECT LOCATION: Illinois Community College Board
College of DuPage - Glen Ellyn, DuPage County

PROJECT AMOUNT: \$476,025

PROJECT SCOPE OF WORK:

The College of DuPage is an 8-building facility established in 1973.

The scope of work provides for design services to create a full complement of engineering, drawings and specifications for bidding and permitting purposes, replacing worn and inefficient mechanical equipment, replacement of BAS system, replacement of water boiler flues, boiler replacement, HVAC recommissioning and boiler breeching replacement.

Asbestos abatement may be required.

ARCHITECT/ENGINEER: Enercon, Ltd. (5183)
Evanston, IL 60201

SUBJECT: *Emergency Selection / Informational Item*

Project Number	Firm/Job Description	Estimated Total Project Cost	<u>SUMMARY OF SELECTIONS LAST 5 YEARS</u>
825-030-078	Emergency Replace Roof - Library Southern Illinois University Southern Illinois University - Edwardsville, Madison County <i>SELECTED FIRM:</i> Hurst-Rosche, Inc.	\$2,500,000	18 Selections Last Selection: 12/29/2025 Total Contracts: \$4,818,163 Remaining Contracts: \$2,192,624 Non-Minority Male

CDB PROJECT NO: 825-030-078

PROJECT DESCRIPTION: Emergency Replace Roof - Library

PROJECT LOCATION: Southern Illinois University
Southern Illinois University - Edwardsville, Madison County

PROJECT AMOUNT: \$2,500,000

PROJECT SCOPE OF WORK:

The Southern Illinois University - Edwardsville, is a 127-building facility established in 1961. The Lovejoy Library (S1000) is a 191,101 square foot, 5-story building established in 1965.

The roof of the Lovejoy Library (S1000) at Southern Illinois University Edwardsville is 25 years old and past its useful life. Much of the perimeter membrane wall flashing has delaminated away from the substrate and is being stretched and pulled away from the parapet wall. Multiple leaks have been reported, and signs of water infiltration are present within the building. The scope of work provides for removing approximately 45,000 square feet of low-slope gravel ballasted single-ply roofing, rigid insulation, and the original asphalt built-up-roofing down to the sloped concrete deck and installing a new single-ply roofing system with insulation that meets the Stretch Energy Code. The work also includes new drain flashings, installing new metal trim, and all related appurtenances.

ARCHITECT/ENGINEER: Hurst-Rosche, Inc. (21754)
East St Louis, IL 62203

FY26 PROPOSED CDB BOARD MEETING SCHEDULE

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

Meeting Locations:

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