



**Capital
Development
Board**
Building a Better Illinois

**May 12,
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

May 12, 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: 2867 629 6185 PASSWORD: CDB52026

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 April 14, 2026, Minutes 1-6
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Executive Session

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

SUBJECT: Meeting Minutes for April 14, 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

Vice Chair McDonough
Ama Addai
Araceli Garza

Springfield

Saul Morse

Peoria

Beverly Potts

The following were present in Chicago:

Karla Springer, CDB

Julia Barnhardt, CDB

Ines Llopart, Smith Group

Darnita A. Lee, CDB

Ransom Gillespie, CDB

Brent Lance, CDB

Jocelyn Sada, CDB

The following were present in Springfield:

Amy Evans, CDB

Tim Patrick, CDB

Amy Romano, CDB

Kassandra Wilkin, CDB

TJ Edwards, CDB

Chris Crawford, CDB

Tyler McKay, CDB

Lisa Hennigh, CDB

Melissa Porter, CDB

Chris MacGibbon, CDB

James Cockrell, CDB

Ted Renner, CDB

Kathryn Martin, CDB

The following were present via Webex:

Matt Bacon, AECOM

Thomas Roberts, AECOM

Kyle Eliakis, Carlile Group

Adam Bohnhoff, Civil Design

Kat Porter, Delta Engin.

Richard Weitzel, Delta Engin.

Shuja Kazi, Delta Engin.

Christopher Fasano, Faith Grp

Loren Boyd, Faith Grp.

Whitney Harvey, Faith Grp

Chris Kleine, Farnsworth

Breanne Trammell, FARR

Anthony LoBello, FGM

John Robertson, JGMA

Juan Moreno, JGMA

Lori Day, JGMA

Nick Gulino, JP Architect.

Ashlen Williams, KOO Arch.

Dan Rappel, KOO Arch.

Jacquelyn Harvey, Mortenson

Nathen Leach, Prairie Engin.

Tim Schroeder, Prairie Engin.

Mark Steven Gerardot, Ratio

Ed Scopel, Ratio

Andy Cook, River City

Dan Hopper, River City

Jason Love, River City

Kristy Cubas, SCB

Katie Barnes, Stanley Group

Albert Mena, TYLin

Joseph Millham, WSP

Devon Travous, EEC

Micaela Vidana, EEC

Ken Morris, EEC

Natashia Ramirez, EEC

Melissa Bonner, EEC

Justin Herren, ISU

Matt Deitch, NIU

Nanette Andersson, NIU

Jason Comfort, Normal IL

Abraham Allen, CDB

Amada Ascencio, CDB

Angelina Bagaglio, CDB

David Ealey, CDB

Amber Evans, CDB

Stetzen Fleming, CDB

Medeny Guy, CDB

Heather R. Parks, CDB

Jared Lingle, CDB

Marcy Joerger, CDB

Mark Jones, CDB

Nazih A. Kafe, CDB

Carl Kimble, CDB

Nicholas Klein, CDB

Paul Kmett, CDB

April Koskey, CDB

Lauren Grenlund, CDB

Luke Montgomery, CDB

Chris MacGibbon, CDB

Natasia McDade, CDB

Matt McHenry, CDB
Joel Meints, CDB
Lauren Noll, CDB
Markus Pitchford, CDB
Nicole Power, CDB
Elpidio D. Quiballo, CDB
Scott Satterlee, CDB

Nathan E. Schroeder, CDB
Scott Sumner, CDB
Stacy Smith, CDB
Sherri Sullivan, CDB
Greg Swanson, CDB
David Tichy, CDB
Charla Travis, CDB

Trevor Parnell, CDB
Matthew Trewartha, CDB
Jeremy Walker, CDB
Kenneth Watkins, CDB
Latonya Watson, CDB
Carla Yvonne, CDB

The meeting was called to order at 11:04 a.m.

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

Ama Addai moved, and Saul Morse seconded a motion to approve the agenda with Agenda Item Number 6 being pulled. Vice Chair McDonough called for a vote, and the motion was approved unanimously.

Saul Morse moved, and Beverly Potts seconded a motion to approve the minutes for the March 10, 2026, meeting. Vice Chair McDonough called for a vote, and the motion was approved unanimously.

Beverly Potts moved, and Saul Morse seconded a motion to approve the Executive Session minutes for the March 10, 2026, meeting. Vice Chair McDonough called for a vote, and the motion was approved unanimously.

James Cockrell presented the following Single Bid:

Single Bid – ICCB – John Wood Community College

CDB Project No. 810-100-021

Resurface Parking Lot and Roads

Diamond Construction Company

Single Bid.....\$593, 500.00

Ama Addai questioned if they have done work for us in the past. James Cockrell responded yes.

Beverly Potts moved, and Araceli Garza seconded a motion to approve the Single Bid. Vice Chair McDonough called for a vote, and the motion was approved unanimously.

James Cockrell presented the following Modification:

Modification – IBHE – Western Illinois University

CDB Project No. 818-010-096

Construct Performing Arts Center

AECOM

Modification.....\$500,000.00

The Board asked how AECOM was chosen. Brent Lance explained the reasoning behind the selection.

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

James Cockrell presented the following Modification:

Proceed Order – IBHE – Illinois State University

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

Renovate Visual Arts Center Complex/Wonsook

Kim College of Fine Arts Rehabilitation

Ratio State, PLLC

Proceed Order.....\$350,173

Araceli Garza questioned what concerns this project had. Medeny Guy and James Cockrell both explained the concerns.

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

The minutes shall reflect that Chair Rhodes has been added to the roll call.

James Cockrell presented the following Modification:

Modification – IBHE – University of Illinois at Urbana-Champaign

CDB Project No. 830-010-352

Replace Air Handling Units

dbHMS, Inc.

Modification.....\$293,762.00

Chair Rhodes questioned the timeframe. Chris MacGibbon explained the timeline.

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

Brent Lance presented the following A/E selection recommendations for PSB 330:

1.	102-311-105	Department of Natural Resources Illinois Beach State Park – Lake County Renovate Lodge, Construct an Addition and Pool and Improve Site 1. Johnson Lasky Kindelin Architects, Inc. 2. Moreno Architects Ltd. 3. KOO LLC	Appropriation: \$58,000,000 Project Cost: \$58,000,000
2.	546-135-014	Department of Military Affairs Freeport Armory – Stephenson County Upgrade Electrical and Install a Generator 1. Delta Engineering Group, LLC 2. Henneman Engineering, Inc. 3. Senga Architects, Inc.	Appropriation: \$1,954,000 Project Cost: \$1,954,000
3.	546-395-002	Department of Military Affairs Carbondale Readiness Center – Jackson County Replace HVAC System 1. WRF Engineers LLC 2. RTM Engineering Consultants, LLC 3. Michael K. Swim, Consulting Engineer, Inc.	Appropriation: \$3,000,000 Project Cost: \$3,000,000
4..	573-060-009	Department of Public Health Oakland Street Laboratory – Carbondale, Jackson County Construct New Laboratory 1. WSP USA Buildings Inc. 2. Woolpert Architecture LLC 3. BHDG Architects, Inc.	Appropriation: \$4,000,000 Project Cost: \$44,947,700
5.	825-020-162CA	Southern Illinois University Carbondale, Jackson County Construct Chiller Plant and Replace Boilers – Commissioning Services 1. Faith Group LLC 2. Affiliated Engineers, Inc. 3. Hanson Professional Services, Inc.	Appropriation: \$37,000,000 Project Cost: \$37,000,000

Chair Rhodes moved, and Saul Morse seconded a motion to approve project 102-311-105 within the A/E selections from PSB 330. Vice Chair McDonough called for a vote, and the motion was approved unanimously. Board Member Ama Addai recused herself from the vote.

Chair Rhodes moved, and Ama Addai seconded a motion to approve project 546-135-014 within the A/E selections from PSB 330. Vice Chair McDonough called for a vote, and the motion was approved unanimously.

Chair Rhodes moved, and Ama Addai seconded a motion to approve project 546-395-002 within the A/E selections from PSB 330. Vice Chair McDonough called for a vote, and the motion was approved unanimously.

Saul Morse moved, and Araceli Garza seconded a motion to approve project 573-060-009 within the A/E selections from PSB 330. Vice Chair McDonough called for a vote, and the motion was approved unanimously. Board Member Ama Addai recused herself from the vote.

Chair Rhodes moved, and Araceli Garza seconded a motion to approve project 825-020162CA within the A/E selections from PSB 330. Vice Chair McDonough called for a vote, and the motion was approved unanimously.

Brent Lance presented the following Design-Build Selection:

1.	822-010-135	Northern Illinois University Construct Northern Illinois Center For Community Sustainability 1.Berglund Construction Company	Estimated Total Project: \$15,716,368 Published Project Budget: \$15,716,368
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Chair Rhodes asked for an explanation of the process of how selections for Design Build are made. Brent Lance explained.

Saul Morse moved, and Chair Rhodes seconded a motion to concur the Design Build Selection. Vice Chair McDonough called for a vote, and the motion was approved unanimously.

Lisa Hennigh presented the Change Order Following Proceed Order Report.

Lisa Hennigh presented the Emergency Project Proceed Order/Change Order Report.

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

Tim Patrick presented the Construction Report.

Luke Montgomery presented a Construction Presentation about the Rend Lake Project.

Vice Chair McDonough asked for Public Comment. No Public Comments were presented.

Saul Morse moved, and Ama Addai seconded a motion to move to Executive Session for the purpose of discussing Probable and Pending Litigation. Vice Chair McDonough called for a vote, and the motion was approved unanimously.

Executive Session was convened at 12:10 p.m.

Regular session was reconvened at 12:27 p.m.

Amy Romano presented a request to ratify the filing complaint by the Attorney General.

Saul Morse moved, and Araceli Garza seconded a motion to ratify the filing complaint by the Attorney General. Vice Chair McDonough called for a vote and the motion is ratified.

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

The meeting adjourned at 12:28 p.m.

Executive
Session
Meeting
Minutes

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: \$811,000.11
Total Spent to Date: \$2,550,348.33
Percent Complete: 99% Completion to Date

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 provides for replacing a portion of the underground medium voltage electrical loop, including associated sectionalizing switches.

Through reviews by Primera Engineers, investigations by the contractor and in coordination with the project team for the New Power Plant Project at Elgin Mental Health Center, Primera has noticed Errors and Omissions by the previous A/E Melvin Cohen and Associates. These Errors and Omissions included: The removal of the No.15 Feeder from the new CDB powerhouse project (CDB Project 321-055-138), and the final tie-in to the new electrical switchgear of the powerhouse

Description of RFP Change: This RFPCO includes the following modifications to the scope of work: (1) Add the installation of Feeder No. 15 electrical cable from the end of the original scope of work for the 321-055-137 project to the new 321-055-138 powerhouse project and (2) Tie into the new switchgear.

Requested Action: We are asking for board approval of Change Order E-08 in the amount of \$459,710.05 for the installation of Feeder No. 15 along with its tie-in to the new switchgear.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Broadway Electric Inc.	Electrical	\$ 459,710.05	\$ 3,965,747.60	12%
Total All Change Orders		\$2,702,472.89	\$3,965,747.60	68%



MEMORANDUM

TO: Blanca Rivera – Regional Manager

FROM: Mark Jones – Project Manager

DATE: April 20, 2026

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 was 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: The removal of the No.15 Feeder from the new CDB powerhouse project (CDB Project 321-055-138), and the final tie-in to the new electrical switchgear of the powerhouse.

Our recommendation is for the approval of RFPCO E-08 for Broadway Electric in the amount of \$459,710.05



REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 4/6/2026 Change Order Number: E 8

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 #: 23043385
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: The scope of work calls for replacing cable on the main electrical loops and to ultimately connect to cable being installed from the new Powerhouse which is part of contract 321-055-138. The installation of the Feeder #15 cable from the powerhouse was removed from project 321-055-138, which will leave Feeder #15 unable to be energized and will leave Loop 14/15 without a redundant backup. The solution is the install this cable as part of this project from the end of the original scope of work on Feeder #15 on 321-055-137 to the new Powerhouse and tie into the new switchgear.

3.

DESCRIPTION of change including reference to drawings and specifications revised new drawings and specifications issued. The scope of work requires replacing cable on the main electrical loops. Installation of the cable from the new Powerhouse switchgear to the end of the scope of work on this project will be installed.

4.

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

5.

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 Calendar Days from Approval of RFPCO.

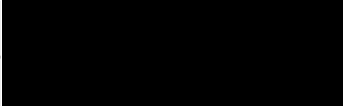
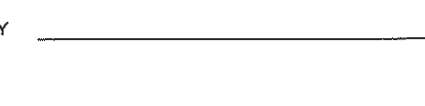
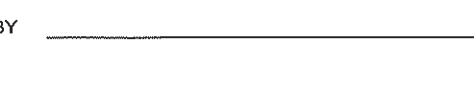
6.

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

The Contract Sum is ~~Choose an item.~~ increased

by the total sum of ~~\$499,007.00~~ **\$459,710.05**

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: 4.6.26 BY  signature Architect print name title		APPROVE as to form and content: USING AGENCY name Elgin Mental Health Center DATE: 4/6/2026 BY  signature Project Manager Assistant Chief print name title	
COORDINATING CONTRACTOR or CONSTRUCT. MANAGER FIRM NAME Broadway Electric, Inc. DATE: 4/6/2026 BY  signature Project Manager print name title		CDB/PM APPROVE DATE: BY  signature Project Manager print name title	
PRIME CONTRACTOR FIRM NAME DATE BY  signature print name title		CDB APPROVE change order DATE BY  signature print name title	

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

Project Number: 546-235-022

Description: Construct Vehicle Maintenance Shop
North Riverside Armory- Cook County
North Riverside, Cook County, IL

Client Agency: Department of Military Affairs

Architect/Engineer: Gannett Fleming Architects, Inc.
180 N. Stetson Ave., Suite 3700
Chicago, IL 60601

Total Project Budget: \$26,497,506.81
Unobligated Funds: \$57,690.81.00
Total Spent to Date: \$15,451,937.07
Percent Complete: 70% Design of Project completed to date

Project Manager: Charla Travis



PROJECT HISTORY: The Project will consist of construction of a National Guard Vehicle Maintenance Shop (61,998 total square feet). Shop includes general purpose work bays, special purpose work bays, administrative work areas, supply rooms, classrooms, lockers, showers and maintenance space.

PURPOSE OF THIS AGREEMENT MODIFICATION: This modification comes as a request to revise the original project design of the water service to include new water booster station to meet pressure requirements, and for extended construction phase services through 06/11/26.

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	\$0.00	\$1,200,031.00	\$1,200,031.00	\$0.00	\$1,200,031.00
Additional Services	\$72,900.00	\$452,385.00	\$525,285.00	\$317,122.00	\$640,285.00
Contract Administration Fee	\$2,100.00	\$49,500.00	\$51,600.00	\$9,500.00	\$55,000.00
On-site Representative Reim	\$0.00	\$112,000.00	\$112,000.00	\$0.00	\$112,000.00
Design Testing	\$0.00	\$208,000.00	\$208,000.00	\$0.00	\$208,000.00
Construction Testing	\$0.00	\$70,000.00	\$70,000.00	\$0.00	\$70,000.00
LEED Registration Fee	\$0.00	\$10,500.00	\$10,500.00	\$0.00	\$10,500.00
TOTALS	\$75,000.00	\$2,102,416.00	\$2,177,416.00	\$326,622.00	\$2,295,816.00



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STATE OF ILLINOIS
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Ama Addai
Araceli Garza
Saul Morse
Beverly Potts

TO: Ms. Blanca Rivera, Regional Manager – Region 1
Mr. Tim Patrick, Construction Administrator

FROM: Ms. Charla Travis, Project Manager – Region 1

DATE: April 21, 2026

PROJECT #: 546-235-022

DESCRIPTION/LOCATION: Construct Vehicle Maintenance Shop
Illinois Army National Guard
N. Riverside Training and Maintenance Facility
N. Riverside (Cook County), IL

A/E NAME: Gannett Fleming Architects (formerly Muller & Muller, Ltd.)
180 N. Stetson Ave., Suite 3700
Chicago, IL 60601

Capital Development Board (CDB) is working with Gannett Fleming Architects on the construction of Project 546-235-022: N Riverside Vehicle Maintenance Shop (VMS). The VMS is a shop that includes general purpose work bays, special purpose work bays, work areas, administrative, supply room, classroom, lockers, latrines/showers and maintenance space.

Modification request #1 is an extension of the contract for construction services. Substantial completion scheduled to occur 09/30/2025, revised by CDB to October 2025 with a contract time of 335 days (48 weeks) to substantial completion. Construction schedule submitted by Path Construction dated 09/12/25 shows construction activities concluding 06/11/26 eight and a half months (33 weeks) longer than was included in original contract. A/E is continuing processing submittals, responding to RFI's and coordination with local utilities.

Request #2 is the water service redesign of DMA (Dept. of Military Affairs)'s water service connection from Broadview. The ILARNG has had a difficult time with the existing water service with the Village of Broadview. The ILARNG reached out to N. Riverside about switching water service as part of MOD #5. Through the project design, the city of Broadview did not respond to engagement by the A/E. Following discussions with N Riverside and their requirements, Broadview was reengaged to provide water service to the campus. Broadview requested that the VMS project to the armory be revised to add RPZs (executed by Clark Deitz designs outside the scope of the VMS project). DMA requested a design for a connection for the VMS and campus loop. After the start of construction and resolution of

issues between DMA & Broadview, the village began to engage the design team and provide requirements requiring the redesign for the water supply. The original design met the intent for the VMS water supply until Broadview added RPZs to the design. The new design requires a new water booster station to meet the pressure requirements of the facility/campus after additional backflow devices were required by the Village of Broadview. The new water line connecting the VMS will occur just outside the vault at 9th and Cermak on the line that feeds the campus loop. This avoids any issues with pressure drop that may occur due to unforeseen circumstances of the loop. The scope requires, preparing design drawings and specification to address new design changes as required by project needs. Design changes/ coordination will be with held with Structural, HVAC, and Electrical and plumbing design and consultants.

MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD



Professional Services Agreement

Modification Number: **6**

Project Number: **546-235-022**

Date: **April 28, 2026**

Firm Name, Address

Gannett Fleming Architects, Inc.
180 N. Stetson Ave., Suite 3700
Chicago, IL 60601

Project Information

Construct Vehicle Maintenance Shop
North Riverside Armory - Cook County
North Riverside, Cook County, Illinois

This Modification **Changes the Scope of the Contract**

Agreement Date: **2020-08-11** Contract: **20025510**

Scope/Purpose of this agreement modification: Provide Additional Services Fee to revise original project design of the water service to include new water booster station to meet pressure requirements, and for extended construction phase services through 6/11/26, including, but not limited to continued processing of submittals, RFI responses, attendance of weekly OAC meetings, and continued coordination with local utilities. Payment for Additional Services shall be based on actual Time and Material (T&M) required, and approved by CDB. Also, Reallocate unused Design Testing Reimbursable to Construction Testing, and update Project Schedule Dates for Substantial Completion, Final Acceptance, and Extend Contract Completion Date from 10/31/2026 to 06/11/2027, to allow for Completion of Construction, Project Closeout, and Final Payments. The attached Standard Certifications are hereby incorporated into the contract.

Subject agreement amended as follows: **Replace Appendix A - M5 with Appendix A - M6**

AGREEMENT SUMMARY

Fee Description	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	\$.00	\$1,200,031.00	\$1,200,031.00	\$.00	\$1,200,031.00
Additional Services	\$72,900.00	\$567,385.00	\$640,285.00	\$317,122.00	\$957,407.00
Contract Administration Fee,	\$2,100.00	\$52,900.00	\$55,000.00	\$9,500.00	\$64,500.00
On-Site Representative Reim	\$.00	\$112,000.00	\$112,000.00	\$.00	\$112,000.00
Design Testing	\$.00	\$208,000.00	\$208,000.00	-\$56,000.00	\$152,000.00
Construction Testing	\$.00	\$70,000.00	\$70,000.00	\$56,000.00	\$126,000.00
LEED Registration Fee	\$.00	\$10,500.00	\$10,500.00	\$.00	\$10,500.00
TOTALS	\$75,000.00	\$2,220,816.00	\$2,295,816.00	\$326,622.00	\$2,622,438.00

Prepared by: _____
Charla Travis Date

By: _____
Using Agency approval Date

AE Firm name: **Gannett Fleming Architects, Inc.**

By: _____
AE's Authorizing Representative Date

Reviewed: _____
Contract Executive Date

Print AE name, Title: _____

Approved by: _____
Regional Manager Date

By: _____
Fiscal Date

Approved by: _____
Legal Date

Final CDB
authorization _____
Print name/title _____
Date

Project Number: 125-000-005, Phase 1

Description: Construct & Renovate Facilities
Illinois Youth Center
Lincoln, Logan County, Illinois

Using Agency: Department of Juvenile Justice

Architect/Engineer: Cordogan Clark & Associates
960 Ridgeway Avenue
Aurora, IL 60506

Total Project Budget: \$56,965,448.28
Unobligated Funds: \$231,381.54
Total Spent to Date: \$55,595,758.71
Percent Complete: 99% of Project completed to date

Project Manager: Alexis Robison



Project History: This project site was previously the Lincoln Developmental Center, managed by the Illinois Department of Human Services. The Illinois Department of Juvenile Justice has now taken over the site, and the project involves renovating the existing four cottages and constructing a new multi-purpose building. The new Lincoln Monarch Center will provide housing and program facilities for youth under the Illinois Department of Juvenile Justice.

The scope of work provides for remodeling two cottages for housing juveniles, plus one cottage for new classrooms and one cottage for new administrative use, plus designing and constructing a new multi-purpose building housing a gymnasium, dietary facility, classrooms and offices. The work includes upgrading mechanical, electrical, plumbing and fire protection (MEP/FP) systems in response to remodeling, plus providing a new athletic field, an outdoor basketball court, sidewalks and roadway improvements and new site security fencing. The work will also include providing new security systems including closed circuit television (CCTV) cameras.

After water was turned on to the plumbing fixtures at the facility, it was noticed by the project team that some of the detention fixtures were operating incorrectly. Upon further investigation from the plumbing subcontractor, it was discovered that there is build up from the hard water in Lincoln causing the fixtures to operate incorrectly. The project team had the water tested to confirm the hardness level of the water. As time goes on with the facility now in operation, more fixtures have begun to operate incorrectly, some to the point of being out of order.

Description of RFP Change: The scope of work for this change order is for the addition of a water softener system at the Monarch Youth Center. The city of Lincoln has hard water and the hardness is causing the detention fixtures to work incorrectly due to build up. Some fixtures are out of order already. There is to be a water softener system installed in each building at Monarch Youth Center. This change order also provides for the repair/ cleaning and replacement of the damaged plumbing fixtures as necessary.

Requested Action: We are requesting board approval of change order G-90 in the amount of \$217,137.97 to install the water softener system and repair/ replace damaged fixtures.

Contractor	Trade	Change Order Amount	Original Contract	% Change
William Brothers Construction	General	\$217,137.97	\$52,130,000.00	.42%
Total All Change Orders		\$217,137.97	\$52,130,000.00	.42%



M E M O R A N D U M

TO: James Cockrell, Regional Manager – Region 2

FROM: Alexis Robison, Project Manager

DATE: April 9, 2026

RE: 125-000-005 Change Order G-090 – Board Consideration
Department of Juvenile Justice – Lincoln, IL Youth Center

The scope of work provides for remodeling two cottages for housing juveniles, plus one cottage for new classrooms and one cottage for new administrative use, plus designing and constructing a new multi-purpose building housing a gymnasium, dietary, classrooms and offices. The work includes upgrading mechanical, electrical, plumbing and fire protection (MEP/FP) systems in response to remodeling, plus providing a new athletic field, an outdoor basketball court, sidewalks and roadway improvements and new site security fencing. The work will also include providing new security electronics systems including closed circuit television (CCTV) cameras.

Following the plumbing fixtures being turned on at this facility, the project team began to observe some detention plumbing fixtures operating incorrectly. The issue was relayed to the plumbing contractor, who determined that there was buildup in the fixtures causing the issue. They had advised that this was a water hardness issue. The project team had the water tested. The results confirmed that the facility has hard water. In order to remedy the issue, a water softener system will need to be installed at each building. There are some plumbing fixtures that will need to be replaced and others that will need to be repaired/ cleaned in order to operate correctly. This change order is requesting installation of the water softener systems and repair/ replacement of detention plumbing fixtures.

Respectfully,

Alexis Robison – Project Manager



**Capital
Development
Board**
Building a Better Illinois

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 3/30/2026

Change Order Number: G 90

1. (Contractor's Name, Address, Telephone, Fax & Attention)
Williams Brothers Construction Inc.
PO Box 1336
Peoria, IL 61654

CDB Project #: 125-000-005 Phase #: 1
CDB Project Name: Construct & Renovate Facilities – Lincoln Site
& Location: Lincoln, IL

Office: (309) 222-5118 Mobile/Cell: (309) 645-6612
Attn: Jason Ackerman e-mail: jason.ackerman@wbci.us

CDB Contract #: 23048681
Contract Work: General

REQUEST for change by: Using Agency

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: The Using Agency has reported a deterioration of service due to the mineral content of the municipal water supply. A water softener system has been requested for each building's domestic water supply. Replacement components have also been requested for affected detention fixtures that have experienced mineral build up which has affected their functionality.

3.

DESCRIPTION of change including reference to drawings and specifications revised new drawings and specifications issued. 5 whole building water softener systems will be installed at the facility and 49 detention plumbing fixtures including toilets, sinks, showers and an ice maker will have components replaced to repair the mineral build up that has occurred.

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 130 Calendar Days from Approval of RFPCO.

The Contract Sum is ~~Decrease~~

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

by the total sum of

~~\$243,988.80~~

Increase - JMA
\$217,137.97

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: Cordon Clark & Associates

BY [Signature] RCH 30, 2026
signature
print name
title

APPROVE as to form and content:

USING AGENCY name: Department of Juvenile Justice

BY [Signature] 4.26
signature
print name
title

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER FIRM NAME

Williams Brothers Construction Inc.

BY [Signature] 3/30/26
signature
print name
title

CDB/PM APPROVE

DATE: 3/30/2026

BY [Signature]
signature
print name
title

CDB APPROVE change order

DATE

PRIME CONTRACTOR
FIRM NAME

DATE

BY [Signature]
signature
print name
title

BY [Signature]
signature
print name
title

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

Project Number: 818-010-096, Phase 1

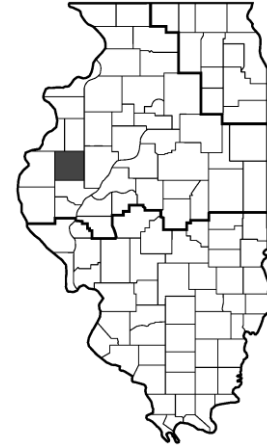
Description: Construct Performing Arts Center
Western Illinois University
Macomb, McDonough County, Illinois

Using Agency: Illinois Board of Higher Education

Architect/Engineer: AECOM Technical Services
130 East Randolph Street, Suite 2400
Chicago, IL, 60601

Total Project Budget: \$123,417,073.16
Unobligated Funds: \$5,501,280.65
Total Spent to Date: \$104,961,642.04
Percent Complete: 90% of Project completed to date

Project Manager: Alexis Robison



Project History: The scope of work provides for constructing an approximately 100,000 square foot Performing Arts Center, including an approximately 75,000 square foot convocation center for recitals, lectures, graduation ceremonies and local art and civic functions. The scope of work also provides for constructing a 1,900 square foot performance auditorium, including a stage and full rigging, 300 seat theater, 150 seat black box/studio theater, a loading dock with adjacent stage and ticket, projection, sound recording booths. The scope of work provides for LEED and building commissioning services for the construction of an approximately 100,000 square foot Performing Arts Center at Macomb.

During an investigation of the storm sewer line under the south parking lot that was initially going to remain it was discovered that the correct path of the storm sewer line could not be determined due to deterioration of the line. After this discovery River City presented Western Illinois University with a plan to fix the deteriorated storm sewer line. As well as replacing the south parking lot in its entirety.

Description of RFP Change: This change order will allow for the old south parking lot to be demolished in its entirety. The old, deteriorated storm sewer lines will be removed and replaced with new storm sewer lines. Followed by new curb & gutter and pavement installation with painting included.

Requested Action: We are requesting board approval of Change order G-128 in the amount of \$226,340.94 to replace the storm sewer line and reconstruct the south parking lot.

Contractor	Trade	Change Order Amount	Original Contract	% Change
River City Construction	General	\$226,340.94	\$103,603,000.00	0.22%
Total All Change Orders		\$226,340.94	\$103,603,000.00	0.22%



M E M O R A N D U M

TO: James Cockrell, Regional Manager – Region 2

FROM: Alexis Robison, Project Manager

DATE: April 20th, 2026

RE: 818-010-096 Change Order G-128 – Board Consideration
Illinois Board of Higher Education – Western Illinois University, Macomb, IL

The scope of work provides for constructing an approximately 100,000 square foot Performing Arts Center, including an approximately 75,000 square foot convocation center for recitals, lectures, graduation ceremonies and local art and civic functions. The scope of work also provides for constructing a 1,900 square foot performance auditorium, including a stage and full rigging, 300 seat theater, 150 seat black box/studio theater, a loading dock with adjacent stage and ticket, projection, recording and sound booths. The scope of work provides for LEED and building commissioning services for the construction an approximately 100,000 square foot Performing Arts Center at Macomb.

Following investigation into storm sewer lines in the designated to remain south parking lot, it was discovered that the path of these storm sewer lines was unable to be determined due to the deteriorated condition of the existing storm sewer lines. River City presented the project team with two options. Western Illinois University expressed a desire to move forward with the option that would fix the storm sewer lines as well as replace the existing south parking lot in its entirety.

Respectfully,

Alexis Robison – Project Manager

State of Illinois
CAPITAL DEVELOPMENT BOARD

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: **12/30/25**

RFP Number: **G-128**

3/31/26 - AECOM, CDB & RCC Review:
Winter conditions n/a; accelerator & hot water
removed from RCC - Wayland mix design.

1. (Contractor's Name, Address, Telephone, Fax & Attention)

28580 River City Construction
101 Hoffer Lane
East Peoria, IL 61611

(309)694-3120 Fax () -

Attn: Andy Cook e-mail: acook@rccllc.com

CDB Project #: 818-010-096

CDB Project Name: Western Illinois University Center for Performing Arts
& Location: Macomb, IL

CDB Contract #: 23041741

Contract Work: General

2. REQUEST for change by: Using Agency (WIU)

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.

3. REASON for change:

This RFP is being issued in response to site investigations performed by River City Construction per RFP 041. Those investigations into 3 existing inlet locations within the south parking lot (which was designated per the Contract Documents to remain) found that the paths of the storm piping from those inlets could not be determined in full due to the condition of the piping. (..cont'd below)

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

River City subsequently provided pricing information for two options: 1. Replacement of the existing storm lines and tie-in to the new site storm piping, and 2. Replacement of the storm lines, as well as reconstructing the south parking lot (with consideration that the first option would result in significant patching of the parking lot which was otherwise in aged condition). Per discussions with the CDB, WIU, CannonDesign, and River City Construction, WIU expressed a desire to move forward with Option 2. See CannonDesign RFP 128 form for additional information.

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

N/A

IMPORTANT NOTICE

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

6. CONSIDERATION:

Work to be accomplished in _____ Calendar Days from Approval of RFP/CO. coordination with overall project schedule and other trades.

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

The Contract Sum is INCREASED/DECREASED \$226,340.94
by the total sum of.....\$ \$234,480.88

TC 4/8/26

MLC 04/08/2026

7. The change described above and on accompanying drawings and specifications and the Contractor's proposal (if applicable) are hereby incorporated by reference and made a part hereof. Having reviewed the above and determining the amount to be fair and proper the undersigned:

RECOMMEND issuance of a change order

A/E Firm Name Can _____

BY _____

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER

BY _____ signature

CONTRACTOR

DATE _____

B _____ print name

signature

title

Senior Project Manager

APPROVE as to form and content:

U _____

signature

signature

CDB APPROVE change order

DATE _____

BY _____ print name

signature

title

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

Project Number: 821-010-097, Phase 1

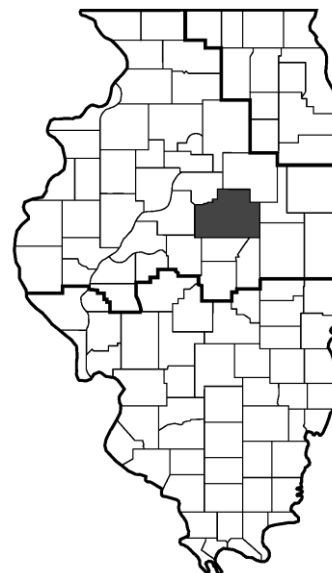
Description: Renovate Visual Arts Center Complex
Wonsook Kim
College of Fine Arts Rehabilitation
Normal, McLean County, Illinois

Using Agency: Illinois Board of Higher Education / Illinois
State University

Architect/Engineer: Ratio States, PLLC
102 S. Neil St.
Champaign, IL 61820

Total Project Budget: \$79,411,015.31
Unobligated Funds: \$7,809,703.69
Total Spent to Date: \$11,472,017.13
Percent Complete: 12% of Project Completed to Date

Project Manager: Medeny Guy



Project History: The scope is to add to and renovate the buildings involved in the Fine Arts complex at Illinois State University. The project consists of 3 complete additions and several areas of renovation/improvements to the Wonsook Kim College of Fine Arts at Illinois State University. The 3 additions are known as the Center for Visual Arts (CVA) addition, the Center for Performing Arts (CPA) addition, and the Commons addition. The Existing Center for Visual Arts and the Existing Centennial East buildings both have various renovation and improvements. In addition, Centennial West building is being demolished

This project renovates and has a building addition to the Commons Building that conflicts with caisson locations, grade beams and utilities.

During demolition, utilities lines at the Commons building were not shown in IFC documents. Contractor, River City Construction, scoped and located dimensions of utilities, conduits, and concrete duct bank for precise locations to determine caisson locations. Upon review, A/E consultants determined revisions to caissons and grade beams and new installation of a caisson, an encased duct bank, service conductors, and communication duct bank.

Description of RFP Change: The proceed order revises caissons and grade beams, purchase and install of a new caisson, a new encased duct bank, service conductors, and communication duct bank.

Requested Action: We are requesting board approval of Proceed Order G-006A in the amount of \$294,910.00 to revise caissons and grade beams, purchase/install new caisson, encased duct bank, service conductors, and communication duct bank.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
River City Construction, L.L.C.	General	\$294,910.00	\$68,650,000.00	0.43%
Total All Proceed Orders		\$799,363.94	\$68,650,000.00	1.16%



M E M O R A N D U M

TO: Ted Renner, Assistant Deputy Director of Construction

FROM: Medeny Guy, Region 2 Senior Project Manager

DATE: April 20, 2026

RE: 821-010-097, Renovate Visual Arts Complex/Wonsook Kim College of Fine Arts Rehabilitation
Illinois Board of Higher Education/Illinois State University
Normal, McLean County, IL
PO-G-006A – Underground utilities at new Commons Bldg (#U0052 & ISU010-0002) & Center of
Performing Arts (#U0383 & ISU010-0001)

On 10/29/25, River City submitted RFI #3 noting difficulty in locating existing electrical utility lines within contract drawings. Upon A/E review, a more detailed scope was required to locate and provide dimensions of utilities, conduits, and concrete duct bank to determine caisson locations. On 01/20/26, Proceed Order G-006 (\$83,600) was approved for River City to conduct detailed scope and drill caissons, as possible, at the Commons Building and Center of Performing Arts (CPA).

This project renovates and has a building addition to the Commons Building that conflicts with caisson locations, grade beams, foundations, and utilities.

After determining caissons and electrical duct bank locations at the Commons Building, the A/E updated several drawings to reflect the changes and provided a narrative of changes. This proceed order revises and adds one caisson, purchase/install a new concrete encased duct bank and connects it to an existing main switchboard with new service conductors. Additionally, it purchases/installs a new communication duct bank.

This proceed order addresses work to be conducted at the Commons Building. A follow-on proceed or change order, G-006B, will incorporate work to be conducted at the CPA. CPA work is pending completion of proceed orders G-18 and G-44 on the main Town of Normal sewer line.

Proceed Order #G-006A for \$294,910.00 is being submitted to the May 2026 Capital Development Board for approval.

Thank you.
Very Respectfully,

Medeny Guy

cc: James Cockrell, Region 2 Manager

Project Number: 821-010-097, Phase 1

Description: Renovate Visual Arts Center Complex/Wonsook Kim
College of Fine Arts Rehabilitation
Illinois State University
Normal, McLean County, Illinois

Client Agency: Illinois Board of Higher Education/Illinois State University

Architect/Engineer: Ratio States, PLLC
102 S. Neil St.
Champaign, IL 61820

Total Project Budget: \$79,411,015.31
Unobligated Funds: \$7,809,703.69
Total Spent to Date: \$11,472,017.13
Percent Complete: 14.00% of Project Completed to Date

Project Manager: Medeny Guy

Project History: The scope is to add and renovate buildings involved in the Wonsook Fine Arts complex at the Illinois State University. The project consists of 3 complete additions and several areas of renovation/improvements to the Wonsook Kim College of Fine Arts at Illinois State University. The 3 additions are known as the Center for Visual Arts (CVA) addition, the Center for Performing Arts (CPA) addition, and the Commons addition. The Center for Visual Arts and Centennial East buildings include various renovation and improvements.

This original scope of the Commons building renovates and includes a building addition but the current construction documents conflicts with actual caisson locations, grade beams, and utilities.

During demolition, utilities lines were discovered behind walls and underneath the foundation at the Commons building. Proceed Order G-006 (\$83,600), approved in 01/20/2026, authorized the contractor, River City Construction, to scope utilities, conduits, and concrete duct bank in order to determine precise locations. In turn, the A/E consultants revised drawings and provided a narrative of the necessary changes.

Description of Change: The proceed order revises caissons and grade beams, purchase/install a new caisson, a new encased duct bank, service conductors, and communication duct bank.

Requested Action: We are requesting Board approval of Proceed Order G-006A in the amount of \$294,910.00 to revise caissons, grade beams; purchase and install a new caisson, new encased duct bank, new service conductors, and a new communication duct bank.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
River City Construction, L.L.C.	General	\$294,910.00	\$68,650,000.00	0.43%
Total All Proceed Orders		\$799,363.94	\$68,650,000.00	1.16%

Project Number: 546-261-010

Description: Renovate Hangar Building and Flight Operations Building
Peoria Army Aviation Support Facility
Peoria, Peoria County, Illinois

Using Agency: Department of Military Affairs

Architect/Engineer: Dewberry Engineers, Inc.
401 SW Water St. Suite 701
Peoria, IL 61602

Total Project Budget: \$5,671,677.27
Unobligated Funds: \$0.00
Total Spent to Date: \$1,990,415.85
Percent Complete: 35% Completion to Date

Project Manager: Drew Stephenson



Project History: The Peoria Aviation Hangar, Building #1, is a 48,600 square foot structure built in 1948. The scope of work provides for upgrading the plumbing and electrical systems throughout the building. The work will include, but is not limited to, replacing showers, sinks, faucets, water closets and water heaters to energy efficient systems or tankless systems. The work also includes replacing the oil/water separator and windows and installation of a new generator. The scope will also include any supporting general, electrical, or other work related to the project.

During saw cutting and excavations for the new trench drain as part of the base bid scope of work, it was discovered that the existing tie rods that provide lateral support for the Quonset hut type hangar structure were severely deteriorated. These tie rods are integral to the structural integrity of the building and their failure poses a major life/health/safety issue as well as the potential to damage the helicopters and military equipment stored inside the hangar.

Description of RFP Change: The scope of Proceed Order G-06 is to remove the hangar floor concrete slab, repair/replace all damaged tie rods including the connections at the ends to the foundation. Any related contaminated soils/materials mitigation will be done if needed. Remove assumed buried tank if discovered. Replace or repair damaged tie rods and repour concrete floor.

Requested Action: We are asking board approval for Proceed Order G-06 for the not to exceed amount of \$1,497,000 to remove and replace the concrete flooring slab as well as replace all damage tie rods and connections to the foundation.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
PJ Hoerr, Inc.	General	\$1,497,000.00	\$5,417,000.00	27.64%
Total All Proceed Orders:		\$18,968.20	\$5,417,000.00	.35%



M E M O R A N D U M

TO: Ted Renner, Assistant Deputy Director of Construction

FROM: Drew Stephenson, Region 2 Senior Project Manager

DATE: April 20, 2026

RE: 546-261-010, Renovate Hangar Building and Flight Operations Building
Peoria Army Aviation Support Facility
Peoria, Peoria County, IL
Proceed Order G-06

On 03/13/2026, it was discovered during base bid work to sawcut and excavate for the new trench drain that the existing tie rods were severely deteriorated. These tie rods are original to the building which was built in 1948. The A/E, Dewberry Engineers inspected the exposed tie rods and determined via their structural engineer that these are integral the structural integrity of the building. Failure of these is a major life/health/safety issue as they are a critical structural component of the Quonset hut type hangar structure.

As we have worked through potential solutions for this issue, it was determined that all existing 18 tie rods should be inspected for repair/replacement as needed to maintain the structural integrity of the hangar. We discussed sawcutting and excavating at just the tie rod locations across the entire floor, but it was determined with DMA input that just pouring concrete back into the areas of the tie rods would leave the floor uneven at these spots. Levelness of the floor and an extreme flat plane for the slab surface is required for the maintenance work in the hangar as they repair and maintain chinook helicopters at this facility. Therefore, the best approach we determined was to remove the entire floor slab to inspect and repair or replace any and all deteriorated tie rods so the hangar floor can be repoured with less joints in the concrete. Existing connection details to the foundation at the end of the tie rods is also unknown as the original drawings are unreadable. The facility also believes there is most likely an underground storage tank in the southwest corner that will need to be removed and remediated if needed. It is also assumed that the excavated concrete slab and/or soils may be contaminated from fuel and chemical over the years and the correct excavation/handling/disposal processes will need to be followed if this is the case. Once the tie rods are repaired/replaced, we will either be coating the tie rods in epoxy and/or encasing in a concrete trench, then pouring the floor slab back. This work needs to be phased as well so DMA can continue normal operations inside the hangar facility. We also have CPO approval prior to a formally executed modification for the investigation and design of this work for the tie rods. This modification is expected to come in around roughly \$100,000.

All of the above details, unknowns and need to expedite this work justify a proceed order for this work. Proceed Order #G-06 for Not To Exceed amount of \$1,497,000 is being submitted to the May 2026 Capital Development Executive Board for approval.

Very Respectfully,

Drew Stephenson

cc: James Cockrell, Region 2 Manager



PROCEED ORDER

PO No.: G-06

Choose an item. -G-06

Date: 4/20/26

4/20/2026

Associated RFP No.:

G-06

1. Contractor: (Name and Address)

PJ Hoerr, Inc.
104 N. Commerce Place
Peoria, IL 61604

Project No.: 546-261-010 Phase #: 1

Project Name and Location:

Renovate Hangar Building and Flight Operations Building
Peoria Army Aviation Support Facility
Peoria, Peoria County, Illinois

Contract No.: 26041881

Contract Work: General

2. REQUEST for change by: Using Agency

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

During base bid work to sawcut for new trench drain lines it was discovered the existing tie rods that provide lateral structural support to the hangar are severely deteriorated. The tie rods are essential to the structural stability of the hangar building and is a critical life/health/safety issue. Exact quantities are unknown at this point, and starting the work as soon as possible is the preferred method.

4. Description Of Change In Work:

Remove hangar floor concrete slab, repair/replace all damaged tie rods including the connections at the ends to the foundation. Any related contaminated soils/materials mitigation if needed. Remove assumed buried tank if discovered. Replace or repair damaged tie rods and repour concrete floor.

5. Total Value Of This Order Not To Exceed:

\$ 1,497,000.00

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.)

Initial

4/20/26

Date

to \$14,999)

205

Date

Probable Classification

(Up to \$49,999)

James Cockrell, Regional Manager

Date

(Up to \$75,999)

, Construction Administrator

Date

(Up to \$99,999)

Lisa Hennigh, Deputy Director - Construction

Date

(Up to \$200,000)

Tamikia Edwards, Executive Director

Date

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

Project Number: Project # 250-000-020

Description: Central Computing Facility
2900 Dotmar Drive
Springfield, Sangamon County, IL

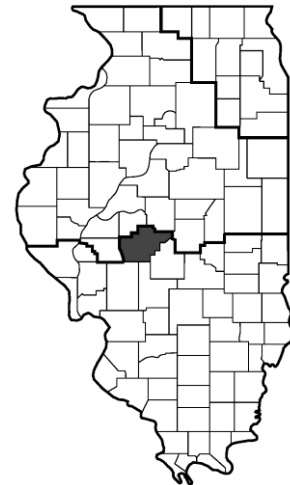
Client Agency: Department of Central Management Services

Architect/Engineer: EXP US Services, Inc.
205 N. Michigan Avenue, Suite 3600
Chicago, IL. 60601

Total Project Budget: \$145,000,000.00
Unobligated Funds: \$137,401,200.00
Total Spent to Date: \$4,991,930.78

Percent Complete: 100% Design completed to date.

Project Manager: Crystal Kitchen



PROJECT HISTORY: EXP US Services was selected as the bridging firm for this project. They reviewed and identified the requirements for a Tier III New Central Computer Facility to be located in Springfield. EXP evaluated site selections to aid in the purchase of the property, evaluated the existing building, prepared a program statement and scope development package followed by bridging documents to be delivered through the Design Build delivery method. This is a CMS project, but the end user is the Department of Innovation and Technology. DoIT personnel involved in programming and schematic design have very specific facility requirements. CDB's past experience has shown that the more specific the bridging documents the higher the costs to execute the project as design-build. In March of 2023 the CDB determined that it was in the best interest of the client and the project to change the delivery method to Design Bid Build. The project was over budget and had to be put on hold. In 2024 a bill was passed to allow for additional funds. In early 2025 design moved forward.

PURPOSE OF THIS AGREEMENT MODIFICATION: Per the request of DoIT the project design will need to increase the required electrical capacity on the new data center from original determination of 1MW with the potential to increase to 2MW with future expansion to approximately 3 megawatts (MW) at the completion of this project. The A/E will provide a comprehensive redesign of the CCF building and select site components.

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	\$0	\$4,595,000.00	\$4,595,000.00	\$0	\$4,595,000.00
Additional Services	\$146,500.00	\$82,500.00	\$229,000.00	\$1,186,664.00	\$1,415,664.00
Contract Administrative Fee	\$ 4,300.00	\$140,300.00	\$144,600.00	\$35,500.00	\$180,100.00
On-Site Representative Reim	\$0	\$283,920.00	\$283,920.00	\$0	\$283,920.00
Print Bid Documents in excess	\$0	\$5,000.00	\$5,000.00	\$2,500.00	\$7,500.00
Geotechnical Investigation	\$0	\$92,800.00	\$92,800.00	\$0	\$92,800.00
LEED Registration Fee	\$0	\$10,000.00	\$10,000.00	\$0	\$10,000.00
Rendering	\$0	\$10,000.00	\$10,000.00	\$0	\$10,000.00
Site Survey	\$0	\$24,100.00	\$24,100.00	\$0	\$24,100.00
TOTALS	\$150,800.00	\$5,243,620.00	\$5,394,420.00	\$1,224,664.00	\$6,619,084.00



M E M O R A N D U M

TO: Ted Renner, Assistant Deputy Director of Construction

FROM: Crystal Kitchen, Region 3 Project Manager

DATE: April 15, 2026

RE: CDB Project Number 250-000-020 New Central Computing Facility A/E Modification # 4 for Exp U.S. Services, Inc.

The scope of work provides for construction of a new, 95K sq ft 2-story Tier III Central Computing Facility that will be located in Springfield. The scope also provides for evaluating the existing building and consideration to the application of renewable energy resources and LEED silver. The new Central Computing Facility for the Department of Central Management services, which will be occupied and utilized by the Department of Innovation and Technology.

The original scope included preparing program statements, scope development package followed by bridging documents for the new facility utilizing Design Build. The project completed the bridging documents in late 2022 and in March of 2023 the CDB along with the Chief Procurement office approved converting the project delivery method from Design Build to Design Bid Build utilizing the current bridging documents. This conversion allowed us to make further progress with design as completed to date and aid in a competitive bidding field. The project was overbudget and had been on hold waiting for additional funding that became available early 2025. The design then further progressed through to 100%. We discovered and confirmed that since execution of the original agreement, DoIT has requested the project requirements include an increase in required electrical capacity on the new data center floor to approximately 3 megawatts (MW) from 1MW as originally designed. This change is needed to ensure DoIT can meet current demand and accommodate projected growth over the next several years. The existing data center operates with a 2MW capacity and averages 1.4MW of utilization which has increased since design originated. The need to increase the new facility's power allocation has an impact to the design documents.

At this time, we request your consideration to present to the board a modification # 4 to EXP's contract. The modification will provide for a comprehensive redesign of the CCF building and select site components. Under this modification, the Architect/Engineer shall perform additional professional services in the amount of \$1,224,664.00.

MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD



Professional Services Agreement

Modification Number: **4**

Project Number: **250-000-020**

Date: **April 1, 2026**

Firm Name, Address

Exp U.S. Services Inc.

205 N. Michigan Avenue, Suite 3600

Chicago, IL 60601

Project Information

Construct Central Computing Facility

Statewide Program

Statewide, Statewide County, Illinois

This Modification Increases the Full Service Agreement by 23%

Agreement Date: 2021-01-22 Contract: 21010910

Scope/Purpose of this agreement modification: The scope of this modification provides for design changes and the associated construction administration related to increasing the electrical capacity to approximately 3.5 megawatts (MW) for the new Central Computing Facility in Springfield. The scope of this modification also changes the milestone dates for Schematic Design, 75% Design, 100% Design, Bid Document Release, Bidding, Substantial Completion, Final Closeout and changes the contract end date from 7/3/2029 to 11/30/2030. The State of Illinois Chief Procurement Office Capital Development Board Standard Illinois Certifications V.24.1 are hereby incorporated into the contract.

Subject agreement amended as follows: Replaces Appendix A - M3 with Appendix A - M4; Replaces Attachment A-1 M-3 Appendix A Clarifications with Attachment A-1 M-4 Appendix A Clarifications, Replaces Appendix B M-3 with Appendix B M-4 and are hereby incorporated into the contract.

AGREEMENT SUMMARY

Fee Description	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	\$.00	\$4,595,000.00	\$4,595,000.00	\$.00	\$4,595,000.00
Additional Services	\$146,500.00	\$82,500.00	\$229,000.00	\$1,186,664.00	\$1,415,664.00
Contract Administration Fee,	\$4,300.00	\$140,300.00	\$144,600.00	\$35,500.00	\$180,100.00
On-Site Representative Reim	\$.00	\$283,920.00	\$283,920.00	\$.00	\$283,920.00
Print Bid Documents in excess	\$.00	\$5,000.00	\$5,000.00	\$2,500.00	\$7,500.00
Geotechnical Investigation	\$.00	\$92,800.00	\$92,800.00	\$.00	\$92,800.00
LEED Registration Fee	\$.00	\$10,000.00	\$10,000.00	\$.00	\$10,000.00
Rendering	\$.00	\$10,000.00	\$10,000.00	\$.00	\$10,000.00
Site Survey	\$.00	\$24,100.00	\$24,100.00	\$.00	\$24,100.00
TOTALS	\$150,800.00	\$5,243,620.00	\$5,394,420.00	\$1,224,664.00	\$6,619,084.00

Prepared by

4/1/2026

Date

By:

N/A

Using Agency approval

Date

AE Firm name: Exp U.S. Services Inc.

By:

AE's Authorizing Representative

Date

Reviewed:

Contract Executive

Date

Print AE name, Title:

Approved by:

Regional Manager

Date

By:

Fiscal

Date

Approved by:

Legal

Date

Final CDB
authorization

Print name/title

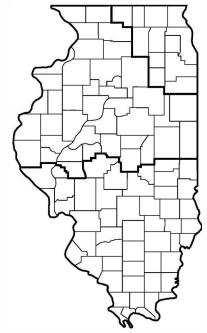
Date

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

Project Number	Firm/Job Description	Estimated Total Project Cost
573-000-005	Construct a Public Health Laboratory Department of Public Health Statewide Program <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> HDR Architecture, Inc. Perkins Eastman Architects, D.P.C. Solomon, Cordwell, Buenz & Associates, Inc.	\$226,356,700
816-010-045	Renovate Building E Governors State University Governors State University - University Park, Will County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Architrave, Ltd. Gensler Architecture, Design & Planning, P.C. Jahn Architecture, Inc.	\$11,000,000

A/E SELECTION COMMITTEE RECOMMENDATIONS

5/12/2026



CDB PROJECT NO: 573-000-005

PROJECT DESCRIPTION: Construct a Public Health Laboratory

PROJECT LOCATION: Department of Public Health
Statewide Program

APPROPRIATION AMOUNT: \$27,100,000

ESTIMATED TOTAL PROJECT COST: \$226,356,700

PROJECT SCOPE OF WORK:

The scope of work provides for construction of a new state-of-the-art public health laboratory facility to serve the State of Illinois. The facility must meet federal biosafety requirements to continue to secure federal funding, including all standards set by the current edition (6th Edition, Revised June 2020) of Biosafety in Microbiology and Biomedical Laboratories (BMBL) for BSL-2 and BSL-3 laboratories. Biosafety Level 3 (BSL-3) laboratories must be inspected and certified by all applicable regulatory agencies, Center for Disease Control and Prevention/National Institute of Health (CDC/NIH), to assure compliance and registration for select agent testing.

The IDPH Chicago Laboratory will be a multi-story building of approximately 120,000 gross square feet. The facility will be secure with access controls. The site will be determined and should accommodate parking lot(s) in addition to the laboratory facility.

The facility may include, but not limited to one main lab facility, one clinical laboratory, conference rooms, huddle rooms, a wellness center, an auditorium, a joint laboratory operations center, a large multi-purpose conference room, a receiving area for sample and package drop-off, a main storage space with loading dock and freight elevator, at least one staff lounge with kitchenette, including multiple office spaces with workstations. The facility should accommodate approximately 160 staff, including scientists, administrators, and support staff.

The facility should have a fiber-optic connection to the State of Illinois network and should also be equipped with a secondary, redundant fiber feed.

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

An environmental phase I and II assessment may be required.

The teams should be able to demonstrate a minimum of three active or completed BSL3 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 A/E is required to coordinate all telecommunications and networking requirements with the Department of Innovation and Technology (DoIT) during design and construction.

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

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

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

The selected A/E will be expected to complete an approved design within 18-24 months of the executed contract. The design timeline in the Professional Services Bulletin front end pages do not apply to this project.

This project will be subject to CDB's Standard Documents for Construction (SDC) dated 2026.

An independent third-party commissioning agent and a construction manager will be selected and assigned to this project.

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

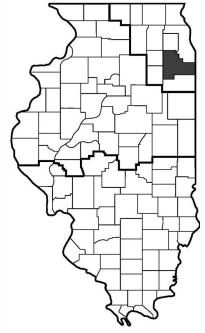
A combined MBE/WBE goal of 27 percent is applicable to the A/E team. Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 331

A/E SELECTION COMMITTEE RECOMMENDATIONS

5/12/2026



CDB PROJECT NO: 816-010-045

PROJECT DESCRIPTION: Renovate Building E

PROJECT LOCATION: Governors State University
Governors State University - University Park, Will County

APPROPRIATION AMOUNT: \$11,000,000

ESTIMATED TOTAL PROJECT COST: \$11,000,000

PROJECT SCOPE OF WORK:

The Governors State University - University Park, is a 12-building facility established in 1970. The Main Facility (T2000) is a 500,000 square foot, 4-story building established in 1971.

The scope of work provides for renovating the existing space and constructing a building addition to the 'E' Wing of the Main Facility at Governors State University.

Renovations to the 'E' Wing shall provide for HVAC upgrades to the Art Studio area and Sherman Hall, which will include, but is not limited to, replacing air handling units, exhaust fans and fume hoods along with any piping, ductwork and electrical modifications necessary. The work includes replacing building controls throughout these spaces and integrating them into the existing campus Building Automation System. The renovations shall also provide for reconfiguring the existing space to incorporate a more efficient space layout for the classrooms, which will include upgrading finishes, audio-visual components, and acoustical performances of the spaces. The work also includes addressing water infiltration issues around Sherman Hall.

The work will include a building addition of approximately 8,000-10,000 square feet that shall provide for additional programmatic space for the Art Studio Program.

The project shall be phased in a manner to minimize the disruption of the campus programs and activities.

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.

A minimum of LEED Silver Certification or equivalent green building standard certification may be required. If applicable, the design will need to comply with the Illinois Stretch Energy Code.

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

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

This project will be subject to CDB's Standard Documents for Construction (SDC) dated 2026.

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

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 331

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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EMERGENCY PROJECT PROCEED ORDER/CHANGE ORDER REPORT

Project Number	Project Description	Proceed Order or Change Order Number	Total Amount of this Proceed Order, RFP or Mod & Date Executed	Total Amount of Associated RFPs/Mods & Date Executed	Percentage of RFP/Mod Work Completed
120-135-084	Department of Corrections - Logan Correctional Center – Lincoln – Logan County – Emergency Purchase and Install Boilers and Ancillary Equipment	H-003	\$3,021,114.89 4/22/2026	N/A	100%
321-125-056	Department of Human Services – Elizabeth Packard Mental Health Center – Springfield – Sangamon County - Provide Underground Heating Water Piping Forensics Analysis	G-03	\$750,000.00 4/26/2026	N/A	90%

*New information is in **bold**.

SUBJECT: *Emergency Selection / Informational Item*

Project Number	Firm/Job Description	Estimated Total Project Cost
321-100-137	Emergency Assessment and Repair to the Dietary Building Structural Beams Department of Human Services Shapiro Developmental Center - Kankakee, Kankakee County <i>SELECTED FIRM:</i> Orion Engineers, PLLC	\$1,000,000

CDB PROJECT NO: 321-100-137

PROJECT DESCRIPTION: Emergency Assessment and Repair to the Dietary Building Structural Beams

PROJECT LOCATION: Department of Human Services
Shapiro Developmental Center - Kankakee, Kankakee County

PROJECT AMOUNT: \$1,000,000

PROJECT SCOPE OF WORK:

The Dietary/Stores Building (BX135) is an 82,310 square foot, two-story building established in 1960.

The scope of work addresses significant structural deterioration at the Shapiro Developmental Center's Dietary Building, where first-floor concrete beams beneath walk-in freezers have experienced severe spalling and complete corrosion of exposed reinforcing steel, compromising their structural integrity. An A/E will be required to conduct a site visit to assess existing conditions and develop retrofit designs to restore the beams to their original strength, while also providing recommendations to prevent further damage caused by the freezers. The issue affects four primary areas with multiple beams requiring repair, along with an additional girder beam showing early-stage spalling that should be addressed to prevent further deterioration. Due to limited access caused by a basement-level walk-in freezer directly below another, partial demolition will be necessary to inspect concealed beams and determine whether additional repairs are needed.

ARCHITECT/ENGINEER: Orion Engineers, PLLC (34580)
Chicago, IL 60607

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
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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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