



**Capital
Development
Board**
Building a Better Illinois

**June 9,
2026
11:00am**



ILLINOIS

CAPITAL DEVELOPMENT BOARD

BOARD BOOK

**Chicago
Edwardsville
Springfield
Peoria**

JB PRITZKER, GOVERNOR

TJ EDWARDS, EXECUTIVE DIRECTOR

BOARD MEMBERS

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



CAPITAL DEVELOPMENT BOARD

June 9, 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: 286 608 11437 PASSWORD: CDB62026

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 May 12, 2026, Minutes 1-7

Board Action

Construction Region 1

5. Single Bid -Suburban North Regional Office Building 8-11
6. Modification – IDOT – Woodstock Team Section Headquarters..... 12-14

Construction Region 2

7. Modification – U of I Urbana-Champaign – Altgeld Hall 15-19

Construction Region 3

8. Change Order – DNR – Rend Lake Resort Facilities..... 20-23
9. Modification – SIUE – Peck Building 24-26

QBS

10. Architecture/Engineering Selection Recommendations from PSB 332 27-29

Informational Items

11. Public Comment

Executive Session

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

SUBJECT: Meeting Minutes for May 12, 2026

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

The following Board Members were present:

Chicago
Chair Rhodes
Vice Chair Pam McDonough
Ama Addai

Springfield
Saul Morse

Peoria
Beverly Potts

The following were present in Chicago:

Karla Springer, CDB	Mark Jones, CDB	Carla Yvonne, CDB
Blanca Rivera, CDB	Ransom Gillespie, CDB	Brent Lance, CDB
Jocelyn Sada, CDB	Charla Travis, CDB	Jesse Martinez, CDB
Julia Barnhardt, CDB		

The following were present in Springfield:

Amy Evans, CDB	Chris Crawford, CDB	Crystal Kitchen, CDB
Alexis Robison, CDB	Amy Romano, CDB	Melissa Porter, CDB
Lisa Hennigh, CDB	Tyler McKay, CDB	Ted Renner, CDB
Drew Stephenson, CDB	James Cockrell, CDB	Trevor Parnell, CDB

The following were present via Webex:

Steven Dowd, Affiliated Eng.	Dan Hopper, River City	Jocelyn Sada, CDB
Chadd Harrison, Architizer	Jason Love, River City	Marcy Joerger, CDB
Vickie Apostolopoulos, Arch.	Maria Godoy, RME	Nazih A. Kafe, CDB
Delanie Alcazar, dbHMS	Jonathan Owens, SM&W	Kathryn Martin, CDB
Richard Weitzel, Delta Engin.	Laura Tucker, ZGF	Nicholas Klein, CDB
Clark Halstead, Dewberry	Steven J. Chang, ZGF	Paul Kmett, CDB
Nick Harden, Dewberry	Matthew Wolf, CMS	Lisa Meyers, CDB
Nenad Radisic, EXP	Micaela Vidana, EEC	Luke Montgomery, CDB
Chris Kleine, Farnsworth Grp.	Devon Travous, EEC	Christopher May, CDB
Leticia Murray, Gensler	Justin Herren, ISU	Natasia McDade, CDB
Warren J Hendrickson, HDR	Amada Ascencio, CDB	Joel Meints, CDB
Yesica Flores, MEPIS	Andrea Hunt, CDB	Nichelle Glover, CDB
Scott Kuyken, Primera Engin.	Gerald Burlingham, CDB	Lauren Noll, CDB
Tim Schroeder, Prairie Engin.	Christina Gunther, CDB	Leslie Nunes, CDB
Nathen Leach, Prairie Engin.	Darnita A. Lee, CDB	Heather Parks, CDB
Jill Deichmann, Primera	Doug Daniels, CDB	Marjus Pitchford, CDB
John Petersen, Ratio Design	Amber Evans, CDB	Nate Porter, CDB
Ed Scopel, Ratio Design	Lauren Grenlund, CDB	Nicole Power, CDB
Andy Cook, River City	Jared Lingle, CDB	Nathan Schroeder, CDB

Drew Stephenson, CDB
Sherri Sullivan, CDB
Scott Sumner, CDB
Greg Swanson, CDB
David Tichy, CDB
Charla Travis, CDB
Matthew Trewartha, CDB
Kenneth Watkins, CDB
Allison White, CDB

Jason Chochola, Gannett Flemming
Cara Regan, Perkins Eastman
Nathaniel Cox, Cordogan, Clark
Jeremy Whitener, Perkins Eastman
Ramu Ramachandran, Perkins Eastman
Edward Brengle, Thorton Tomasetti
Jason Ackerman, William Brothers

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

Amy Evans took roll call. Chair Rhodes, Vice Chair McDonough, Ama Addai, Saul Morse and Beverly Potts were present.

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

After the approval of the May 12, 2026, agenda, it was discovered that item number 11 was listed under the incorrect region. This agenda item should have been listed under region 2 and not region 3.

Pam McDonough moved, and Saul Morse seconded a motion to approve the minutes for the April 14, 2026, meeting. Chair Rhodes called for a vote, and the motion was approved unanimously.

Pam McDonough moved, and Beverly Potts seconded a motion to approve the Executive Session minutes for the April 14, 2026, meeting. Chair Rhodes called for a vote, and the motion was approved unanimously.

Blanca Rivera presented the following Change Order.

Change Order – DHS – Elgin Mental Health Center

CDB Project No. 321-055-137

Replace Sections of Electrical Main Loop

Primera Engineers Ltd.

Change Order.....\$459,710.05

Chair Rhodes asked about the drawings. Blanca Rivera explained where the drawings came from. Ama Addai asked about the timeline for completion. Mark Jones from CDB explained the timeline for the rest of the project.

Pam McDonough moved, and Ama Addai seconded a motion to approve the Change Order.

Chair Rhodes called for a vote, and the motion was approved unanimously.
Blanca Rivera presented the following Modification:

Modification – DMA – North Riverside Armory

CDB Project No. 546-235-022

Construct Vehicle Maintenance Shop

Gannette Fleming Architects

Modification.....\$326,622.00

Chair Rhodes questioned the timeline. Blanca Rivera explained how post award documentation, water service redesign requests, and utility coordination added to the delay.

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

James Cockrell presented the following Change Order:

Change Order – DJJ – Illinois Youth Center

CDB Project No. 125-000-005, Phase 1

Construct and Renovate Facilities

Cordogan Clark & Associates

Change Order.....\$217,137.97

Chair Rhodes questioned the hard water issues. James Cockrell and Alexis Robison, from CDB, explained the issues were related to unused cottages and water quality.

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

James Cockrell presented the following Change Order:

Change Order – IBHE – Western Illinois University

CDB Project No. 818-010-096 Phase 1

Construct Performing Arts Center

AECOM

Change Order.....\$226,340.94

No questions from the Board.

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

James Cockrell presented the following Proceed Order:

Proceed Order – IBHE – Illinois State University

CDB Project No. 821-010-097. Phase 1

Renovate Visual Arts Center Complex Wonsook Kim College of Fine Arts Rehabilitation

Ratio States, PLLC

Proceed Order.....\$294,910.00

Chair Rhodes asked for an explanation of the Proceed Order. Medeny Guy, from CDB explained the reasoning as to why they went with a Proceed Order.

Saul Morse moved, and Pam McDonough seconded a motion to approve the Proceed Order.

Chair Rhodes called for a vote, and the motion was approved unanimously.

James Cockrell presented the following Proceed Order:

Proceed Order – DMA – Peoria Army Aviation Support Facility

CDB Project No. 546-261-010

Renovate Hanger Building and Flight Operations Building

Dewberry Engineers Inc.

Proceed Order.....\$1,497,000.00

Chair Rhodes about the soil. James Cockrell explained the soil.

Pam McDonough moved, and Beverly Potts seconded a motion to approve the Proceed Order.

Chair Rhodes called for a vote, and the motion was approved unanimously.

Blanca Rivera presented the following Modification:

Modification – CMS – Central Computing Facility

CDB Project No. 250-000-020

Increase Required Electrical Capacity

Modification.....\$1,224,664.00

XP US Services, Inc.

Chair Rhodes questioned the current electric capacity. Chrystal Kitchen, from CDB, explained the current capacity and how they are allowing for growth.

Saul Morse moved, and Pam McDonough 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 331:

1.	573-000-005	Department of Public Health Statewide Construct a Public Health Laboratory 1. Solomon, Cordwell, Buenz & Associates, Inc. 2. HDR Architecture, Inc. 3. Perkins Eastman Architects, D.P.C.	Appropriation: \$271,100,000 Project Cost: \$226,356,700
2.	816-010-045	Governors State University Governor State University, University Park – Will County Renovate Building E 1. Gensler Architecture, Design & Planning, P.C. 2. Jahn Architects, Inc. 3. Architrave, Ltd.	Appropriation: \$11,000,000 Project Cost: \$11,000,000

For Project Number 573-000-005, Chair Rhodes asked for an explanation of how the A/E was selected. Brent Lance explained the qualifications.

For Project Number 816-010-045, Chair Rhodes asked if this was a new firm. Brent Lance explained they were not.

Pam McDonough moved, and Ama Addai seconded a motion to approve the previous A/E selections from PSB 331. Chair Rhodes called for a vote, and the motion was approved Unanimously.

Amy Evans presented the proposed FY27 Board meeting schedule for board approval.

Pam McDonough moved, and Beverly Potts seconded a motion to accept the FY27 proposed meeting schedule. Chair Rhodes called for a vote, and the motion was approved Unanimously

FY27 PROPOSED CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 14, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
August 11, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
September 8, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
October 13, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
November 10, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
December 8, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
January 12, 2027	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
February 9, 2027	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
March 9, 2027	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
April 13, 2027	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
May 11, 2027	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
June 8, 2027	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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Lisa Hennigh presented the Emergency Project Proceed Order/Change Order Report.

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

Jesse Martinez presented the FEP update.

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

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

The meeting adjourned at 12:22 p.m.

CDB Project No. 250-150-013, Phase 1

Replace BAS System
Suburban North Regional Office Building
9511 Harrison St.
Des Plaines, Cook County, Illinois



Subject: Single Bid Award

CDB Project Manager: Elpidio Quiballo Jr.

Project History:

The result of the Bid Opening on 5/19/2026 resulted in a Single Bid for Ideal Heating Company. They came in under the A/E estimate and an A/E Analysis Letter is provided. Estimate: \$2,590,261.40 Bid: \$1,263,000

Requested Action:

CMS is requesting Board Approval of the single bid to Ideal heating in the amount of \$1,263,000.00.

Architect/Engineer: CCJM
303 East Wacker Drive, Suite 303
Chicago, IL 60601

<u>TRADE</u>	<u>BASE BID + ALT 1</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Other	\$1,263,000.00	\$2,590,261.40	49%

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

Ideal Heating
9515 Southview Avenue
Brookfield, IL 60513

Other Work: \$1,263,000.00

MEMORANDUM

TO: Blanca Rivera, Regional Manager

FROM: Elpidio Quiballo Jr., Project Manager

DATE: May 28, 2026

RE: 250-150-013-01
BAS Replacement
Suburban North Regional Office Building
9511 Harrison St. Des Plaines, IL 60016

The referenced project was bid on May 19, 2026, under a single trade to provide for replacing the Building Automation System front-end equipment and software at Suburban North Regional Office Building in Cook County. The project was advertised for a full month. It received one bid from a general contractor. The project scope is strictly replacing the Building Automation System front-end equipment and software; there is no other general or electrical work included.

There was only one prospective bidder holding plans for the project and plans were distributed to multiple plan rooms as well as being publicly available on CDB's website. Only two contractors - Forza Construction and Ideal Heating - attended the pre-bid meeting.

It was clear that regardless of outreach or time, we were likely only going to receive one bid. The A/E received only one request for bid documents from AMA Industries.

Due to the specialty niche of this project, it is my opinion that it is not possible to create more competition for this project. I request that this single bid be considered for approval by the Board.

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

cc: Ted N. Renner, Assist. Deputy Dir. of Construction; Chris Crawford, Construction Admin. Assistant II; Blanca Rivera, Region 1 Manager

Memorandum

Date: 05.21.26

Project: 250-150-013 PH1 Replace BAS System

Subject: Ideal Heating Bid Analysis

From: Kieran Healy, PE

Distribution: Elpidio Quiballo Jr., Paul Ghassan, file

Dear Elpidio,

At your request, we are providing our analysis of the \$1,263,000 bid provided by Ideal Heating for the above referenced project that was under the PPCB estimate of \$2,590,261.40.

After discussions with Chaz Usher, the project manager who assembled the bid package for Ideal Heating, we have obtained a breakdown of the fee and detailed controls scope of work and confirmed that all scope and project conditions are accounted for. Ideal Heating reached out to (14) separate controls vendors for the work and only (4) provided bids. The two lowest bids were excluded for not providing all of the controls scope indicated on the drawings. The two highest bids were competitive and the lowest of these two was selected.

In conclusion, after reviewing the estimate with Ideal Heating, it is our opinion that they have done their due diligence to capture all of the project scope and their bid is acceptable.

CCJM
5/21/2026



From: [Kieran Healy](#)
To: [Quiballo, Elpidio D.](#)
Cc: [Kris Kosciarz](#)
Subject: [External] Re: 250-150-013 – SNROB - Replace BAS System - Plan Holder List
Date: Thursday, May 28, 2026 10:26:05 AM

Only one person contacted me directly for bid documents

Dave Everett | Sales & Project Manager

DEVERETT@AMS-PMT.COM

Client Services Group

Cell: 331.775.8134

www.amsindustries.com

Requested & Sent Documents: 5/6/2026

Kieran Healy, PE (IL, MD, NY)

Mechanical Engineer

CCJM

303 East Wacker Drive

Suite 303

Chicago, IL 60601

Main: 312.669.0609

Fax: 312.669.0525

Direct: 312.626.2991

Email: khealy@ccjm.com

www.ccjm.com

***Energy Innovators, Commissioning Agents, Multi-Disciplined Engineers,
Minority-Owned***

From: Quiballo, Elpidio D. <Elpidio.Quiballo@Illinois.gov>
Sent: Thursday, May 28, 2026 10:16 AM
To: Kieran Healy <KHealy@ccjm.com>
Cc: Kris Kosciarz <KKosciarz@ccjm.com>
Subject: RE: 250-150-013 – SNROB - Replace BAS System - Plan Holder List

Kieran,

Can you forward a copy of your Plan Holder List at the Bid Phase?

Thanks,

Project Number: 630-056-005, Phase 1

Description: Demolish Buildings/Construct Vehicle Drive-Through Facility; Renovate Building
District 1: Woodstock Team Section Headquarters
McHenry County, Illinois

Using Agency: IDOT

Architect/Engineer: Valdes Architecture and Engineering
100 W 22nd St.
Lombard, IL 60148

Total Project Budget: \$20,040,196.00
Unobligated Funds: \$1,596,550.00
Total Spent to Date: \$416,023.71
Percent Complete: 2% of Project completed to date

Project Manager: Micheal Klepitsch



PROJECT HISTORY: The Maintenance Storage Building 117 (D0122) is 6,048 square foot, 2-story building established in 1957. The Material Storage Building (D0123) is a 2,880 square foot, one-story building established in 1957. The Equipment Storage Building (D0125) is 3,696 square foot, one-story building established in 2005. The Maintenance Storage Building and Material Storage buildings are outdated and need to be replaced to house IDOT's current fleet of vehicles. The Equipment Storage Building needs restoration to accommodate IDOT accessory equipment to meet current storage needs and requirements to house equipment under a roof in a dry environment.

The scope of work includes demolition of a Maintenance Storage Building and a Material Storage Building and construction of a new drive-through maintenance facility. The new structure will include offices, a break room, 2 mechanics bays, a wash bay, a parts room, space to store approximately 22 heavy trucks and space to store approximately 2 off-road equipment vehicles. The scope of work for the existing Equipment Storage Building (D0125) includes installing concrete floors, floor drains, overhead heaters, insulation, water connection, oil/water separator, and a pressure washer. Site work commensurate with scope of work will be required. The scope of the project may include, but is not limited to, civil, structural, architectural, electrical, plumbing, heating, ventilation, and data.

PURPOSE OF THIS AGREEMENT MODIFICATION: The Basic Service fee increased due to the increased project budget. Additionally, the modification includes an increase in the design testing reimbursable for fire hydrant testing. Milestones changed following 100% Design with the updating dates being 6/23/2026 for Bid Release: 8/14/2026. With Prime Bid on 9/11/2026 and AE Substantial Completion in 12/3/2027, AE Final Acceptance on 3/24/2028 and AE Contact Completion on 12/03/2029.

SUBJECT AGREEMENT AMENDED AS FOLLOWS

Fee Description	Total Obligation per Original Agreement	Total Amount of Previous Modifications	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	\$775,700.00	\$0.00	\$775,700.00	\$310,000.00	\$1,085,700.00
Contract Administration Fee	\$23,200.00	\$0.00	\$23,200.00	\$9,300.00	\$32,500.00
On-Site Representative Reimbursement	\$44,000.00	\$0.00	\$44,000.00	\$0.00	\$44,000.00
Design Testing	\$31,900.00	\$0.00	\$31,900.00	\$1,500.00	\$33,400.00
Construction Testing	\$28,650.00	\$0.00	\$28,650.00	\$0.00	\$28,650.00
Totals	\$903,450.00	\$0.00	\$903,450.00	\$320,800.00	\$1,224,250.00



MEMORANDUM

May 28, 2026

TO: Blanca Rivera, Regional Manager [REDACTED]

FROM: Michael Klepitsch, Senior Project Manager [REDACTED]

RE: 630-056-005- Demolish Buildings/Construct Vehicle Drive-Through Facility and Renovate Storage Building Woodstock Team Section Headquarters - McHenry
Modification Number 1 - Valdes Architecture and Engineering
100 W 22nd St. Lombard, IL 60148

The scope of this project includes demolition of a Maintenance Storage Building and a Material Storage Building and construction of a new drive-through maintenance facility. The new structure will include offices, a break room, 2 mechanics bays, a wash bay, a parts room, space to store approximately 22 heavy trucks and space to store approximately 2 off-road equipment vehicles. The scope of work for the existing Equipment Storage Building (D0125) includes installing concrete floors, floor drains, overhead heaters, insulation, water connection, oil/water separator, and a pressure washer. Site work commensurate with scope of work will be required. Professional design fees increased due to an increase to the project budget during the design phase. During design development the A/E identified that the original project budget of \$12,500,000.00 was insufficient for the published scope of the work based on current cost estimates. The A/E provided several design options including one option that was within the original project budget, however it did not meet the required scope of work for this project. IDOT reviewed various cost options and selected a design option that met the project scope. IDOT recently issued a commitment letter increasing the project budget to \$20,040,196.00 based on the A/E's 50% design construction cost estimate.

Valdes Architecture and Engineering corresponded with CDB's Contract Executive Nicole Udoh to establish increased design fees based on the A/E's 50% design construction cost estimate. The additional design fees total \$320,800.00 as itemized and submitted under Modification Number 1. Additionally, the modification includes an increase in design testing as a reimbursable for fire hydrant testing. Milestones dates also changed as follows 100% Design: 6/23/2026, Bid Release: 8/14/2026, Prime Bid: 9/11/2026, AE Substantial Completion 12/3/2027, AE Final Acceptance 3/24/2028 and AE Contract Completion 12/03/2029. Attached is and excerpt of Modification Number 1 for reference.

Requested Action: CDB Construction is requesting Board approval of Modification Number 1 in the amount of \$320,800.00 as negotiated by Contract Executive Nicole Udoh.

cc:
Chris Crawford

MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD



Professional Services Agreement

Modification Number: **1**

Project Number: **630-056-005**

Date: March 25, 2026

Firm Name, Address
Valdes Architecture and Engineering
100 W 22nd St
Lombard, IL 60148
Project Information

Demolish Buildings/Construct Vehicle Drive-Through Facility;
Renovate Building
District 1: Woodstock Team Section Headquarters - McHenry
County
Woodstock, McHenry County, Illinois

This Modification Increases the Full Service Agreement by 36%

Agreement Date: 2024-11-12 Contract: 25060410

Scope/Purpose of this agreement modification: Basic Service fee increase due to increased project budget. Additionally, modification includes an increase in design testing reimbursable for fire hydrant testing. Milestones changed as follows 100% Design: 6/23/2026 Bid Release: 8/14/2026 Prime Bid: 9/11/2026 AE Substantial Completion 12/3/2027, AE Final Acceptance 3/24/2028 and AE Contract Completion 12/03/2029

Subject agreement amended as follows: Replace Appendix A with Appendix A M-1

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	\$775,700.00	\$.00	\$775,700.00	\$310,000.00	\$1,085,700.00
Contract Administration Fee,	\$23,200.00	\$.00	\$23,200.00	\$9,300.00	\$32,500.00
On-Site Representative Reim	\$44,000.00	\$.00	\$44,000.00	\$.00	\$44,000.00
Design Testing	\$31,900.00	\$.00	\$31,900.00	\$1,500.00	\$33,400.00
Construction Testing	\$28,650.00	\$.00	\$28,650.00	\$.00	\$28,650.00
TOTALS	\$903,450.00	\$.00	\$903,450.00	\$320,800.00	\$1,224,250.00

Prepared by _____ 4/8/2026
Date

AE Firm name: Valdes Architecture and Engineering

B

By: _____
Using Agency approval Date

4/8/2026

Print AE name, Title: Steve Ejnik, Vice President-Buildings

Approved by: _____
Regional Manager Date

Approved by: _____
Legal Date

By: _____
Fiscal Date

Final CDB
authorization _____
Print name/title _____ Date

Project Number: 830-010-349, Phase 4

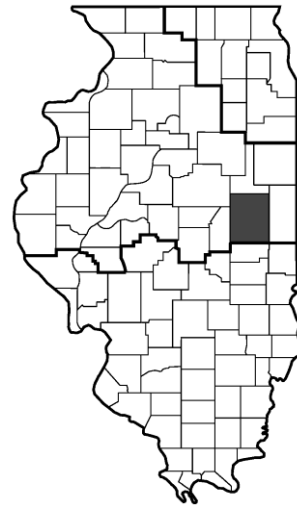
Description: Altgeld Hall Interior Improvements
University of Illinois Urbana-Champaign
Urbana, Champaign County, Illinois

Using Agency: University of Illinois Urbana-Champaign

Architect/Engineer: OWP/P Cannon Design
225 N. Michigan Ave., Suite 1100
Chicago, Illinois, 60601

Total Project Budget: \$306,517,028.70
Unobligated Funds: \$ 21,565,546.00
Total Spent to Date: \$ 71,727,969.48
Percent Complete: 23%

Project Manager: Jake Teegarden



PROJECT HISTORY: The University of Illinois - Urbana/Champaign, is a 516-building facility established in 1878. Altgeld Hall was erected in 1896.

The scope of work for this phase is broken down into two segments: General Scope and the 1956 Addition Rebuild. The General Scope includes exterior improvements to utilities and landscape, all interior improvements to finishes and building systems, select preservation and restoration of historic elements at interior, reroof tie-ins to new structure and add roof over new stairwell, and hazardous materials abatement to be performed by General Contractor. The 1956 Addition Rebuild includes disassembly of 1956 addition with salvage of stone and other elements, rebuilding of the 1956 addition to align floors, installing a mechanical basement at the 1956 rebuild, Provide new roof for new structure.

The Interior Improvements of Altgeld Hall is the fourth and final phase of this project. Modification 13 has two parts: 1) Additional Construction Administration services to support increased structural work associated with RFPCO G-027, and 2) replenishing the construction administration fee for Cannon Design and Bailey Edward Design. The second phase of this project (Phase 2) ran approximately 19 months over the scheduled construction duration due to material lead times, manpower issues, and the scope of work on the reinforcement being more difficult than originally anticipated. Cannon Design requested a modification for additional construction administration services, and at the time, Capital Development Board's Contract Executive, who has since retired, negotiated that Phase 4 construction administration funds could be used for Phase 2 to prevent a breakdown of A/E Services.

PURPOSE OF THIS AGREEMENT MODIFICATION: Modification 13 is providing \$21,630.00 for Construction Administration fees to support RFPCO G-027 by means of additional shop drawing and product data review, on-site observation, including two visits by a structural engineer and one visit from the structural engineer of record, respond to RFI's regarding RFPCO G-027 scope of work, punchlist site visit by a structural designer, and preparing record structural drawings of the Northwest turret repair work. Modification 13 also provides an additional \$433,200.00 for an additional 19 months of extended Construction Administration fees for Cannon Design (\$95,000), Bailey Edward (\$285,000), and Hanson Professional Services (\$53,200).

The Fee Breakdown table is on Page 2 of the Request for Board Action – Modification Form.

SUBJECT AGREEMENT AMENDED AS FOLLOWS

Fee Description	Total Obligation per Original Agreement	Total Amount of Previous Modifications	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	\$6,740,003.00	\$103,600.00	\$6,843,603.00	\$0.00	\$6,843,603.00
Additional Services	\$1,352,112.00	\$888,776.00	\$2,240,888.00	\$454,830.00	\$2,695,718.00
CAF	10467944	1066376	11534320	468430	12002750
On-Site Representative Reimbursement	\$1,597,529.00	\$0.00	\$1,597,529.00	\$0.00	\$1,597,529.00
Print Bid Documents in Excess	\$200,000.00	\$0.00	\$200,000.00	\$0.00	\$200,000.00
Construction Photos	\$0.00	\$39,000.00	\$39,000.00	\$0.00	\$39,000.00
Contractor Assistance	\$5,000.00	\$15,000.00	\$20,000.00	\$0.00	\$20,000.00
Construction Testing	\$16,500.00	\$0.00	\$16,500.00	\$0.00	\$16,500.00
Electric Load Metering	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00
Flow Analysis	\$2,500.00	\$0.00	\$2,500.00	\$0.00	\$2,500.00
Hazardous Material Testing	\$29,500.00	\$0.00	\$29,500.00	\$0.00	\$29,500.00
Historical Document	\$5,600.00	\$14,400.00	\$20,000.00	\$0.00	\$20,000.00
Historic Paint Analysis	\$50,000.00	\$0.00	\$50,000.00	\$0.00	\$50,000.00
LEED Registration Fee	\$33,000.00	\$0.00	\$33,000.00	\$0.00	33000
Masonry Study	\$12,700.00	\$19,600.00	\$32,300.00	\$0.00	\$32,300.00
Material Testing	\$1,800.00	\$4,000.00	\$5,800.00	\$0.00	\$5,800.00
US Postage	\$40,000.00	\$(23,000.00)	\$17,000.00	\$0.00	\$17,000.00
Rendering	\$35,000.00	\$0.00	\$35,000.00	\$0.00	\$35,000.00
Structural Consult	\$25,000.00	\$5,000.00	\$30,000.00	\$0.00	\$30,000.00
TV Sewer Line	\$5,000.00	\$0.00	\$5,000.00	\$0.00	\$5,000.00
Televises Storm Sewer Line	\$24,000.00	\$0.00	\$24,000.00	\$0.00	\$24,000.00
TOTALS	\$10,467,944.00	\$1,066,376	\$11,534,320.00	\$468,430.00	\$12,002,750.00



MEMORANDUM

TO: Board Members of the Capital Development Board

FROM: Jake Teegarden, Senior Project Manager – Region 2

DATE: 5/19/2026

RE: 830-010-349 Contract Modification #13

Modification 13 for CDB Project 830-010-349 consists of two parts, both are regarding additional construction administration efforts from the architect/engineer (A/E) team consisting of CannonDesign, Hanson Professional Services, and Bailey Edward Design. The first portion is due to construction overrunning the scheduled duration of construction for the second phase of this project, Exterior Renovations of Altgeld Hall also referred to as Phase 2. The second, and smaller, portion of Modification 13 dealt with an undiscovered condition located in Altgeld Hall, which was repaired via Board Level Change Order G-027 as part of Phase 2.

The first portion of Modification 13 was necessary as the General Contractor exceeded the set duration of construction by nineteen (19) months due a litany of issues ranging from manpower shortages to construction processes being considerably more difficult than expected by the project team. The manpower shortages were due to low availability of union members from the local union halls. The General Contractor had repeated issues of finding enough qualified masons for the exterior stonework, The University had a separate roofing project ongoing immediately next door that was utilizing the same roofing company which reduced the number of roofers available, and qualified tanners were equally hard to get on site and keep on site. The construction processes that were more difficult than expected had to due with the vertical reinforcement of the chimes tower. This consisted of the contractor's team having to bore holes through 100+ year old stone to install rebar which were then set in CIF, which is a cement slurry. Over the course of boring, the contractor would encounter pockets of disintegrated mortar that had the consistency of sand, which would turn to a mud-like substance when water from the stone boring head reached said pockets of disintegrated mortar. This mud-like substance would gum up the cutting head preventing it from working properly. The subcontractor tasked with this portion of the project would have stop advancing downward and retract the boring shaft and cutting head to free it of debris, and then reinsert the assembly one piece of shaft at a time until they reach their stopping point to continue downward. This would be repeated as many times as necessary until the subcontractors reached the bottom of the tower. The tower is over 100' in height, resulting in a significantly longer process than was foreseeable. The contracting team also ran into the issue of not being able to work during portions of winter because the air temperatures were cold enough to freeze the drilling fluid. The circumstances significantly delayed the completion of the reinforcement of the chimes tower.

Due to delay mentioned above and others, the contractual Substantial Completion date was missed. At that time, the A/E reached out to CDB's Project Manager and Contract Executive to negotiate a modification for additional construction administration. After several internal discussions, it was decided by the Contract Executive that the A/E would be allowed to use funds intended for Phase 4 (Interior Renovations of Altgeld Hall) to keep the project from halting while negotiations for the modification took place. Phase 2 was deemed substantially complete in November of 2025. ***Continued Page 2***

The second portion of this modification is related to the discover of a delaminating steel I-beam in the President's Tower of Altgeld Hall. The I-beam was discovered after asbestos abatement removed the plaster ceiling. The I-Beam had to be repaired, as its failure would have resulted in a portion of Altgeld Hall collapsing. These repairs were made under CO G-027.

The A/E team received approval to proceed due to the nature of the work that needed to be completed. The additional construction administration included additional fees for the A/E team to provide services that included shop drawing and product data review, additional on-site observation, responding to contractor requests for information relating to the President's Tower Change Order work, punch listing, and preparation of record documents. While these tasks are typically part of the A/E team's basic services, due to the undiscovered condition CDB's Contract Executive found these tasks to be compensable.

Due to the Construction Administration funds for Phase 4 having been spent to complete Phase 2, this modification is needed so Authorization To Proceed may be issued, and work can begin on the last and final phase of this project.

cc:

MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD



Professional Services Agreement

Modification Number: **13**

Project Number: **830-010-349**

Date: **November 20, 2025**

Firm Name, Address
OWP/P Cannon Design, Inc.
225 N Michigan Ave., Suite 1100
Chicago, IL 60601

Project Information
Demolish Illini Hall
University of Illinois - Urbana/Champaign, Champaign County
Champaign, Champaign County, Illinois

This Modification **Increases the Full Service Agreement by 4%**

Agreement Date: **2020-04-22** Contract: **2001110**

Scope/Purpose of this agreement modification: This modification adds additional funds to account for the extended schedule and additional construction administration services due to that schedule. CDB gave prior approval for the A/E to proceed with CA services prior to the issuance of a modification. 19 months of additional CA services are accounted for in this modification.

Subject agreement amended as follows: **Replace Appendix A - M12 with Appendix A - M13**

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	\$6,740,003.00	\$103,600.00	\$6,843,603.00	\$0.00	\$6,843,603.00
Additional Services	\$1,352,112.00	\$888,776.00	\$2,240,888.00	\$454,830.00	\$2,695,718.00
Contract Administration Fee,	\$242,700.00	\$30,000.00	\$272,700.00	\$13,600.00	\$286,300.00
On-Site Representative Reim	\$1,597,529.00	\$0.00	\$1,597,529.00	\$0.00	\$1,597,529.00
Print Bid Documents in excess	\$200,000.00	\$0.00	\$200,000.00	\$0.00	\$200,000.00
Construction Photos	\$0.00	\$39,000.00	\$39,000.00	\$0.00	\$39,000.00
Contractor assistance	\$5,000.00	\$15,000.00	\$20,000.00	\$0.00	\$20,000.00
Construction testing	\$16,500.00	\$0.00	\$16,500.00	\$0.00	\$16,500.00
Electric Load Metering	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00
Flow Analysis	\$2,500.00	\$0.00	\$2,500.00	\$0.00	\$2,500.00
Hazardous Materials Testing	\$29,500.00	\$0.00	\$29,500.00	\$0.00	\$29,500.00
Historical Document	\$5,600.00	\$14,400.00	\$20,000.00	\$0.00	\$20,000.00
Historic Paint Analysis	\$50,000.00	\$0.00	\$50,000.00	\$0.00	\$50,000.00
LEED Registration Fee	\$33,000.00	\$0.00	\$33,000.00	\$0.00	\$33,000.00
Masonry Study	\$12,700.00	\$19,600.00	\$32,300.00	\$0.00	\$32,300.00
Material Testing	\$1,800.00	\$4,000.00	\$5,800.00	\$0.00	\$5,800.00
US Postage/ CM	\$40,000.00	-\$23,000.00	\$17,000.00	\$0.00	\$17,000.00
Rendering	\$35,000.00	\$0.00	\$35,000.00	\$0.00	\$35,000.00
Structural Consultant	\$25,000.00	\$5,000.00	\$30,000.00	\$0.00	\$30,000.00
TV Sewer Line	\$5,000.00	\$0.00	\$5,000.00	\$0.00	\$5,000.00
Televise Storm Sewer Line	\$24,000.00	\$0.00	\$24,000.00	\$0.00	\$24,000.00
TOTALS	\$10,467,944.00	\$1,066,376.00	\$11,534,320.00	\$468,430.00	\$12,002,750.00

Prepared by: [Redacted] 12/10/2025
Date

By: _____
Using Agency approval Date

AE Firm name: O [Redacted]
By: [Redacted]
AE's Authorizing Representative Date

Reviewed: _____
Contract Executive Date

Print AE name, Title: _____

Approved by: _____
Regional Manager Date

By: _____
Fiscal Date

Approved by: _____
Legal Date

Final CDB
authorization _____
Print name/title Date

Project Number: 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: \$1,239,352.18
Total Spent to Date: \$12,306,555.46
Percent Complete: 56% 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 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, and the 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 construction, the project team identified widespread deterioration across the resort's dock systems that exceeded what was anticipated when only minimal dock repairs were included in the original bid. Years of vacancy, combined with unusually extreme lake-level swings from 2025 into early 2026, exposed underlying structural issues and revealed missing or damaged components that must be addressed to ensure safe waterfront access. With construction past the halfway point and contingency funds available, the Department of Natural Resources requested that the necessary dock and electrical repairs be incorporated now to support the resort's reopening and long-term functionality.

Description of RFP Change: Change Order G-95 provides the repairs needed to restore safe, functional conditions across Dock Systems A through F, Bridge 6, and Dock 7, including selective dock removals and replacement of deteriorated decking, water boards, rub rails, floats, spud poles, rollers, and bumpers, with salvaged materials reused where feasible. Electrical systems will be verified and upgraded as required, including conduit confirmation, panel adjustments, and replacement of the junction box serving Dock Systems C-F.

Requested Action: We are requesting board approval of Change Order G-95 in the amount of \$588,504.57 to provide renovations and replacement where needed for Dock Systems A-F, Bridge 6, and Dock 7 to allow safe and reliable waterfront access to boaters for resort patrons and the public.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Fager McGee Commercial Construction	General	\$ 588,504.57	\$ 21,453,000.00	2.74%
Total All Change Orders		\$ 588,504.57	\$ 21,453,000.00	2.74%



MEMORANDUM

TO: Keith Stewart, Construction Administrator
David Ealey, Regional Manager – Region 3

FROM: Luke Montgomery, Senior Project Manager

DATE: 5/21/2026

RE: Change Order G-95
Fager-McGee Commercial Construction, Inc.
102-777-020 Renovate Rend Lake Resort Facilities
Wayne Fitzgerald State Park - Franklin County

This project involves the renovation of 16 buildings across the resort complex with the goal of returning the facility to fully operational status after being vacant since December 2016. The prolonged vacancy and absence of a managing operator have resulted in significant deterioration of building systems and site features.

During the design phase, budget constraints required the Department of Natural Resources (DNR) to reduce project scope. One of the major reductions was the removal of full dock restoration from the project. Only minimal spot repairs and limited dock board replacement were included in the final bid documents.

Since the Authorization to Proceed was issued to the General Contractor in November 2024, the project has experienced extreme lake-level conditions. The lake crested in April 2025 at less than 0.2 inches below the all-time record high and subsequently fell more than 10 feet, reaching a level in January 2026 that was within 0.7 inches of the historic record low. These rapid and severe fluctuations have caused accelerated deterioration of the dock structures. As construction progressed, additional deficiencies were identified that now pose safety concerns and restrict functional waterfront access for both resort patrons and the public.

With construction now more than 50% complete and contingency funds still available, DNR has requested that the docks be repaired to ensure safe and reliable access. Change Order G-95 addresses the newly identified repair needs and is necessary to restore full waterfront functionality, which is a core component of the resort's operations and guest experience.

The project team recommends approval of Change Order G-95. This work is essential to delivering a safe, fully operational lakeside resort and aligns with the project objectives established at the outset.



REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 4/20/2026

Change Order Number: G 95

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

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

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

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

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 44: The drawings call out for a percentage of the dock boards to be replaced. Additional repairs are anticipated, thus a new assessment of the dock work was requested. Upon the new assessment the Using Agency (IDNR) determined further scope to be incorporated in the project.

3.

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

Summary of work is as follows: Dock A – Remove extended dock fingers, for remaining dock replace decking, waler boards, rub rail, and bridge kick boards. Dock B – Remove portion of dock as described, for remaining dock replace decking, waler boards, rub rail, and bridge kick boards. Dock C – Remove portion of the dock described, for remaining dock replace decking, waler boards, rub rails. Dock D – Remove portion of the dock described, replace missing floats from the bridge, missing spud poles from dock removal, replace decking, waler boards, rub rails. Dock E – Replace the missing floats from the bridge and the missing spud poles from the dock with salvaged materials. Straighten one spud pole and re-drive. Replace all deck boards, waler boards, and rub rail. Dock F – Replace the missing floats, missing spud poles, and replace 4 rollers on one of the spud pipe housings with salvaged materials. Replace all deck boards, waler boards, and rub rail. Bridge 6 – Replace the missing floats with salvaged materials. Replace all decking boards and 2x4 kick boards. Dock 7 – Replace all deck boards and bumpers. Salvage all floats and railings in good condition to return to user. Test all electrical. Reference attachment G95-Rend Lake Resort Dock System Repairs-02.27.2026.pdf for further detail. Provide electrical verification and upgrades as described in attached G95-Electrical Upgrades.pdf. assumed circuit breakers that were running to the docks and pedestrian bridge previously. The instruction provided on the attached assumes the conduit runs to those locations were confirmed. At Bridge 6 and Dock System 7, A, B circuiting for the HVAC units may require shifting in Panel BP3 in order to maintain the existing circuitry. For the Dock System C, D, E, F the junction box at the new HVAC yard will need to be replaced. Upon the repairing of the bridge, new wire and conduit should be run from the new junction box to the bridge.

4. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.
5. 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 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 \$588,504.57

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

Digitally signed by Amanda McAllister
Date: 2026.05.20 14:52:08-05'00'
BY  signature
Amanda McAllister print name
Project Manager title

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER FIRM NAME

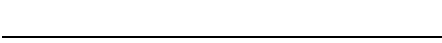
7. DATE:
BY  signature
print name
title

PRIME CONTRACTOR
FIRM NAME

Digitally signed by Yeyo Granados
Date: 2026.04.30 11:33:35-05'00'
BY  signature
Yeyo Granados print name
VP of Construction title

APPROVE as to form and content:

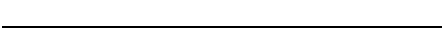
USING AGENCY name Department of Natural Resources

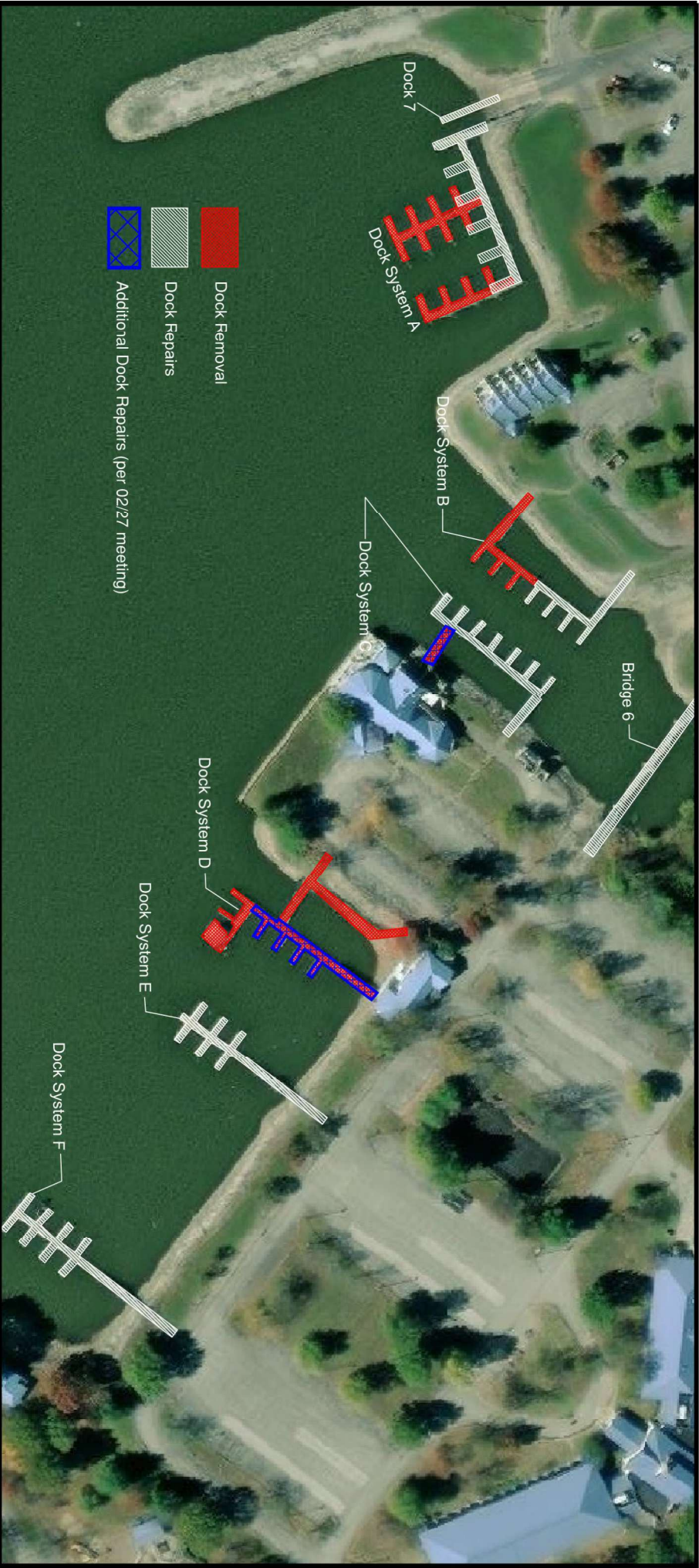
DATE:
BY  signature
print name
title

CDB/PM APPROVE
DATE: 5/20/2026

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

CDB APPROVE change order

DATE
BY  signature
print name
title



SITE INFORMATION

Illinois Department of Natural Resources

Rend Lake Resort



**ILLINOIS
DEPARTMENT OF
NATURAL
RESOURCES**

PROJECT NAME:
Future Dock System Planning

DRAWN BY: **JMB** IDNR FILE NO.:

CHECKED BY:

DATE: **AUG. 2025**

SCALE: **1" = 100'**

DWG NAME/No.:

SITE PLAN 2

C-2

Project Number: 825-030-076

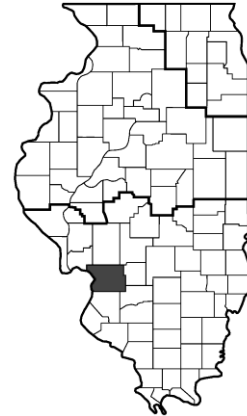
Description: Repair Stone Facia
Southern Illinois University Edwardsville
Edwardsville, Madison County, IL

Using Agency: Southern Illinois University

Architect/Engineer: Formation Architects, inc.
67 Executive Drive
Highland, IL, 62249

Total Project Budget: \$5,112,100.00
Unobligated Funds: \$4,561,247.00
Total Spent to Date: \$112,585.95
Percent Complete: 80% of project design completed to date

Project Manager: Mark Hendricks



PROJECT HISTORY: The Southern Illinois University - Edwardsville, is a 129-building facility established in 1960. The John Mason Peck Building (S1001) is a 138,338 square foot, 5-story building established in 1965.

The scope of work includes repairs and replacement of damaged mitered corners of existing precast concrete panels, including the removal and cleaning of deteriorated concrete corners, preparation and coating the steel anchors, patching, replacing sealant and backer rod, installation of new sealant in corner joints, masonry tuckpointing, masonry unit replacement and cleaning of precast panels and masonry walls. The project will also include the removal and replacement of all sealant and backer rods of all vertical and horizontal control joints in the existing precast panels and masonry veneer walls.

Vermiculite has been found behind the wall panels, and we wanted to make sure it was disposed of properly since the building is in the middle of campus and is multiple stories in height. Farmer Environmental was brought in to ensure we follow abatement rules that meet state requirements. Farmer Environmental has done work on campus previously where they have done prior testing that showed a Polychlorinated Biphenyls (PCB's) level above the allowable levels in the joint sealants. They have retested the sealant that is going to be removed, and it is over the allowable amount.

PURPOSE OF THIS AGREEMENT MODIFICATION: The purpose of this modification is to cover cost for design and services that are needed for abatement oversight and testing.

SUBJECT AGREEMENT AMENDED AS FOLLOWS

Fee Description	Total Obligation per Original Agreement	Total Amount of Previous Modifications	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	\$53,200.00	\$0.00	\$53,200.00	\$0.00	\$53,200.00
Additional Services	\$1,000.00	\$66,825.00	\$67,825.00	\$110,312.00	\$178,137.00
Contract Administration Fee,	\$1,600.00	\$2,000.00	\$3,600.00	\$3,300.00	\$6,900.00
On-Site Representative Reimbursement	\$35,000.00	\$0.00	\$35,000.00	\$36,058.00	\$71,058.00
Design Testing	\$2,000.00	\$7,500.00	\$9,500.00	\$0.00	\$9,500.00
Construction Testing	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00
Print Bid Documents in excess	\$1,500.00	\$0.00	\$1,500.00	\$0.00	\$1,500.00
APM/ASP	\$0.00	\$0.00	\$0.00	\$182,048.00	\$182,048.00
Hazardous Materials Testing	\$0.00	\$1,510.00	\$1,510.00	\$27,000.00	\$28,510.00
TOTALS	\$94,300.00	\$77,835.00	\$172,135.00	\$378,718.00	\$550,853.00



M E M O R A N D U M

TO: David Ealey

FROM: Mark Hendricks

DATE: May 19, 2026

RE: 825-030-076 AE Modification Request

Request for Board Approval of Modification to Professional Services Agreement

The John Mason Peck Hall Building on the campus of Southern Illinois University Edwardsville has a project to repair and replace existing concrete panels. The project will also include the removal and replacement of all sealant and backer rods of all vertical and horizontal control joints in the existing precast panels and masonry veneer walls.

When the building was originally built in 1965 the joint sealants commonly added Polychlorinated Biphenyls (PCB's) which was used to improve flexibility. The PCB's levels are higher than what is allowable for regular removal and must be treated as hazardous material. This was not known at the time of selection of the A&E or the advertisement on the Professional Service Bulletin.

The design and oversight of the remediation need to be done by a licensed designer. This modification will cover the costs for the design and the onsite needed to ensure the material is removed per the guidelines that are needed to safely dispose of the materials.

Respectfully,

Mark Hendricks

cc: David Ealey

MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD



Professional Services Agreement

Modification Number: **3**

Project Number: **825-030-076**

Date: April 15, 2026

Firm Name, Address
Formation Architects Inc.
67 Executive Dr.
Highland, IL 62249

Project Information
Repair Stone Facia
Southern Illinois University - Edwardsville, Madison County
Edwardsville, Madison County, Illinois

This Modification Increases the Full Service Agreement by 220%

Agreement Date: 2022-01-13 Contract: 22041210

Scope/Purpose of this agreement modification: The scope of work provides for hazardous material design and construction administration, hazardous material abatement monitoring and testing related to the replacement of the stone fascia at Peck Hall at Southern Illinois University at Edwardsville.

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	\$53,200.00	\$.00	\$53,200.00	\$.00	\$53,200.00
Additional Services	\$1,000.00	\$66,825.00	\$67,825.00	\$110,312.00	\$178,137.00
Contract Administration Fee,	\$1,600.00	\$2,000.00	\$3,600.00	\$3,300.00	\$6,900.00
On-Site Representative Reim	\$35,000.00	\$.00	\$35,000.00	\$36,058.00	\$71,058.00
Design Testing	\$2,000.00	\$7,500.00	\$9,500.00	\$.00	\$9,500.00
Construction Testing	\$.00	\$.00	\$.00	\$20,000.00	\$20,000.00
Print Bid Documents in excess	\$1,500.00	\$.00	\$1,500.00	\$.00	\$1,500.00
APM/ASP	\$.00	\$.00	\$.00	\$182,048.00	\$182,048.00
Hazardous Materials Testing	\$.00	\$1,510.00	\$1,510.00	\$27,000.00	\$28,510.00
TOTALS	\$94,300.00	\$77,835.00	\$172,135.00	\$378,718.00	\$550,853.00

Prepared by [Redacted] 2026
Brad Nell Date

By: N/A
Using Agency approval Date

AE Firm name: Formation Architects Inc.

By: [Redacted] 4/20/2026
AE's Authorizing Representative Date

[Redacted] 4/20/2026
Contract Executive Date

Print AE name, Title: Matt Galligos, Executive Director

Approved by [Redacted] 4-2026
Date

By: [Redacted] 1/26
Date

Approved by: [Redacted] 5/6/26
Amy Romano Date

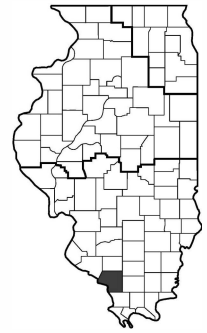
Final CDB authorization
Print name/title _____ Date

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

Project Number	Firm/Job Description	Estimated Total Project Cost
573-060-009CA	Construct New Laboratory - Commissioning Services Department of Public Health Oakland Street Laboratory - Carbondale, Jackson County, Jackson <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Farnsworth Group, Inc. Hanson Professional Services Inc.	\$44,947,700
630-191-001	Construct New Maintenance Facility Department of Transportation District 2: Rockford Team Section Headquarters - Winnebago County, Winnebago <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Bloom Companies, LLC JP Architects, Ltd. Valdes Engineering Company	\$20,500,000

A/E SELECTION COMMITTEE RECOMMENDATIONS

6/9/2026



CDB PROJECT NO: 573-060-009CA

PROJECT DESCRIPTION: Construct New Laboratory - Commissioning Services

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

APPROPRIATION AMOUNT: \$4,000,000

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

PROJECT SCOPE OF WORK:

The scope of services provides for LEED Enhanced Commissioning Services (design and reviews, construction/field inspection and start-up, functional performance testing, including O & M training and warranty review for the construction of a new state-of-the-art public health laboratory facility of approximately 20,000 gross square feet to serve the State of Illinois. The facility must meet federal bio-safety requirements to continue to secure federal funds, including all standards set by the Biosafety in Microbiology and Biomedical Laboratories (BMBL) for BSL-2 and BSL-3 laboratories. The Biosafety Level 3 (BSL-3) laboratory must be inspected and certified by the Centers for Disease Control and Prevention (CDC) for use with select agent testing and registry. The BSL-3 laboratory construction must be engineered and prepared to meet standards, pass inspection and be certified according to guidelines from federal agencies, including the CDC and the National Institutes of Health (NIH), and meet performance verification and compliance with applicable safety and security protocols including requirements for emergency egress and decontamination zones. The facility will be secure with access controls and should have stand-alone backup generator power throughout, and uninterruptable power supplies for critical equipment. The facility should have modern security systems, including door access controls, badge readers, and security cameras. Security systems should interface with State of Illinois monitoring software. The A/E is required to coordinate all telecommunications and networking requirements with the Department of Innovation and Technology (DoIT) during design and construction.

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

All HVAC systems shall be designed, installed and tested in accordance with the CDC, the NIH, and the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE).

The teams should be able to demonstrate three complete BSL-3 laboratory projects within the last five years. Teams with more experience may be given preference.

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

The Commission Agent (CxA) must also provide commissioning services to verify compliance with the Illinois Stretch Energy Code, including Section C105 Construction Documents, Section C107 Inspections and Section C408 Maintenance Information and System Commissioning.

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

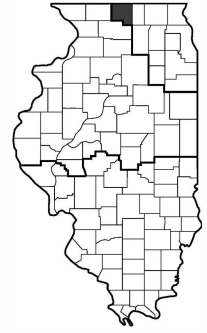
A combined MBE/WBE goal of 20 percent is applicable to the A/E team. Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 332

A/E SELECTION COMMITTEE RECOMMENDATIONS

6/9/2026



CDB PROJECT NO: 630-191-001

PROJECT DESCRIPTION: Construct New Maintenance Facility

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

APPROPRIATION AMOUNT: \$4,100,000

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

PROJECT SCOPE OF WORK:

The scope of work constructs a new Maintenance Facility on un-developed site accessed from Sandy Hollow Road. The scope of work provides, but is not limited to, offices, truck and equipment bays for approximately 36 pieces, wash bays, storage rooms, break rooms, restrooms, mechanic bays with lifts, liquid brine manufacturing and storage, and parts rooms. The building shall include concrete aprons at each truck entrance. The work also includes installing fuel storage tanks and fuel island. Site work includes perimeter fencing, construction of entrance gate and paving for building access.

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

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

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

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

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

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

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

A combined MBE/WBE goal of 3 percent is applicable to the A/E team.

PROFESSIONAL SERVICES BULLETIN VOLUME: 332

FY27 PROPOSED CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 14, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
August 11, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
September 8, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
October 13, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
November 10, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
December 8, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
January 12, 2027	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
February 9, 2027	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
March 9, 2027	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
April 13, 2027	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
May 11, 2027	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
June 8, 2027	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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