



**Capital
Development
Board**
Building a Better Illinois

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



ILLINOIS

CAPITAL DEVELOPMENT BOARD

BOARD BOOK

**Chicago
Edwardsville
Springfield
Peoria**

JB PRITZKER, GOVERNOR

TJ EDWARDS, EXECUTIVE DIRECTOR

BOARD MEMBERS

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



CAPITAL DEVELOPMENT BOARD

March 10, 2026

The meeting of the Capital Development Board is being held in

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

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

Call: 312-535-8110 ACCESS CODE: 2632 250 7139 PASSWORD: CDB032026

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 February 10, 2026, Minutes 1-3

Board Action

Construction Region 1

5. Change Order – DHS – Elgin Mental Health Center..... 4-7
6. Modification – CDB – Statewide..... 8-11

Construction Region 3

7. Proceed Order – ICCB – John A. Logan College 12-14

QBS

8. Architecture/Engineering Selection Recommendations from PSB 329 15-16

Informational Items

9. Change Order Following Proceed Order Report 17
10. Best Interest of the State Selection / Informational Item..... 18-20
11. Public Comment

Executive Session

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

SUBJECT: Meeting Minutes for February 10, 2026

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

The following Board Members were present:

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

The following were present in Chicago:

Karla Springer, CDB	Jesse Martinez, CDB	Blanca Rivera, CDB
Gary Maus, CDB	Markus Pitchford, CDB	Darnita A. Lee, CDB
TJ Edwards, CDB	Julia Barnhardt, CDB	Ransom Gillespie, CDB
Mark Jones, CDB	Jocelyn Sada, CDB	Amada Ascencio, CDB

The following were present in Springfield:

Amy Evans, CDB	Christopher Crawford, CDB	David Ealey, CDB
Amy Romano, CDB	Luke Montgomery, CDB	Jared Lingle, CDB
Ted Renner, CDB		

The following were present via Webex:

Steven Dowd, Affiliated Engin.	Qu Kim, U of I	Micaela Vidana, CDB
Scott Foster, Affiliated Engin.	Abraham Allen, CDB	Lauren Noll, CDB
Allen H. Kachel, BCJ	Amada Ascencio, CDB	Robert Oxley, CDB
Kent Suhrbier, BCJ	Maribel Acevedo, CDB	Tim Patrick, CDB
Patricia Culley, BCJ	Brandon Henk, CDB	Nate Porter, CDB
Noula Frigelis, David Mason	Gerald Burlingham, CDB	Nicole Power, CDB
Richard Weitzel, Delta Engin.	James Cockrell, CDB	Elpidio D. Quiballo, CDB
Chris Kleine, Farnsworth	Amber Evans, CDB	Nathan E. Schroeder, CDB
Joshua Neal, Ferry Architects	Heather R. Parks, CDB	Scott Sumner, CDB
Tony LoBello, FGMA	Marcy Joerger, CDB	Ashlie Shaffer, CDB
Warren Hendrickson, HDR	Nazih A. Kafe, CDB	Stacy Smith, CDB
Mike Darling, Kuhn & Trello	Kassandra Wilkin, CDB	Greg Swanson, CDB
Corey McClenahan, Mdy Nolan	Kathryn Martin, CDB	David Tichy, CDB
April Hughes, Nurture Archit.	Nicholas Klein, CDB	Charla Travis, CDB
Tim Schroeder, Prairie Engin.	Samantha Klumke, CDB	Trevor Parnell, CDB
Carol Ross Barney, Ross Barney	April Koskey, CDB	Matthew Trewartha, CDB
Ryan Giblin, Ross Barney	Brent Lance, CDB	Shea K. Votava, CDB
Amanda McAllister, Trivers	Natasia McDade, CDB	Jeremy Walker, CDB
Jessica Habershtock, TYLin	Matt McHenry, CDB	Kenneth Watkins, CDB
Ken Morris, EEC	Tyler D. McKay, CDB	Board Member, Saul Morse, CDB
Devon M. Travous, EEC	Joel Meints, CDB	

The meeting was called to order at 11:03 a.m.

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

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

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

Pam McDonough moved, and Saul Morse seconded a motion to approve the minutes for the January 13, 2026, meeting. Chair Rhodes called for a vote, and the motion was approved unanimously.

David Ealey presented the following Change Order:

Change Order – IDNR – Rend Lake Resort

CDB Project No. 102-777-020

Renovate Rend Lake Resort Facilities

Trivers Associates, Inc.

Change Order.....\$580,780.39

No questions were asked.

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

David Ealey presented the following Modification:

Modification – ISP – East St. Louis

CDB Project No. 291-123-001, Phase 1

Construct District Headquarters Complex

Moody Nolan, Inc.

Modification.....\$250,150.00

Chair Rhodes questioned the cost. David Ealey explained having different phases; that creates separate projects.

Pam McDonough moved, and Araceli Garza 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 328:

1.	104-600-020	IDNR / HPA Old State Capitol Springfield, Sangamon County Construct Accessible Entrance Ramp 1. Ferry & Associates Architects, LLC 2. Farnsworth Group, Inc. 3. Studio AH, LLC	Appropriation: TBD Project Cost: TBD
2.	830-010-355	U of I Thomas M. Siebel Center Urbana/Champaign, Champaign County Construct a Computer Science Addition for the Thomas M. Siebel Center 1. HDR Architects, Inc. 2. Bohlin Cywinski Jackson 3. LMN Architects LLP	Appropriation: \$20,000,000 Project Cost: \$78,000,000

Chair Rhodes questioned the timeline with CDB Project Number 104-600-020. Brent Lance and Marcy Joerger explained the timeline and there is a temporary ramp being installed.

Vice-Chair McDonough asked for clarification about the firms who were awarded the contract for CDB Project Number 830-010-355. Tyler McKay explained they were a unanimous vote with the committee. Vice-Chair McDonough also inquired about the scope of money. Marcy Joerger explained that U of I will be funding the majority.

Beverly Potts moved, and Ama Addai seconded a motion to approve the previous A/E selections from PSB 328. Chair Rhodes called for a vote, and the motion was approved unanimously.

Ted Renner presented the Change Order Following Proceed Order Report

Ted Renner 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.

Public Comment was given by Ryan Gilpin and Carol Ross-Barney, both from Ross Barney Architects regarding payment on CDB Projects.

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

The meeting adjourned at 11:51 a.m.

Project Number: 321-055-137

Description: Replace Sections of Electrical Main Loop
Elgin Mental Center
Elgin, Kane County, IL

Using Agency: Department of Human Services

Architect/Engineer: Primera Engineers Ltd.
1125 Tristate Parkway, Suite 730
Gurnee, IL, Zip

Total Project Budget: \$3,810,700.00
Unobligated Funds: \$60, 829.40
Total Spent to Date: \$ 2,260,976.32
Percent Complete: 99%

Project Manager: Mark Jones



Project History: The Elgin Mental Health Center is a 1,539,716 square foot, 99-building facility established in 1880. The scope of work provided for replacing a portion of the underground medium voltage electrical loop, including the associated sectionalizing switches.

During discussions with the contractor and project team for the powerplant, Primera the current AE noticed errors and omissions from the previous AE of the project Melvin Cohen and Associates. These Errors and Omissions included Electrical Loop No. 14 not listed on the drawings. The Electrical Loop 14/15 provides power to all transformers on loop and needs to be included in the projects scope of work. It was also discovered that the cable routing in the original drawings did not match the routing in the field. The original drawings also called for 500MCM cables, but that cable is too big for the termination between the switchgear and transformers. Requiring a change to 4/0 AWG for those sections. Lastly, the feeder to No. 15 failed testing and power could not be maintained to some of the transformers on the No.14/15 electrical loop requiring the use of an additional generator.

Description of RFP Change: This RFPCO includes the following modifications to the scope of work: (1) Adding the replacement of Feeder No.14 to provide redundancy for Electrical Loop No. 14/15, (2) Changing the cable sizes between the Electrical Switchgear and Electrical Transformers from 500 MCM to 4/0 AWG, due to termination size limitations in both the switchgear and transformers and, (3) Adding electrical splices in manholes that were omitted from the original project design.

Requested Action: We are requesting board approval of change order E-04 in the amount of \$1,033,571.29 to make changes to electrical loops No. 14/15. Including changing the cable size from 500MCM to 4/0 AWG for termination points and adding the omitted electrical splices to manholes.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Broadway Electric Inc.	Electrical	\$1,033,571.29	\$ 3,965,747.60	26%
Total All Change Orders		\$1,033,571.29	\$3,965,747.60	26%



MEMORANDUM

DATE: February 24, 2026

TO: Blanca Rivera – Regional Manager

FROM: Mark Jones - Project Manager

RE: Request for Board Approval of Request for Proposal and Change Order
321-055-137
Replace Sections of Electrical Main Loop
Elgin Mental Health Center
Elgin, Kane County, Illinois

The Elgin Mental Health Center is a 1,539,716 square foot, 99-building facility established in 1880. The scope of work provides for replacing a portion of the underground medium voltage electrical loop, including associated sectionalizing switches.

The Prime A/E selected from PSB 255 for this project was Melvin Cohen and Associates Inc. The project was designed by Melvin Cohen and Issued for Bid in 2020. Broadway Electric Inc. was the most responsive bidder of the project. In April 2025, all major equipment for the project was already on-site and Broadway Electric was ready to start construction. Submittals were provided to the A/E by Broadway Electric for review and the A/E's review of the submittals were nearly complete with a possibility of 1-3 more submittals to be reviewed. The contractor's schedule indicated construction was to be completed by the end of the year. On April 3rd, 2025, CDB was notified by Melvin Cohen and Associates that they were ceasing all business operations. Because of this, expedited Design Services would be necessary to finish the project. Primera Engineers was ranked No.2 when the project was presented before the CDB Board on October 8, 2019. The firm has successfully worked with CDB at the facility under CDB Project 321-055-139 to renovate dental rooms for air-borne isolation. On April 18, 2025, CDB provided Notice of Intent to Award to Primera Engineers for the project. In May 2025, CDB approved a Best Interest of the State Selection for Primera Engineers. On May 29, 2025, CDB executed a Professional Services Agreement for Primera Engineers for the referenced project. Primera's scope of work included: Review of existing drawings and specifications, Review of existing submittals, Review of all existing and current pay applications, Review of all approved RFPCOs, Provide Construction Administration, Monthly field observation reports, Review of RFIs from the contractor, Review of RFPCOs from the contractor, Complete punch list, Complete substantial completion paperwork, Lead bi-monthly OAC meetings on-site, Provide Project Closeout Phase, Complete As-built drawings, Complete final punch list, and Complete the 9 -month walk through. Through reviews by Primera, investigations by the contractor and in coordination with the project team for the new Power Plant Project at the facility, Primera noticed Errors and Omissions by the previous A/E Melvin Cohen and Associates. These Errors and Omissions included: 1. Electrical Loop No.14 was not in the scope of the Revised drawings from Melvin Cohen. Electrical Loop No.14 is one of the feeders in Electrical Loop No.14/15 and is the feeder that is energizing all the transformers in that loop. Melvin Cohen had revisions to the drawings that added feeder No.14, but those were never approved by CDB. Through discussions with the EMHC engineer, it was confirmed by Primera that including Electrical Loop No.14 should be part of this project's scope of work. The project requires redundancy for all Electrical Loops. 2. The cable routing in the original Revised drawings did not match the routing in the field in certain places, so this also needs to be fixed. 3. The original drawings called for 500MCM cables for everything, but that cable is too big for the terminations between the switchgear and the transformers. Therefore, the cable must be changed to 4/0 AWG for those sections. 4. Lastly, the existing feeder No.15 failed testing and another alternative feeder also failed testing, so we have no way to maintain power to some of the transformers on

Electrical Loop No.14/15 while replacing some of the other switchgear on the loop. Therefore, an additional generator is also required.

Our recommendation is for the approval of the Request for Proposal and Change Order for Broadway Electric in the amount of \$1,033,571.29.



**REQUEST FOR PROPOSAL
&
CHANGE ORDER**

Date: 11/20/2025

Change Order Number: ~~E-04~~ E-04 [REDACTED] 1/25/25

1. (Contractor's Name, Address, Telephone, Fax & Attention)
Broadway Electric, Inc
831 Oakton Street
Elk Grove Village, IL 60007

CDB Project #: 321-055-137 Phase #: 1
CDB Project Name: Replace Sections of Electrical Main Loop
& Location: Elgin Mental Health Center - Kane County

CDB Contract # ~~25021240~~ 23043385 [REDACTED] 11/25/25
Contract Work: Electrical

Office: (847) 593-0001 Mobile/Cell: (224) 817-7419
Attn: Paul Perino e-mail: pperino@broadwayelectric.com

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: This change request includes the following modifications to the scope of work: (1) Added the replacement of Feeder 14 to provide redundancy for Loop 14/15, (2) Changed cable sizes between the switchgear and transformers from 500MCM to 4/0 AWG due to termination size limitations in both the switchgear and transformers and (3) Added two splices in manholes that were omitted from the original design.

3.

DESCRIPTION of change including reference to drawings and specifications revised new drawings and specifications issued. Refer to the attache Bulletin 2 for scope of work.

4.

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

IMPORTANT NOTICE
Disclosure of this information is mandatory in accordance with the Standard Documents for Construction. Failure to complete this will prevent payment for work completed and/or be a material breach of contract.

CONSIDERATION:

Work to be accomplished in 10 Calendar Days from Approval of RFPCO.

The Contract Sum is Choose an item. **\$1,033,571.29**

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

by the total sum of ~~\$1,204,010.02~~

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 Primera Engineers

DATE: 11.20.25

BY [REDACTED] signature
[REDACTED] architect print name
[REDACTED] title

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER FIRM NAME

Broadway Electric, Inc.

7. BY [REDACTED] 11/21/2025

signature
[REDACTED] print name
Paul Perino - Sr. Project Manager title

PRIME CONTRACTOR
FIRM NAME

DATE

BY [REDACTED] signature
[REDACTED] print name
[REDACTED] title

APPROVE as to form and content:

USING AGENCY name Elgin Mental Health Center

BY [REDACTED] signature
[REDACTED] print name
[REDACTED] title

CDB/PM APPROVE

DATE:

BY [REDACTED] 1/28/26 signature
[REDACTED] print name
[REDACTED] title

CDB APPROVE change order

DATE

BY [REDACTED] signature
[REDACTED] print name
[REDACTED] title

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

Project Number: Project 651-000-174

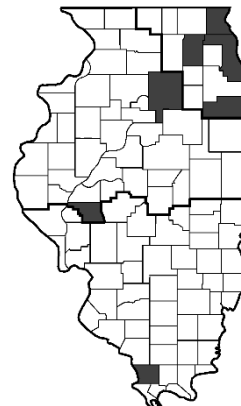
Description: Facility Condition Assessment Services
Statewide
Statewide, Statewide County, Illinois

Using Agency: CDB

Architect/Engineer: HDR Architecture, Inc
225 W. Wacker Drive, Suite 2750
Chicago, IL 60606

Total Project Budget: \$ 2,500,000.00
Unobligated Funds: \$ 694,752.85
Total Spent to Date: \$ 3,384,334.54
Percent Complete: 66% of Project completed to date

Project Manager: Natasia McDade



PROJECT HISTORY: The scope of work provides for a rapid Facility Condition Assessment for part, or all, of the State-owned facilities. The A/E shall provide Assessment Team(s) to complete high-level Facility Condition Assessments (FCAs) for selected facilities in the State's portfolio. There are 8,771 state-owned buildings containing more than 101,085,618 square-feet of floor space. Building types include, but are not limited to, secured facilities, office buildings, laboratories, health care facilities, historic buildings, museums, parks and maintenance facilities.

The A/E shall determine the overall composition and number of resources on the facility assessment team(s). A designated Project Manager will act as the Vendor's lead source of contact. All assessments must be conducted under direct supervision of a licensed A/E professional. Members of the assessment team(s) must be capable of effectively conducting systems assessments in mechanical, electrical and architectural disciplines.

All persons employed or retained by the A/E to provide services on State of Illinois property, may be subject to background checks by other State of Illinois agencies.

The assessment team(s) will visually inspect facilities as directed by the CDB and those identified between the A/E and the CDB as priority assets to assess the remaining lifecycle of major asset systems and identify deferred maintenance requirements. The team(s) will document deferred maintenance deficiencies, including digital photographs of asset exteriors and any observed conditions within the assets. The survey will include a visual inspection of the building and all buildings' architectural, mechanical, electrical systems, as well as specific site systems as provided by the CDB.

The assessments will be broken into 3 Tasks.

Task 1 – Inventory and Inspection

Inspections shall include:

- Building structure (foundations, slabs, floors)
- Roofing systems (roofing, gutters, flashing)
- Exterior finishes (walls, windows, doors)
- Interior finishes (floors, walls, ceilings, doors, stairs)
- Electrical (distribution, lighting, other wiring/controls)
- HVAC (HVAC and other mechanical systems)
- Plumbing (water, sewer, fire-protection piping)
- Conveyances (cranes, elevators, hoisting equipment)
- Site (pavements, sidewalks, utility tunnels)

Task 2 – Quality Control/Quality Assurance

The A/E will provide the framework for the project via the QC Plan and support execution primarily from the home office. The Field Project Manager will be onsite during the assessment periods to ensure data collected according to project requirements and that quantities, components selected and direct conditions ratings (DCR) are accurate and consistent.

The QC Manager will perform final QC and manage the data from the home office during and after collection in the field.

Task 3 – Deliverable/Report

The A/E shall provide inspection categories and a rating system to interpret assessment data and provide said data in a mutually agreed upon format. The rating system must include a rating scale to identify levels of condition needs. Assessment data will be provided in an excel file with each building's components having a condition, install date, quantity, and replacement cost. Building Condition Index, System Condition Index and Facility Condition Index ratings will be calculated using assessment data. Draft and Final Report submissions will be provided with a summary of findings by site, building and master system, and recommended repairs by year.

PURPOSE OF THIS AGREEMENT MODIFICATION: Phase 1 of the Assessment surveyed DOC and DJJ. Phase 2 of the Assessment surveyed DHS and DVA. This modification will allow the A/E to start Phase 3 of Assessments to view DHS and DVA facilities with the addition of the Mechanical Insulation Energy and Safety Assessment Act. Sites listed below.

Modification 2 Building/Site List:

SITE	# of Buildings	Approximate SF
Illinois School for the Deaf (ISD)	24	498,909
Illinois School for the Visually Impaired (ISVI)	21	228,092
Kiley Developmental Center	65	234,642
Shapiro Development Center	65	1,011,979
Madden Mental Health Center	31	302,926
Choate Mental Health Center	53	779,138
Elgin Mental Health Center	33	928,270
LaSalle Veterans' Home (DVA)*	2	124,235
Illinois Veterans' Home of Anna (DVA)*	1	40,000
Chicago Veterans' Home (DVA)* 2	1	185,525
TOTALS	296	4,333,716

*A sample assessment of 30-40 units and common areas will be performed

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
Additional Services	\$1,818,353.00	\$0.00	\$1,818,353.00	\$1,582,160.00	\$3,400,513.00
Contract Administration Fee	\$54,500.00	\$0.00	\$54,500.00	\$47,400.00	\$101,900.00
TOTALS	\$1,872,853.00	\$0.00	\$1,872,853.00	\$1,629,560.00	\$3,502,413.00



MEMORANDUM

TO: Blanca Rivera, Region 1 Manager

FROM: Natasia McDade, Senior Project Manager

DATE: February 17, 2026

RE: 651-000-174 Board Level Modification No.2

Blanca,

The request for this board level modification comes as a request for the State. The modification that's being requested will allow HDR – A/E to complete the 3rd phase of the Various Facility Condition Assessment & the introduction of the Mechanical Insulation Energy and Safety Assessment Act for CDB. The initial contract value and Modification No.1 allowed HDR to visit and provide assessments for DOC, DJJ, DHS and DVA Facilities (21 Sites 548 Buildings, ~11,069,462 SF) as there were considered high priority. We are now requesting a third phase to address DVA and DHS (6 Sites 198 Buildings) for the Various Facility Condition Assessment and DHS & DOC Facilities (8 Sites 65 Buildings) for the Mechanical Insulation Energy and Safety Assessment Act.

With the approved modification, HDR would provide CDB a view inside of the facilities listed in modification. Doing so, will ensure we are addressing the systems that are need of upgrades or replacements to keep State assets protected. HDR will use the allocated funds in the modification as follows 60% - Physical Assessment, 30% - Draft Report, 10% - Final Report. Each request for payment will be reviewed by the CDB PM which outlines the weekly sign off's that shows the square footage associated with each building. The proposed square footage 3,581,935 would cover 263 Buildings across the State of Illinois. All travel and expenses are incorporated into this modification.

If any additional information is needed, for a final determination to be made on approval, please let me know.

cc: Chris Crawford, Admin Assistant

MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD



Professional Services Agreement

Modification Number: **2**

Project Number: **651-000-174**

Date: **February 20, 2026**

Firm Name, Address
HDR Architecture, Inc.
225 W. Wacker Drive, Suite 2750
Chicago, IL 60606

Project Information
Facility Condition Assessment Services
Statewide
Statewide, Statewide County, Illinois

This Modification **Increases the Full Service Agreement by 39%**

Agreement Date: **2021-09-22** Contract: **21010610**

Scope/Purpose of this agreement modification: This modification will compensate the A/E with a not-to-exceed amount of \$1,338,384 for the Facility Condition Assessment and the Mechanical Insulation Energy and Safety Assessment Pilot Program of buildings throughout the state. The list of additional buildings and square footages are included in the updated scope document. The Facility Condition Assessment is to be completed within 49 weeks of ATP and the Mechanical Insulation Assessment to be completed within 37 weeks of ATP.

This modification also amends the contract end date to 7.02.2032

Subject agreement amended as follows: Replace Appendix A - M1 with Appendix A - M2, Attachment A1-Appendix A-M1 Clarifications with Attachment A1-Appendix A-M2 Clarifications, replaces Appendix B-M1 with Appendix B-M2, Replaces Scope of Services & Program Statement-Modification 1 with Scope of Services & Program Statement-Modification 2, incorporates State of Illinois Chief Procurement Office Capital Development Board Certifications and Standard Terms V.24.1 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
Additional Services	\$1,818,353.00	\$1,582,160.00	\$3,400,513.00	\$1,338,384.00	\$4,738,897.00
Contract Administration Fee,	\$54,500.00	\$47,400.00	\$101,900.00	\$36,600.00	\$138,500.00
TOTALS	\$1,872,853.00	\$1,629,560.00	\$3,502,413.00	\$1,374,984.00	\$4,877,397.00

Prepared by: _____ 3.2.2026
Date

By: _____
Using Agency approval Date

AE Firm name: **HDR Architecture, Inc.**

By: _____ 2/24/2026
AE's Authorizing Representative Date

Reviewed: _____
Contract Executive Date

Print AE name, Title: **Grace Kuklinski Rappe, Vice President**

Approved by: _____ 3/2/2026
Regional Manager Date

By: _____
Fiscal Date

Approved by: _____
Legal Date

Final CDB authorization _____
Print name/title Date

Project Number: 810-064-022 Phase 1

Description: Expand West Lobby
John A. Logan College
Carterville, Williamson County, IL

Using Agency: Illinois Community College Board

Architect/Engineer: BHDG Architects, Inc.
2008 W. Main Street, Suite B
Marion, IL 62959

Total Project Budget: \$ 8,714,996.00
Unobligated Funds: \$ 733,300.00
Total Spent to Date: \$ 394,244.72
Percent Complete: 11% of project completed to date

Project Manager: Scott Satterlee



Project History: John A. Logan College in Carterville, Williamson County is a 12-building facility established in 1972. The Main Building – C (JC26C) is a 189,320 square foot building completed in 1972.

The scope of work provides for the expansion of the existing west lobby. The new lobby will be created in the footprint of the existing lobby as well as the existing concrete hallway and porch. This project consists of a 6,250 square foot lobby addition with a 3,500 square foot mezzanine, as well as a 2,500 square foot interior finishes renovation and 800 square foot mechanical penthouse.

During scheduled demolition it was revealed that the existing structure is post-tensioned concrete, rather than the pre-stressed concrete indicated on the original drawings and structural details. The demolition process has resulted in the de-tensioning of a portion of the existing structure that remains. The de-tensioned areas required evaluation and stabilization to maintain structural integrity and ensure safety during construction.

Description of RFP Change: This proceed order is for providing the design and installation of temporary shoring and necessary actions to alleviate the structural concerns caused from demolition activities. The contractor shall include rental of shoring equipment for a period of 6 months.

Requested Action: We are requesting board approval of Proceed Order G-3 in the not-to-exceed amount of \$250,000.00 for the design and shoring of the columns and beams on Project 810-064-022 Expand West Lobby.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Fager-McGee Commercial Construction	General	\$ 250,000.00	\$ 7,333,000.00	3.4%
Total All Proceed Orders		\$ 250,000.00	\$ 7,333,000.00	3.4%



MEMORANDUM

TO: David Ealey, Regional Manager – Region 3

FROM: Scott Satterlee, Project Manager

DATE: February 11, 2026

RE: Proceed Order G-3
Fager-McGee Commercial Construction, Inc.
810-064-022 Expand West Lobby
John A. Logn College
Carterville, Williamson County

John A. Logan College in Carterville, Williamson County is a 12-building facility established in 1972. The Main Building – C (JC26C) is a 189,320 square foot building completed in 1972.

The scope of work provides for the expansion of the existing west lobby. The new lobby will be created in the footprint of the current concrete walkway, porch and existing lobby. The project consists of a 6,250 square foot lobby addition with a 3,500 square foot mezzanine, 2,500 square foot interior finishes renovation and 800 square foot mechanical penthouse. Plumbing, heating, ventilation and electrical will be commensurate with the project.

During demolition activities it was revealed that the existing structure is post-tensioned concrete, rather than the pre-stressed concrete indicated on the original drawings and structural details. The demolition process has resulted in the de-tensioning of a portion of the existing structure scheduled to remain. The de-tensioned areas required evaluation and stabilization to maintain structural integrity and ensure safety during construction and the upcoming extreme snow forecast.

Jerry Burlingham, State Purchasing Officer authorized Fager-McGee Commerical Construction to design and install temporary shoring (NTE \$250,000) to stabilize the building until a permanent repair can be designed. Overtime was authorized, and Fager-McGee Construction performed the work overnight prior to a significant snowfall to complete the installation of the shoring.

BHDG Architects, Inc. have engaged a structural engineer to investigate and design the repair of the de-tensioned columns and beams.

cc: Ted Renner



PROCEED ORDER

PO No.: **G -3**
Date: 2/10/2026
Associated RFP No.: G-3

1. Contractor: (Name and Address)

Fager-McGee Commercial Construction, Inc.
347 South Williams Street
Murphysboro, IL 62966

Project No.: 810-064-022 **Phase #: 1**

Project Name and Location:

Expand West Lobby
John A. Logan Community College
Carterville, Williamson County

Contract No.: 26044981

Contract Work: General

2. REQUEST for change by: Contractor

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

During demolition it was determined that the columns and beams that are being removed are post-tensioned, not pre-stressed as indicated on the as-built documents resulting in unstable conditions that require shoring to make the area of construction stable until a design can be completed to repair the de-tensioned columns and beams.

4. Description Of Change In Work:

Contractor to provide design and installation of temporary shoring and necessary actions to alleviate the structural concerns noted on 1/21/2026 as a result of demolition activities. Overtime work is authorized if necessary.

Contractor shall include rental of shoring equipment for a period of 6 months.

5. Total Value Of This Order Not To Exceed:

\$ 250,000.00

6. Other Associated Proceed orders (Number(s) and Amount(s)): N/A

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

7. Authorization to Proceed by:

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

<u>Initial</u>	<u>[Signature]</u>	<u>2/12/26</u>	
	<u>Matthew Dennis, Contract Representative</u>	<u>Date</u>	
<u>(Up to \$14,999)</u>	<u>[Signature]</u>	<u>02/18/2026</u>	<u>205</u>
	<u>Scott Satterlee, Project Manager</u>	<u>Date</u>	<u>Probable Classification</u>
<u>(Up to \$49,999)</u>	<u>David Ealey, Regional Manager</u>	<u>Date</u>	
<u>(Up to \$74,999)</u>	<u>Ted Renner, Construction Administrator</u>	<u>Date</u>	
<u>(Up to \$99,999)</u>	<u>Lisa Hennigh, Deputy Director - Construction</u>	<u>Date</u>	
<u>(Up to \$200,000)</u>	<u>Tamakia J Edwards, Executive Director</u>	<u>Date</u>	

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

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

Project Number	Firm/Job Description	Estimated Total Project Cost
825-020-162	Construct Chiller Plant and Replace Boilers Southern Illinois University Southern Illinois University - Carbondale, Jackson County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Hafer PSC (P.C.) Introba Inc. RTM Engineering Consultants, LLC	\$37,000,000

A/E SELECTION COMMITTEE RECOMMENDATIONS

3/10/2026



CDB PROJECT NO: 825-020-162

PROJECT DESCRIPTION: Construct Chiller Plant and Replace Boilers

PROJECT LOCATION: Southern Illinois University
Southern Illinois University - Carbondale, Jackson County

APPROPRIATION AMOUNT: \$37,000,000

ESTIMATED TOTAL PROJECT COST: \$37,000,000

PROJECT SCOPE OF WORK:

The Southern Illinois University - Carbondale, is a 393-building facility established in 1832.

The scope of work provides for constructing a Chiller Plant at Southern Illinois University's Carbondale campus near the Neckers Building and connecting the plant to the existing campus chilled water loop. The plant will include one water-cooled centrifugal chiller and associated cooling tower, with the flexibility to add up to two additional chillers and cooling towers as funding allows. This Chiller Plant shall be of similar design and construction as the new Chiller Plant being constructed at the Communications Building.

The work shall also include removing two stoker coal boilers in the Power Plant and replacing with one or two gas-fired packaged boilers, as funding allows, featuring dual-fuel technology, including the installation of fuel storage tank(s) appropriately sized for the number of boilers installed, new feed-water pumps, and a deaerator system. Outdated infrastructure shall be demolished as part of the work, as funding allows, including the old incinerator building and bag-house structures. The existing smokestack shall remain.

The work shall include associated controls tying into the campus Building Automation System, along with any necessary electrical modifications to support the overall work being done at both the Chiller Plant and the Power Plant.

Hazardous materials may be encountered.

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

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

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

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 329

CHANGE ORDER FOLLOWING PROCEED ORDER REPORT

Project Number	Project Description	Proceed Order or Change Order Number	Total Amount of this Proceed Order, RFP or Mod & Date Executed	Total Amount of Associated RFPs/Mods & Date Executed	Percentage of RFP/Mod Work Completed
120-075-074	Department of Corrections – Dixon Correctional Center– Dixon Lee County - Replace Roofing Systems	PO G-004	\$600,000.00 8/13/2024	CO-G04 \$401,033.59 2/10/2026	66.84%
814-010-081	Chicago State University – Chicago State University – Chicago – Cook County – Elevator Restoration	PO G-4	\$215,000.00 01/30/2026	CO-G4 \$215,000.00 2/11/2026	100%

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

Project Number	Firm/Job Description	Estimated Total Project Cost	<u>SUMMARY OF SELECTIONS LAST 5 YEARS</u>
039-150-184	Renovate/Repair Coliseum Department of Agriculture Illinois State Fairgrounds - Springfield, Sangamon County <i>SELECTED FIRM:</i> Wiss, Janney, Elstner Associates, Inc.	\$TBD	3 Selections Last Selection: 2/18/2026 Total Contracts: \$273,443 Remaining Contracts: \$25,000 Non-Minority Male
102-311-104	Emergency Environmental Assessment and Remediation Department of Natural Resources Illinois Beach State Park - Lake County <i>SELECTED FIRM:</i> Primera Engineers, Ltd.	\$2,700,000	7 Selections Last Selection: 2/11/2026 Total Contracts: \$2,230,664 Remaining Contracts: \$1,206,286 Non-Minority Female

CDB PROJECT NO: 039-150-184

PROJECT DESCRIPTION: Renovate/Repair Coliseum

PROJECT LOCATION: Department of Agriculture
Illinois State Fairgrounds - Springfield, Sangamon County

PROJECT AMOUNT: \$TBD

PROJECT SCOPE OF WORK:

The Coliseum (E0106) is a 86,200 square foot, three-story building established in 1901.

The scope of work provides for the A/E to provide analysis of IFC specs/drawings, and approved submittals related to the construction of the roofing system prior to performing on-site investigation. The A/E will provide investigative services as needed to thoroughly inspect existing conditions of the roof and will need to work in conjunction with the contractor during removal of the existing shingles, plywood decking, spray foam insulation, and any framing members that show signs of water infiltration/damage. A sufficient amount of existing shingles shall be retained by the A/E so they can be tested. Once the A/E has completed the review of applicable documents, and has performed an on-site inspection(s), a formal report will be provided to detail findings and provide in their professional opinion what caused the shingles and subsequent roofing system components to fail. The formal report shall also include a recommended solution and opinion of cost for the entire roofing system based on their findings from the investigative work.

ARCHITECT/ENGINEER: Wiss, Janney, Elstner Associates, Inc. (7191)
Northbrook, IL 60062

CDB PROJECT NO: 102-311-104

PROJECT DESCRIPTION: Emergency Environmental Assessment and Remediation

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

PROJECT AMOUNT: \$2,700,000

PROJECT SCOPE OF WORK:

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

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

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

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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