



**Capital
Development
Board**
Building a Better Illinois

**January
13, 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

January 13, 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: 2866 143 7263 PASSWORD: CDB12026

Request for public comment 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 December 9, 2025, Minutes 1-4
5. Approval of December 9, 2025, Executive Session Minutes

Board Action

Construction Region 1

6. Change Order – NEIU – Northeastern Illinois University 6-10

Construction Region 3

7. Change Order – IDOT – Cities of Columbia and O’Fallon 11-14

QBS

8. Architecture/Engineering Selection Recommendations from PSB 327 15-17

Informational Items

9. Emergency Project Proceed Order / Change Order Report 18
10. Construction Update
11. Public Comment

Executive Session

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

SUBJECT: Meeting Minutes for December 9, 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
Pam McDonough
Ama Addai
Araceli Garza

Springfield

Saul Morse

Peoria

Beverley Potts

The following were present in Chicago:

Karla Springer, CDB	Jesse Martinez, CDB
Brent Lance, CDB	Amy Evans, CDB
Darnita A. Lee, CDB	Julia Barnhardt, CDB
Emilija Zgonjanin, CDB	Amy Romano, CDB
Lauren Grenlund, CDB	Ted Renner, CDB
Trevor Parnell, CDB	Nicholas Klein, CDB

Blanca Riveria, CDB
Lisa Hennigh, CDB
Marcy Joerger, CDB
Marcus Pitchford, CDB
Tim Patrick, CDB
Jocylin Sada, CDB

The following were present in Springfield:

Heather Parks, CDB	Christopher Crawford, CDB
Drew Stephenson, CDB	

James Cockrell, CDB

The following were present via Webex:

Scott Righter, BWC	Bradley Downen, CDB	Nicole Power, CDB
Noula Frigelis, DMA	Amber Evans, CDB	Elpidio Quiballo, CDB
Chris Kleine, Farnsworth Group	Frank Lowry, CDB	Robert Oxley, CDB
Anthony Lo Bello, FGMA	Joel Meints, CDB	Scott Satterlee, CDB
Mike Darling, KTCE	Kassandra Wilken, CDB	Nathan Schroeder, CDB
Jeff Baker, Sollitt	Kathryn Martin, CDB	Stacy Smith, CDB
Yves Jeanty, TAE	Paul Kmett, CDB	Greg Swanson, CDB
Ken Morris, EEC	Christopher May, CDB	David Tichy, CDB
Devon Travous, EEC	Natasia McDade, CDB	Matthew Trewartha, CDB
Maribel Acevedo, CDB	Leonard McGee, CDB	Tyler McKay CDB
Brandon Henk, CDB	Lisa Moriconi, CDB	Shea Votava, CDB
Charla Travis, CDB	Lauren Noll, CDB	Jeremy Walker, CDB
Amber Dooley, CDB	Nate Porter, CDB	Latonya Watson, CDB

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

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

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

Pam McDonough moved, and Ama Addai seconded a motion to approve the minutes for the November 13, 2025, meeting. Chair Rhodes called for a vote, and the motion was approved unanimously. Blanca Rivera presented the following Proceed Order:

Proceed Order – ICCB – South Suburban College

CDB Project No. 810-094-025

Construct Allied Health Addition

The Architects Enterprise

Proceed Order.....\$345,000.00

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

James Cockrell presented the following Modification:

Modification – IDOT – District 6 (Scott, Brown, and Adams Counties)

CDB Project No. 630-000-287

Construct Office/Maintenance, Cold Storage and Salt Storage Buildings

Blank, Wesselink, Cook & Associates

Modification.....\$232,810.00

Chair Rhodes questioned the soil remediation difference. Tim Patrick explained early in design; the estimated quantities determined more samples were needed.

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

Brent Lance presented the following A/E selection recommendations for PSB 325:

1.	810-010-009	Illinois Community College Board Harry S Truman College Chicago, Cook County Upgrade Building Envelope 1. Bailey Edward Design, Inc. 2. CSA Partners, Ltd. 3. WSP USA Buildings, Inc.	Appropriation: \$5,591,250 Project Cost: \$7,455,000
2.	810-011-002	Illinois Community College Board Kennedy-King College – Dawson Technical Institute Chicago, Cook County Replace Fire Alarm System 1. Interface Engineering, Inc. 2. Nes Builders, Inc. 3. AAA Engineering, Ltd.	Appropriation: \$1,677,375 Project Cost: \$2,236,500

3.	810-014-006	Illinois Community College Board Harold Washington College Chicago, Cook County Replace Escalators 1. Johnson Lasky Kindelin Architects, Inc. 2. Gregory Ramon Design Studio, Inc.	Appropriation: \$5,691,094 Project Cost: \$7,588,125
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Pam McDonough and Beverly Potts seconded a motion to approve the previous A/E selections from PSB 325. Chair Rhodes called for a vote, and the motion was approved unanimously.

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

Brent Lance presented the Emergency Selection / Informational Item.

Tim Patrick presented the Construction Project Completion Presentation.

Pam McDonough moved, and Ama Addai seconded a motion to move to Executive Session for the purpose of discussing the semi-annual review of closed session minutes and verbatim recordings from closed session that can be destroyed. Chair Rhodes called for a vote, and the motion was approved unanimously.

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

Araceli Garza, and Ama Addai seconded a motion to return to open session. Chair Rhodes called for a vote, and the motion was approved unanimously.

Regular session was reconvened at 11:53 a.m.

After the Semi-Annual Review of the Closed Session Minutes (5 ILCS 120/2(c)(21)) in Executive Session, Ms. Romano, General Counsel, recommended the following:

Executive Session Minutes to be opened:

Item#	Meeting Date
25-4	07-08-25
25-5	07-08-25
25-6	07-08-25

Executive Meeting Minutes to stay closed:

Item #	Meeting Date
25-7	08-12-25

Executive Session Verbatim Recordings to be Destroyed:

Item #	Meeting Date
24-1	05-14-24
24-2	05-14-24

Saul Morse moved, and Beverly Potts seconded a motion to approve the recommendations of Ms. Romano regarding the Executive Meeting Minutes. Chair Rhodes called for a vote, and the motion was approved unanimously.

Chair Rhodes asked for public comment. No public comments were given.

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

The meeting adjourned at 11:55 a.m.

EXECUTIVE MINUTES

Project Number: 817-010-055

Description: Construct Education Building
Northeastern Illinois University
Chicago, Cook County, Illinois

Using Agency: Northeastern Illinois University
(NEIU)

Architect/Engineer: SmithGroup, Inc.
35 E Wacker Dr Ste 900
Chicago, IL 60601

Total Project Budget: \$125,407,636.12

Unobligated Funds: \$ 23,494,943.13

Total Spent to Date: \$101,912,692.99

Percent Complete: 33%

Project Manager: Chima Uwanamodo



Project History: Northeastern Illinois University in Chicago is a 19-building facility established in 1900. The College of Business Management (T3100) is a 36,954 square foot 1-story building established in 1961, Building B (T3101) a 36,374 square foot, 1-story building established in 1961, Building C (T3102) is a 40,664 square foot, 9-story building established in 1961, Building D (T3103) a 59,519 square foot, 4-story building established in 1961, Building E (T3104) is an 84,826 square foot, 4-story building established in 1961, The Library (T3120) is a 141,232 square foot, 6-story building established in 1978, Lech Walesa Hall (T3118) is a 148,662 square foot 7-story building established in 1972 and Bernard Brommel Hall (T3117) is a 143,670 square foot, 3-story building established in 1971.

The scope of work for this project provides for the construction of an approximate 170,000 square feet Education Building to effectively meet the teaching, learning, service, and research needs of the University's students, faculty, staff and external constituents. NEIU serves the needs of its urban, working-class, first-generation students seeking to become teachers or receive advanced education degrees in the State of Illinois. The facility will include general and specialized classrooms, clinics and laboratories for undergraduate and graduate students and faculty, and meeting and conference spaces. The plan calls for the building to be completely wired for new technologies including distance education, a conference center, and a research and professional development center. It will accommodate specialized classrooms for Science Methods and Early Childhood, and Clinical areas for Special Education, Reading and Counselor Education. Spaces will accommodate new Graduate programs and a Research and Development Center to support graduate studies and student collaboration. The programs are crafted to provide all the tools necessary to teach teachers. The spaces will be flexible and available to elevate all learning at Northeastern Illinois University. The project is designed to achieve LEED Silver status and will include a second-floor roof deck with vegetation and seating as well as bird safe design with fritted glass and windows film to reduce bird strikes. The new Education Building will be comprised of two buildings, Buildings A and B that will be linked via an elevated connector bridge operating as a Teachers' Learning Resource Center with various specialized spaces.

Description of RFP Change: During permitting it was discovered that the 8" water line south of the proposed buildings is fed from a 6" main within N. St Louis, which was inconsistent with the topographic survey and documents provided by the client agency. The original flow test was performed on the main within N. St Louis, but ahead of the unknown reduction to 6" line. Supplemental flow tests were performed on the 8" line and pressure is not sufficient to meet code for the fire suppression system. A water line to the north of the site was also tested and this 8" line provided sufficient pressure to service the proposed buildings. Additionally, the Department of Water Management (DWM) requires the north 8" line that is being tapped have a hot box with shut off valves, a double check detector assembly (DCDA), along with a separate line to service the fire hydrants.

Requested Action: We are requesting board approval of change order G-06 in the amount of \$349,958.46 to address the water pressure code requirement for the building's fire suppression system along with installation of the hot box, double check detector assembly, and fire hydrant servicing line.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Power Construction Company, Inc.	General	\$349,958.46	\$94,554,300.00	0.37
Total All Change Orders		\$349,958.46	\$94,554,300.00	0.37



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Ama Addai
Araceli Garza
Saul Morse
Beverly Potts
Glyn M. Ramage

MEMORANDUM

TO: Blanca Rivera

FROM: Chima Uwanamodo [REDACTED]

DATE: December 10, 2025

RE: 817-010-055
Construct Education Building
Northeastern Illinois University
Chicago, Cook County

The scope of work provides for this approximately 170,000 square feet Education Building to effectively meet the teaching, learning, service, and research needs of the University's students, faculty, staff and external constituents. NEIU serves the needs of its urban, working-class, first-generation students seeking to become teachers or receive advanced education degrees in the State of Illinois. The facility will include general and specialized classrooms, clinics and laboratories for undergraduate and graduate students and faculty, and meeting and conference spaces. The plan calls for the building to be completely wired for new technologies including distance education, a conference center, and a research and professional development center. It will accommodate specialized classrooms for Science Methods and Early Childhood, and Clinical areas for Special Education, Reading and Counselor Education. Spaces will accommodate new Graduate programs and a Research and Development Center to support graduate studies and student collaboration. The programs are crafted to provide all the tools necessary to teach teachers. The spaces will be flexible and available to elevate all learning at Northeastern Illinois University. The project is designed to achieve LEED Silver status and will include a second-floor roof deck with vegetation and seating as well as bird safe design with fritted glass and windows film to reduce bird strikes. The new Education Building will be comprised of two buildings, Buildings A and B that will be linked via an elevated connector bridge operating as a Teachers' Learning Resource Center with various specialized spaces.

The project was Bid on October 29, 2024, the Authorization to Proceed was issued on January 17, 2025, the Groundbreaking held on August 12, 2025, and the project is expected to be Substantially Completed and have Final Acceptance within 800 and 890 calendar days from the date of Authorization to Proceed which will be March 28, 2027, and June 26, 2027, respectively. Presently, the project is at about the 33% construction completion stage.

During permitting it was discovered that the 8" water line south of the proposed buildings is fed from a 6" main within N. St Louis, which was inconsistent with the topographic survey and documents provided by the client agency. Original flow test was performed on the main within N. St Louis, but ahead of the unknown reduction to 6". Supplemental flow tests were performed on the 8" line and pressure is not sufficient to meet code for the fire suppression system. A line to the north of the site was also tested and this 8" line provided sufficient pressure to service the proposed buildings. Additionally, the Department of Water Management (DWM) required the north 8" line that is being tapped have a hot box with shut off valves and a double check detector assembly (DCDA) and a separate line servicing the fire hydrants.

This CDB Board Level Change Order G-06 valued at \$349,958.46 has gone through three alterations/rejections by Professional Services before arriving at this amount. The approval of Change Order G-06 is necessary to address the current low code required water flow pressure for the building fire suppression system and Chicago Department of Water Management requirement for a hot box with shut off valves and a double check detector assembly (DCDA) for the 8-inch line being tapped.

cc: Tim Patrick, Construction Administrator



**REQUEST FOR PROPOSAL
&
CHANGE ORDER**

Date: **07/01/2025**

Change Order Number: **G -06**

1. (Contractor's Name, Address, Telephone, Fax & Attention)
Power Construction
8750 W. Bryn Mawr Ave., Suite 500, Chicago, IL 60631

Office: (847) 214-6459 Mobile/Cell: (847) 417-3601
Attn: Eric Ruck e-mail: eruck@powerconstruction.net

CDB Project #: 817-010-055 Phase #: 1
CDB Project Name: Construct Education Building, Northeastern Illinois University
& Location: Chicago, Cook County

CDB Contract #: 25045641
Contract Work: General

REQUEST for change by: **A/E**

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: During permitting it was discovered that the 8" water line south of the proposed buildings is fed from a 6" main within N. St Louis, which was inconsistent with the topographic survey. Original flow test was performed on the main within N. St Louis, but ahead of the unknown reduction to 6". Supplemental flow tests were performed on the 8" line and pressure is not sufficient to meet code for the fire suppression system. A line to the north of the site was also tested and this 8" line provided sufficient pressure to service the proposed buildings. Additionally, the Department of Water Management (DWM) required the north 8" line that is being tapped have a hot box with shut off valves and a double check detector assembly (DCDA) and a separate line servicing the fire hydrants.

DESCRIPTION of change including reference to drawings and specifications revised new drawings and specifications issued. Sheet EX-01: New Sheet – Management of Traffic plan – MOT plan added based on comments from OUC review.
Sheet EX-02: New sheet - R.O.W. Construction Logistics Plan – Logistics plan added based on comments from OUC review.
Sheet C1.6N: New sheet – new demolition limits for underground water service piping, connection to existing service, and hot box.
4. Sheet C2.1N: New sheet - new layout limits with proposed sidewalk installation.

PTO – PLEASE TURN OVER SHEET FOR ADDITIONAL DESCRIPTION

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount. None	IMPORTANT NOTICE Disclosure of this information is mandatory in accordance with the Standard Documents for Construction. Failure to complete this will prevent payment for work completed and/or be a material breach of contract.
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6. CONSIDERATION: Work to be accomplished in 200 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 \$349,958.46 by the total sum of \$376,310.80
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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:		APPROVE as to form and content:	
A/E Firm Name SmithGroup, Inc.		USING AGENCY name Northeastern Illinois University	
BY DATE: 9/4/25 Brandon Stanley Principal		BY DATE: 9/4/25 Hemant Shah Project Architect	
COORDINATING CONTRACTOR or CONSTRUCT. MANAGER FIRM NAME Power Construction		CDB/PM APPROVE DATE: 10/01/2025	
7. BY DATE: Eric Ruck Project Manager		BY DATE: Chirina Uwanamodo Region 1 Senior Project Manager	
PRIME CONTRACTOR FIRM Power Construction DATE BY 5 Eric Ruck Project Manager		CDB APPROVE change order DATE BY DATE: Joel Meints CFO, CDB	

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

Project Number: 630-000-294, Phase 1

Description: Renovate Existing Building and Construct Building
Cities of Columbia and O'Fallon
St. Clair County, IL

Using Agency: Illinois Department of Transportation (IDOT)

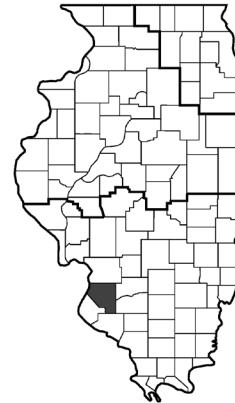
Architect/Engineer: Green Associates
1320 South Second Street
Springfield, IL 62704

Total Project Budget: \$6,645,000.00

Unobligated Funds: \$ 215,911.74

Total Spent to Date: \$1,693,819.33

Percent Complete: 37%



Project Manager: Patrick Randle

Project History: The Scott Dome Storage Facility is a 3-building facility constructed in 1998. The scope of work provides for the construction of an approximately 15,750 square foot heated truck storage building, including office space, lean to, and a wash bay.

The Columbia Office/Maintenance Garage Building (D0875) is a 6,879 square foot, pre-engineered metal building (PEMB) constructed in 1981. The scope of work provides for interior renovations to the offices, ready room, men's restroom, and women's restroom.

During interior renovations in the Columbia office, it was discovered that the existing roof was failing and allowing rainwater to infiltrate the interior space.

Description of RFP Change: This change order will be classified as a client agency request and will encompass the removal of the existing metal roof system and replace it with a new standing-seam metal roof system to IDOT specifications.

Requested Action: We are requesting board approval of change order G-007 in the amount of \$218,536.46 to remove the existing roof and replace it with a new standing-seam metal roof.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Johannes Construction	General	\$218,536.46	\$5,837,000.00	3.74%
Total All Change Orders		\$218,536.46	\$5,837,000.00	3.74%



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BOARD MEMBERS
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Ama Addai
Araceli Garza
Saul Morse
Beverly Potts
Glyn M. Ramage

MEMORANDUM

DATE: 12/17/2025
TO: Tim Patrick
FROM: Pat Randle
RE: RFPCO G-07
630-000-294 Renovate and Construct Building
St. Clair County, IL
PROJECT TEAM: Todd Hannah – Green Associates
Preston Johannes – Johannes Construction

The scope of this change order is as follows: remove existing metal panel roof system, gutter and downspouts. To follow is a new standing seam metal roof system with gutters and downspout to IDOT specifications.

This issue arose as the contractor removed the interior office and break room spaces. With a complete interior demo, we sustained a heavy rain event over a few days in July 2025 in which it was documented that the roof was failing and allowing rainwater to infiltrate the interior space in multiple areas. This issue was unknown to the client agency staff and more than likely the water amount was quickly absorbed by the previous existing construction material installed.

To move forward, the project team worked on a solution to address this issue in the most cost-effective manner for the State of Illinois while being reassured with a roof warranty. It was ultimately decided by the client agency and CDB that the existing roof system should be replaced with a new system.

A new roofing system was not part of the original scope of work for this project, however, in order to prevent water damage to the new interior break room and office spaces, a new roofing system will need to be installed on the building.



17 November 2025

Mr. Pat Randle, Project Manager
Capital Development Board
3rd Floor, Wm. G. Stratton Building
Springfield, Illinois 62703

Re: **IDOT Various Work – District 8**
Columbia and Scott Yards
CDB No. 630-000-294
GA Project No. 0529-2023084

Dear CDB:

The existing 1981 roofing at the Columbia Yard Building was found to be leaking upon demolition of the interior office space shown to be renovated on Construction Documents. Roofing work was not included in the design scope nor the construction scope for the Columbia Yard portion of the project. It was not determined to be an issue until after construction work had begun.

After review of the impact this will have on the interior renovation scope, the Client Agency requested design options from the A/E. Four options were provided to the Client Agency on 7 August 2025:

1. Replace all the fasteners over the renovated area (which may or may not fix leaks entirely) – No warranties
2. Install a coating (GA does not recommend but will entertain if this is the route IDOT would like to go. This is a band-aid fix and may or may not buy you a few years)
3. Replace only the portion of roof over the interior renovation, adding an expansion joint where the new roof meets the existing roof. (Warranty for new roof and expansion only)
4. Replace the entire roof. (Warranty – 20 to 30 years)

The Client Agency chose to replace the entire roof since this option is the most cost-effective solution over the life of the building.

We have provided to CDB a Proceed Order G-010 for approval to tarp the roof in the interim of this approval, however it would be in the best interest of all parties to install the new roof as soon as possible.

Sincerely,

GreenAssociates, Inc.

Desiree L. Loxley, Assoc. AIA

**Enlightened Design.
Practical Solutions.**

1437 Harmony Court
Itasca, Illinois 60143
847-317-0852

954 West Washington Blvd
Suite 605
Chicago, Illinois 60607
847-317-0852

1320 South Second Street
Springfield, Illinois 62704
217-522-3355

greenassociates.com

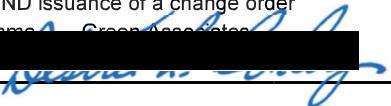
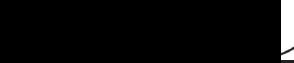
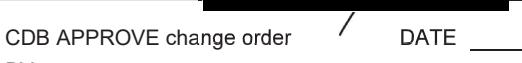
Stephen M. Chassee
William H.R. Taylor, AIA
Andrew G. McCall, AIA
Todd R. Hannah, AIA
George T. Prosiliakos, AIA
Andrew C. Jose

State of Illinois
CAPITAL DEVELOPMENT BOARD

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 31 October 2025

RFP Number: G-007

1. (Contractor's Name, Address, Telephone, Fax & Attention)	CDB Project #: 630-000-294 CDB Project Name: IDOT D8: Construct Building & Renovate Existing Building & Location: Scott Yard & Columbia Yard CDB Contract #: 25049941 Contract Work: General												
<p>1. (Contractor's Name, Address, Telephone, Fax & Attention)</p> <p>Johannes Construction Inc. 1214 Hester Ave Centralia, IL 62801 (618)533-3069 Fax () - Attn: Winchester Falbe e-mail: winchester@johannesConstructioninc.com</p>													
<p>2. REQUEST for change by: Client Agency</p> <p>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.</p>													
<p>3. REASON for change:</p> <p>Water damage was found inside the exterior wall cavity with evidence of standing water on the girts. The 1981 roof is leaking. Client Agency would like the interior of the building to be protected from further water damage.</p>													
<p>4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued.</p> <p>Provide new standing seam sheet metal roofing, include all trim and gutters/downspouts at the Columbia Yard Building D0875. Provide shop drawings for review after CDB approval of RFPCO. See attached G-007.1, G-007.2 & 07 41 13 Specification.</p>													
<p>5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.</p> <div style="border: 1px solid black; padding: 5px; margin-left: 20px;"> <p>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.</p> </div>													
<p>6. CONSIDERATION:</p> <p>Work to be accomplished in 120 Calendar Days from Approval of RFPCO.</p> <p>NOTE: Unless specifically indicated above, this does not extend the contract time.</p> <p>The Contract Sum is INCREASED by the total sum of.....\$ 218,536.46</p>													
<p>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:</p> <p>RECOMMEND issuance of a change order A/E Firm Name <i>Green Associates</i>  BY  signature</p> <p>COORDINATING CONTRACTOR or CONSTRUCT. MANAGER BY  signature</p> <p>CONTRACTOR BY Winchester Falbe DATE 11/26/2025 print name  signature title PM</p> <p>APPROVE as to form and content: USING AGENCY name IDOT 12/03/25 9:13 AM CST  signature</p> <p>CDB/PM APPROVE  signature</p> <p>CDB APPROVE change order BY  print name signature title</p>													
<p>8. FOR CDB USE ONLY</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Type of Change</td> <td style="width: 15%;">% Assess</td> <td style="width: 15%;">Package No.</td> <td style="width: 15%;">CO Date</td> <td style="width: 15%;">CO No.</td> <td style="width: 15%;">CO AMOUNT add (deduct)</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>\$ _____</td> </tr> </table>		Type of Change	% Assess	Package No.	CO Date	CO No.	CO AMOUNT add (deduct)	_____	_____	_____	_____	_____	\$ _____
Type of Change	% Assess	Package No.	CO Date	CO No.	CO AMOUNT add (deduct)								
_____	_____	_____	_____	_____	\$ _____								

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

Project Number	Firm/Job Description	Estimated Total Project Cost
546-015-026	Repair and Replace Roadways, Parking Areas, Retaining Wall, Sidewalks and Steps Department of Military Affairs Bloomington Readiness Center - McLean County	\$4,700,000
<i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>		
GSG Consultants, Inc. Hurst-Rosche, Inc. Russell W. Martin Engineering, P.C.		
546-325-092	Renovate Interior Department of Military Affairs Camp Lincoln, Springfield, Sangamon County	\$2,500,000
<i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>		
GreenAssociates Inc Hurst-Rosche, Inc. Poepping, Stone, Bach & Associates, Inc.		

A/E SELECTION COMMITTEE RECOMMENDATIONS

1/13/2026



CDB PROJECT NO: 546-015-026

PROJECT DESCRIPTION: Repair and Replace Roadways, Parking Areas, Retaining Wall, Sidewalks and Steps

PROJECT LOCATION: Department of Military Affairs

Bloomington Readiness Center - McLean County

APPROPRIATION AMOUNT: \$4,700,000

ESTIMATED TOTAL PROJECT COST: \$4,700,000

PROJECT SCOPE OF WORK:

The Bloomington Readiness Center (H0100) is a 43,639 square foot, 2-story building constructed in 1950.

The scope of work includes, but is not limited to, repair or replacement of the retaining wall, sidewalks and steps in front of the building, as well as repairing the landscape and areas disturbed by construction activity around the building, while maintaining positive drainage away from the structure.

The scope of work shall also include replacing approximately 7,600 square yards of roadways and parking areas, along with subbase improvements, replacing/installing light poles, and any other associated work necessary.

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

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

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

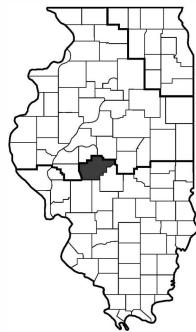
A combined MBE/WBE goal of 20 percent is applicable to the A/E team.

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 327

A/E SELECTION COMMITTEE RECOMMENDATIONS

1/13/2026



CDB PROJECT NO: 546-325-092

PROJECT DESCRIPTION: Renovate Interior

PROJECT LOCATION: Department of Military Affairs
Camp Lincoln, Springfield, Sangamon County

APPROPRIATION AMOUNT: \$2,500,000

ESTIMATED TOTAL PROJECT COST: \$2,500,000

PROJECT SCOPE OF WORK:

The South Readiness Center JFHQ Family Program Department of Information (H3407) is a 64,581 square foot, 3-story building constructed in 1942.

The scope of work provides for the testing and abatement of all asbestos-containing floor tile and mastic throughout the building and replacing the flooring and trim as necessary.

The work shall also include repairing or replacing all interior doors throughout the building, replacing acoustical grid ceilings where necessary and painting interior walls and ceilings, as well as replacement of signage as needed.

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

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

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

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: 327

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
120-175-148	Illinois Department of Corrections – Menard Correctional Facility – Emergency Boiler House Repairs and Upgrades – Menard, Randolph County, IL	CO H-9	\$1,500,000.00 1/5/2026	N/A	100%

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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