Capital Development Board
Building a Better Illinois

November 13, 2025 11:00am

ILLINOIS

CAPITAL DEVELOPMENT BOARD

BOARD BOOK

Chicago
Edwardsville
Springfield
Peoria

JB PRITZKER, GOVERNOR

TJ EDWARDS, EXECUTIVE DIRECTOR

BOARD MEMBERS

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

CAPITAL DEVELOPMENT BOARD

November 13, 2025

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

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Call: 312-535-8110 ACCESS CODE: 2633 328 1425 PASSWORD: CDB112025

Request for public comment or questions can be made to either Amy Evans or Heather Parks:

Amy Evans (217-782-8726) / Amy.L.Evans@illinois.gov
Heather Parks (217-782-8729) / Heather.R.Parks@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 October 14, 2025, Minutes 1-6

Board Action

Construction Region 1

5. Proceed Order – CMS – CMS Facility 7-9

Construction Region 2

6. Change Order – IDOC – Pontiac Correctional Center 10-12

Construction Region 3

7. Change Order – IDHS – Alton Mental Health 13-18

QBS

8. Architecture/Engineering Selection Recommendations from PSB 326 19-29

Rulemaking

9. Illinois Energy Conservation Code Rules, 71 Ill. Adm. Code 600..... 30-64

Informational Items

10. Emergency Project Proceed Order / Change Order Report.....65
11. Best Interest of the State/Informational Item 66-71
12. Construction Project Completion Presentation
13. Public Comment

Executive Session

14. Pending and Probable Litigation (5 ILCS 120/2(c)(11))71

CAPITAL DEVELOPMENT BOARD Agenda Item

SUBJECT: Meeting Minutes for October 14, 2025

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

The following Board Members were present:

Chicago	**Springfield**	**Peoria**
Chair Rhodes	Saul Morse	Beverly Potts
Pam McDonough		
Ama Addai		

The following were present in Chicago:

Karla Springer, CDB	Brent Lance, CDB	Mark Jones, CDB
Blanca Rivera, CDB	Tim Patrick, CDB	Jesse Martinez, CDB
Carla Yvonne, CDB	Elpidio Quiballo, CDB	Darnita Lee, CDB
Lisa Hennigh, CDB	Kenneth Watkins, CDB	Nazih Kafe, CDB
Jocylin Sada, CDB	Natasia McDade, CDB	Julia Barnhardt, CDB
Nia Jones, CDB	Penny Varnava, CDB	Micaela Vidana, CPO

The following were present in Springfield:

Heather Parks, CDB	Amy Evans, CDB	David Ealey, CDB
Crystal Kitchen, CDB	Chris MacGibbon, CDB	Matt McHenry, CDB
Christopher Crawford, CDB	Amy Romano, CDB	Kassandra Wilkin, CDB
Mark Hendricks, CDB	Lauren Noll, CDB	James Cockrell, CDB

The following were present via Webex:

Jimm Dispensa, AECOM	Tom De Carlo, KEO Group	Philip Hermanek, DHS
Andrew Schantz, Affiliated Eng.	Alec Thornton, LCM Archit.	John Wayne, DHS
Frank Dellota, AGAE Contract.	Casey Burch, LCM Archit.	Maribel Acevedo, CDB
Jared Linton, Aldridge Group	Steve Martin, LVS	Scot Achterhof, CDB
Eric Downing, Austin Electric	Haley Coons, Oates Assoc.	Abraham Allen, CDB
Kyle Eliakis, Carlile Group	Sarita Melendez, Oates Assoc.	Jamie Booker, CDB
Archie Gallup, Clark Construction	Paige Remmert, Prairie Engin.	Amber Dooley, CDB
Kat Porter, Delta Engin.Group	Max Manning, Path Construct.	Bradley Downen, CDB
Shuja Kazi, Delta Engin. Group	Tim Schroeder, Prairie Engin.	Amber Evans, CDB
Jenny Fuqua, Design Mavens	Jill Deichmann, Primera Engin.	Mark Hendricks, CDB
Kevin Zawarus, Dunleavy Construct.	Scott Kuyken, Primera Engin.	Marcy Joerger, CDB
Jason Warren, ECS	Jina Son, RADA Archict.	Kathryn Martin, CDB
Chris Kleine, Farnsworth Group	Mark Wagner, Stanley Group	Carl Kimble, CDB
Daniela Salinas, HOH Group	Majid Zargar, Stanley Group	Nicholas Klein, CDB
James Kozicki, HOH Group	Ryan Bonham, Stanley Group	Samantha Kluemke, CDB
Zaid Safe, HOH Group	Paul Stuckey, Stuckey Construct.	Paul Kmett, CDB
Jeremy Connor, Hurst-Rosche	Ryan Cerny, Stuckey Consruct.	Lauren Grenlund, CDB
Adam Duke, Introba	Kevin Hejtmanek, Terra Engin.	Luke Montgomery, CDB
John Rausch, JGMA	John Lambrecht, Triton College	Leonard McGee, CDB
Tyler Kimmel, JGMA	Andrew Caputo, Williams Archit.	Tyler McKay, CDB
Nick Gulino, JP Archit.	Todd DeJaynes, DHS	Joel Meints, CDB

Lisa Moriconi, CDB	Nicole Power, CDB	David Tichy, CDB
Nia Jones, CDB	Robert Oxley, CDB	Charla Travis, CDB
Trevor Parnell, CDB	Scott Satterlee, CDB	Matthew Trewartha, CDB
Markus Pitchford, CDB	Nathan Schroeder, CDB	Jeremy Walker, CDB
Nate Porter, CDB	Greg Swanson, CDB	Kenneth Watkins, CDB

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

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

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.

Ama Addai moved, and Saul Morse seconded a motion to approve the amended minutes for the October 14, 2025, meeting. Ama Addai and Araceli Garza were interchanged. Chair Rhodes called for a vote, and the motion was approved unanimously.

Blanca Rivera presented the following Change Order:

Change Order – IDHS – Elgin Mental Health Center
CDB Project No. 321-055-137
Replace Sections of Underground Electrical Main
Primera
Change Order…….…….…….....$585,747.60

Chair Rhodes questions the scope of the work. Jill Deichmann from Primera explained that the cables were underground on private property.

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

Blanca Rivera presented the following Proceed Order:

Proceed Order – IDHS – Elgin Mental Health Center
CDB Project No. 321-055-138
Replace Power Plant
Clark Construction
Proceed Order…….…….…….....$1,585,000.00

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

Blanca Rivera presented the following Single Bid:

Single Bid – IDHS – Ludeman Development Center
CDB Project No. 321-110-074
Install a Generator for Building 60
RTM Engineering Consultants, LLC
Single Bid …….…….…….....$195,000.00

Chair Rhodes questioned if we have done work with RTM Engineering Consultants before and Blanca responded with yes, we have.

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

Blanca Rivera presented the following Proceed Order:

Proceed Order – ISBE – Philip J Rock Center & School
CDB Project No. 759-011-007
Renovate Phillip J. Rock Center & School
LCM Architects
Proceed Order…….…….…….....$312,000.00

Chair Rhodes questions as to why the Security System was left out of original budget. Casey Burch with LCM Architects explained that at the time of negotiations they were not aware of security issues.

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

Blanca Rivera presented the following Change Order:

Change Order – IBHE – Chicago State University
CDB Project No. 814-010-083
Repair HVAC and Pool
Williams Associates Architects. Ltd.
Change Order…….…….…….....$372,795.41

Ama Addai questioned the scope of the projects. Tim Patrick explained that there are 2 separate projects for the locker room and pool. Demo is being done to allow the A/E to review existing conditions to help with the design.

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

Blanca Rivera presented the following Proceed Order:

Proceed Order – IBHE – U of I at Chicago
CDB Project No. 830-030-164
Innovation Center Expansion
JGMA Architects
Proceed Order…….…….…….....$480,000.00

Chair Rhodes questioned the validity of the soil sample. Blanca Rivera explained how the contaminated soil was only found during the parking lot demo.

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

James Cockrell presented the following Approval of Single Bid:

Single Bid – IDVA – Illinois Veterans' Home - Quincy
CDB Project No. 040-010-130
Replace Rooftop Air Conditioning Units
RTM Engineering Consultants, LLC
Single Bid…….…….…….....$$1,946,200.00

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

David Ealey presented the following Approval of Proceed Order:

Proceed Order – IDOC – Menard Correctional Center
CDB Project No. 120-175-148, Phase 2
Construct New Boiler Room / Utility House
Introba, Inc.
Proceed Order……..……..…….....$370,000.00

Chair Rhodes asked how additional soil and rock were missed in the initial design. Mark Hendricks explained that the areas surveyed during design did not include additional rock and soil for excavating.

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

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

1.	102-342-013	Illinois Department of Natural Resources Desplaines State F&WA Will County Demolish Wilmington Pump House and Vesely Barns 1. WBK Engineering, LLC 2. JP Architects, Ltd. 3. GSG Consultants, Inc.	Appropriation: $1,537,000 Project Cost: $1,537,000
2.	630-000-323	Illinois Department of Transportation Statewide Install Whole Yard Generator Systems 1. Woolpert, Inc. 2. Marcum Engineering, LLC 3. Geo Bancroft Engineering, LLC	Appropriation: $240,000 Project Cost: $3,000,000
3.	630-000-324	Illinois Department of Transportation Statewide Renovate Building, Demolish-Construct Buildings, Replace Roofing System 1. Senga Architects, Inc. 2. Fox & Fox Architects, LLC 3. Gregory Ramon Design Studio, Inc.	Appropriation: $570,000 Project Cost: $2,850,000
4.	630-216-009	Illinois Department of Transportation District 3: Ashkum Team Section Headquarters Iroquois County Construct Wash Bay Addition & Miscellaneous Site Improvements 1. Farnsworth Group, Inc. 2. Carlile Architects, LLC 3. JP Architects, Ltd.	Appropriation: $500,000 Project Cost: $2,500,000
5.	630-344-002	Illinois Department of Transportation District 5: Fithian Team Section Headquarters Vermillion County Replace Roofing Systems, Interior/Exterior Upgrades, Demolish/Construct Buildings 1. Hurst-Rosche, Inc. 2. Carlile Architects LLC. 3. Fox & Fox Architects LLC	Appropriation: $644,000 Project Cost: $3,220,000
6.	630-435-002	Illinois Department of Transportation District 6: Bridge Crew Yard Sangamon County Construct New Core Drill Building 1. Evan Lloyd Associates, Inc. 2. Hurst-Rosche, Inc. 3. Poepping, Stone, Bach & Associates, Inc.	Appropriation: $840,000 Project Cost: $4,200,000
7.	810-066-021	Illinois Community College Board McHenry County College Crystal Lake, McHenry County Extend Water and Sewer Mains 1. HR Green, Inc. 2. Terra Engineering, Ltd. 3. Horner & Shifrin, Inc.	Appropriation: $1,309,350 Project Cost: $1,745,800

8.	810-070-021	Illinois Community College Board Morton Community College Cicero, Cook County Replace Roofing System and Tuck-pointing 1. Mode Architects, P.C. 2. GSG Material Testing, Inc., dba The HOH Group, Inc. 3. JP Architects, Ltd.	Appropriation: $3,488,940 Project Cost: $4,651,920
9.	810-096-035	Illinois Community College Board Triton College River Grove, Cook County Replace Roofing Systems 1. GSG Material Testing, Inc., dba The HOH Group, Inc. 2. Johnson Lasky Kindelin Architects, Inc. 3. Mode Architects, P.C..	Appropriation: $3,625,342 Project Cost: $4,833,790
10.	830-080-022	University of Illinois University of Illinois - Springfield Springfield, Sangamon County Replace Roofing System, Skylights & Minor Tuck-pointing – Brookens Library 1. Design Mavens Architecture, PLLC 2. Farnsworth Group, Inc. 3. John Shafer & Associates, Inc.	Appropriation: $4,000,000 Project Cost: $4,000,000

Ama Addai moved, and Beverly Potts seconded a motion to approve the previous A/E selections from PSB 325. Chair Rhodes called for a vote, and the motion was approved unanimously.

Lauren Noll presented a proposed new rulemaking for General Grantmaking (CDB), 44 Ill. Adm. Code 7060 and a proposed repealer for the Grant Agreement Procedures rules 71 Ill Adm. Code 41 to the Board for approval to file rulemakings for First Notice.

Chair Rhodes asked about other agencies' involvement in these grants. Lauren Noll explained that these rules are generally for grants outside CDB's statutory grant programs. Saul Morse questioned CDB's adoption of the federal requirements, and Lauren Noll explained that all state grantmaking agencies must adopt the federal Uniform Guidance per state law.

Saul Morse moved, and Pam McDonough seconded a motion to approve the general grantmaking rulemaking and grant agreement procedures repealer. Chair Rhodes called for a vote, and the motion was approved unanimously.

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

Tim Patrick presented the Construction Update.

Chris MacGibbon presented the Construction Project Completion Presentation.

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

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

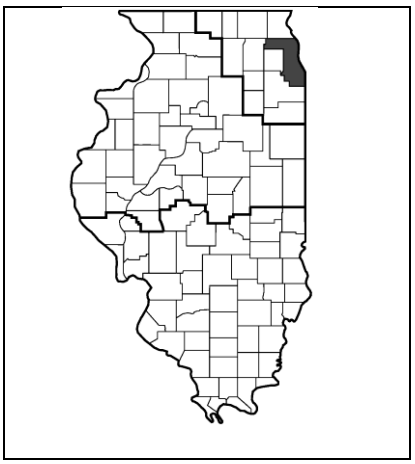
The meeting adjourned at 12:36 p.m.

State of Illinois
Capital Development Board

Request for Board Approval of Proceed Order

Project Number: 250-510-018

Description: Secure Electrical Vault
2021 West Taylor Street
Chicago, Cook County, Illinois



Client Agency: Department Of Central Management Services (CMS)

Architect/Engineer: Globetrotters
300 S. Wacker Drive, Suite 400
Chicago, IL 60606

Total Project Budget: $2,640,017.60
Unobligated Funds: $23,882.40 + $1,080,988.84 = $1,104,867.24 (upon closing of Electrical contract)
Total Spent to Date: $742,152.13
Percent Complete: 7%

Project Manager: Penny Varnava

PROJECT HISTORY: The original scope of work for this project provided for the removal of 2 Com-ed transformers from the basement of the building due to crumbling structure and foundation. These interior transformers were going to be replaced by one transformer located behind the building on a concrete pad. The Illinois Department of Public Health (IDPH) is the primary tenant and due to their 24/7 lab operations the facility must remain operational at all times.

IDPH will be moving into a new facility, and CMS intends to decommission the building within 5-6 years. Since the Com-ed transformers are functioning, the decision was made to shore and secure the basement transformer vault room to maintain current operation. The sensitive nature of the IDPH operation requires reliable and constant emergency generator access. The current CMS generators do not provide adequate reliability during this transition.

DESCRIPTION OF RFP CHANGE: During the shoring and demolition of the vault area the 2 Com-ed transformers must be taken offline; this will require the rental of emergency generators to supply backup power for approximately 4 weeks. Drive Construction has solicited three estimates with the lowest option being deemed appropriate for the project.

Requested Action: We are requesting board approval of Proceed Order G-4 in the amount of $420,000 to provide for the rental of the emergency generators and the fuel necessary for operation.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Drive Construction	General	$ 420,000.00	$ 754,000.00	55.7%
Total:		$ 420,000.00	$ 754,000.00	55.7%

MEMORANDUM

TO: Capital Development Board Members

FROM: Penny Varnava
Project Manager
Capital Development Board – Region 1

DATE: November 13, 2025

RE: CDB Project #: 250-510-018 Secure Com Ed Vault at CMS facility at 2121 W. Taylor

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The purpose of this short memorandum is to explain the need for the Proceed Order presented:

The PSA of this project was originally assigned to the A/E (Globetrotters) on June 26, 2019 to design the removal of the two Com-Ed owned transformers from the basement vault of this facility, replace them with a new, larger, exterior gear on a concrete pad at the NE side of the site, and perform minor shoring at the vault ceiling / dock floor. The construction was to be delivered via a Multiple Prime Contractors method, and contracts were awarded on February 7, 2024 to Broadway Electric – Electrical ($1,275,000.00) and Drive Construction - General ($754,000.00).

By May 2024 it became known that this aging facility in Chicago's Medical District was going to be abandoned (sold as-is or demolished) by CMS, once its major tenant, IDPH (Illinois Department of Public Health) had a new facility to move into. The funding for this new facility was secured at the State level. Therefore, the need to invest in this building decreased and the focus shifted to maintain it until the occupants move out. UIC has already mostly vacated their side of the facility. Furthermore, Com-Ed assured that their 2 transformers are not old and do have useful life beyond the 5-6 years needed to occupy the building.

At that time, the decision was made to simply shore the vault area and create protective canopies to protect the transformers in-situ. The Broadway Electric contract is being closed out since their expertise is no longer necessary. Drive Construction is asked to rent emergency generators to support this 24/7 facility while the demolition and shoring is performed. CMS has informed us that their generators are not reliable enough to support this timeframe, and IDPH is adamant that they cannot depend on these generators due to the nature of their testing in the building's labs.

For this reason, we are requesting your approval to rent emergency generators for a maximum of 4 weeks (which is the longest foreseeable timeframe of construction) at a Not-to-Exceed amount of $420,000.000.

Capital Development Board
Building a Better Illinois

PROCEED ORDER

PO No.: G -4
Date: 10/28/2025
Associated RFP No.: G-4

1. Contractor: (Name and Address)
Drive Construction, Inc.

Project No.: 250-510-018 **Phase #:** 1
Project Name and Location:
Secure Com-Ed Vault
2121 W. Taylor Street,
Chicago Medical District
Contract No.: 24050181
Contract Work: General

2. REQUEST for change by: CDB PM

3. Reason for Change and Justification for the Proceed Order:
Since the reduction in the scope of this project the work to shore the Com-Ed transformer vault needs to start. To do so, and given the unreliability of the building's emergency generators and the sensitive 24/7 operations of the main facility occupant (IDPH) rental Generators need to be brought on site. The GC has solicited 3 proposals and the least costry is being presented for PO issuance.

4. Description Of Change In Work:
Rent 2 Garrett-McKenzie emergency generators for a maximum of 28 days and provide the necessary fuel to run on a 24-hr basis while construction is underway. The equipment meets the following A/E requirements:
3-phase / 480 volt system; 3007 amps draw; assuming 8 pf.
No work to be performed prior to this PO approval. The amount requested is NTR assuming a 4-week construction duration (GG targets 3 weeks)

5. Total Value Of This Order Not To Exceed: **$420,000.00**

6. Other Associated Proceed orders (Number(s) and Amount(s)): Click or tap here to enter text.

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.)

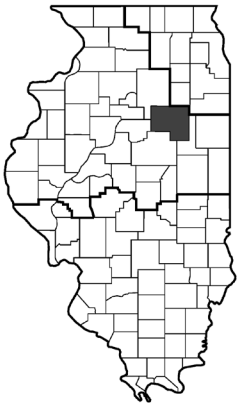
Initial				
	[redacted]	10/28/2025		
	Scott Cord, Contractor Representative	**Date**		
_____ **(Up to $14,999)**	[redacted]	10.28.25	105	
	Penny Varnava, Project Manager	**Date**	**Probable Classification**	
_____ **(Up to $49,999)**				
	Blanca Rivera**, Regional Manager**	**Date**		
_____ **(Up to $74,999)**				
	Timothy Patrick, Construction Administrator	**Date**		
_____ **(Up to $99,999)**				
	Lisa Hennigh, Deputy Director - Construction	**Date**		
_____ **(Up to $200,000)**				
	Tamakia J Edwards, Executive Director	**Date**		

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

State of Illinois
Capital Development Board **Request for Board Approval of Change Order**

Project Number: 120-200-132

Description: Replace All Plumbing Cross Connection Devices &
Provide Booster Bump Multiple Buildings
Pontiac Correctional Center
Pontiac, Livingston County IL



Using Agency: Illinois Department of Corrections (IDOC)

Architect/Engineer: O&N Engineering-Development, PC
1513 West Taylor Street
Chicago, IL 60607

Total Project Budget: $1,517,163.64
Unobligated Funds: $ 355,436.36
Total Spent to Date: $ 916,942.39
Percent Complete: 68 %

Project Manager: Heather Oxley

Project History: The Pontiac Correctional Center is a maximum-security prison established in June 1871. It houses adult males and has a medium security unit for medium to minimum security inmates. The facility has a capacity of approximately 2,192 prisoners.

In July 2025, it was discovered that the potable water distribution system in both the north and south cell houses has been affected by the installation of the back flow preventers and water meters. CDB was informed of the issue during the August 2025 monthly meeting. The facility is unable to maintain the water pressure required at the top galleries for the proper operation of the plumbing fixtures (toilets, sinks, showers) throughout the two cell houses.

O&N Engineering stated that they had received information from the previous chief engineer during the early stages of design regarding the water pressure; however, O&N Engineering is unable to provide that documentation.

Description of RFP Change: This change order will be classified as an A/E error/omission and will allow the contractor to correct the pressure deficiency by installing booster pumps in the potable water distribution system in both the north and south cell houses. The pumps will correct the potable water pressure deficit by raising the supply water pressure. The pumps will be located at the outlets of the potable backflow preventer-water meter setups. Pumps will run simultaneously at 50% capacity. In the event of a pump failure, the other pump will run at 100% capacity. Pump operation will be controlled by a pressure signal from a sensor located at the highest and farthest point from the pump outlet. The contractor should consult with the pump manufacturer on the option of operating a set of pumps with a single pump controller.

Requested Action: We are requesting board approval of change order P-004 in the amount of $318,570.66 to correct the water pressure in the cell houses to address life safety and livability issues.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Mid Illinois Mechanical	Plumbing	$318,570.66	$1,517,163.64	21%
Total All Change Orders		$318,570.66	$1,517,163.64	21%

M E M O R A N D U M

DATE:	September 23, 2025
TO:	James Cockrell
FROM:	Heather Oxley
RE:	RFPCO P-004 Additional Booster Pumps to Elevate Water Pressure 120-200-132 Cross Connects for Backflow Preventers Pontiac Correctional, Pontiac Illinois
Project Team:	AE: O&N Engineering-Development. Contact Jose Orozco Contractor: Mid Illinois Mechanical. Contact Kyle Richardson

Around the third week of July 2025, after the installation of the backflow preventers as per AE O&N Engineering-Development ‘s (O&N) bid design for the North/South Cell House, the facility experienced a significant pressure drop in the water supply to the building, particularly on the fourth-floor gallery.

To remedy the pressure deficit, O&N made a site visit and met with current Chief Engineer Andrew Collins to correct the pressure deficiency by installing additional water booster pumps in the potable water distribution system in both the North & South Cell Houses. The proposed pumps will be located at the outlets of the potable backflow preventer and water meter setups. The project had provisions for two water booster pumps. These are now deemed insufficient.

The AE states that during initial design phase of the project, available water pressure was discussed with the Chief Engineer at that time, Tom Kennedy.

O&N took verbal recommendations from Tom Kennedy of what was told to be necessary water pressure needed. There is no documentation to back up the verbal recommendations.

O&N utilized the numbers verbally given and built the design around those figures.

O&N should have provided an engineering study to prove whether or not the given water pressure numbers were going to be accurate after the addition of backflow preventers. The backflow preventer addition is the bulk of this project.

CDB respectfully asks the Board to approve this Change Order in the amount of $318,570.66. The water pressure issue needs to be resolved. It will affect sanitation, showers etc. at upper levels of areas in question. Lack of correct water pressure also may affect other areas such as food preparation.

CDB believes this is a very clear error on the part of O&N. CDB will be assessing O&N 100% of this change order.

Sincerely,
Heather Oxley
Project Manager
Capital Development Board

Capital Development Board
Building a Better Illinois

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 9/15/2025 Change Order Number: P-4

1. (Contractor's Name, Address, Telephone, Fax & Attention)
Mid-Illinois Mechanical, 304 S. Mason St.
Bloomington, IL 61701

Office: (309) 828-0459 Mobile/Cell: ( )
Attn: Kyle Richardson e-mail:
krichardson@midilmech.com

CDB Project #: 120-200-132 Phase #: 01
CDB Project Name: Replace all plumbing cross connection devices & water booster pump
Location:Pontiac Correctional Center
CDB Contract #: 25045182
Contract Work: Plumbing

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

2. CDB contemplates making certain changes, additions, and deletions to the work to be performed under the subject Contract. Unless otherwise indicated in the description of change, accompanying drawings and specifications, all work required shall conform to the contract documents. The Contractor is required to submit within 14 calendar days from the date herein a proposal and a detailed breakdown for this change. The proposal shall be submitted in accordance with CDB's format and the General Conditions.

REASON for change:

3. The potable water distribution system in both the North & South Cell Houses has been affected by the installation of the backflow preventers and water meters. The facility is unable to maintain the water pressure required at the top galleries for the proper operation of the plumbing fixtures (toilets, sinks, showers) through the two cell houses. O&N Engineering had received information from the previous Chief Engineer that the water pressure at the top floor was around 50 psig, so expected additional pressure drop by the new installation was never a concern. The current water at the top gallery is approximately 35 psig, and with and with new plumbing equipment, it will decrease to a level that will render the plumbing fixtures on the top floors of the two buildings inoperable.

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

4. The contractor will correct the pressure deficiency by installing booster pumps in the potable water distribution system in both the North & South Cell Houses. The pumps will correct the potable water pressure deficit by raising the supply water pressure. The pumps will be located at the outlets of the potable backflow preventer-water meter setups. Pumps will run simultaneously at 50% capacity. In the event of a pump failure, the other pump will run at 100% capacity . Pump operation will be controlled by a pressure signal from a sensor located at the highest and farthest point from the pump outlet. Contractor is asked to consult with the pump manufacturer on the option of operating a set of pumps with a pump single controller.

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount
None [redacted] 10/20/25 [redacted] 10/20/25

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

CONSIDERATION:

6. Work to be accomplished in 45 Calendar Days from Approval of RFPCO.
NOTE: Unless specifically indicated above, this does not extend the contract time.

The Contract Sum is Choose an item.
by the total sum of ~~$378,889.11~~ $318,570.66

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

RECOMMEND issuance of a change order:	***APPROVE as to form and content:***
A/E Firm Name O&N Engineering Development, PC	USING AGENCY name
BY [redacted] DATE: 9/15/2025 ***signature***	BY [redacted] DATE: 10-20-25 ***signature***
Jose A Orozco print name Project Designer title	Andrew Collins. Chief Engineer print name title
COORDINATING CONTRACTOR or CONSTRUCT. MANAGER FIRM NAME	CDB/PM APPROVE
7. BY [redacted] DATE: 9/23/2025 ***signature***	DATE: 10.20.25
Kyle Richardson print name President title	BY [redacted] ***signature***
	Heather Oxley Choose an item. Project Manager print name Choose an item. title
PRIME CONTRACTOR FIRM NAME	CDB APPROVE change order
DATE	DATE
BY ***signature***	BY ***signature***
print name title	print name title

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

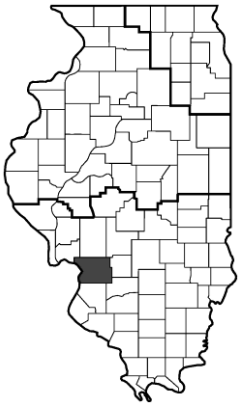
E-JANUARY 2024

[redacted] 10/27/25
Joel Meints CFO, CDB

State of Illinois
Capital Development Board **Request for Board Approval of Change Order**

Project Number: 321-010-110

Description: Renovate Willow Building
Alton Mental Health
Alton, Madison County, IL



Client Agency: Department of Human Services (DHS)

Architect/Engineer: AAIC
15 E. Washington Street
Belleville, IL, 62220

Total Project Budget: $34,742,072.20
Unobligated Funds: $ 3,159,130.61
Total Spent to Date: $20,349,785.94
Percent Complete: 78% of Project Construction completed to date.

Project Manager: Ashlie Shaffer

Project History: The Willow Building at Alton Mental Health is a 68,511 square foot, 3 story building built in 1965 as a medical and surgical facility. The building is currently not in use. This project provides for the renovation of the building to bring it to code and provide level 2 security residences for mental health patients. AAIC first was contracted through their IDIQ contract to provide a quick assessment of four scope items. Upon completion of this initial assessment, it was determined that much more renovation work was required to bring the building to code and allow occupancy. The project was expanded to provide full renovation, and a Best Interest of the State (BIOS) contract was issued to AAIC due to their initial IDIQ involvement and the urgency of completion. Due to the complexity and cost, the project was required to bid to the public. Poettker Construction was awarded Authorization to Proceed on November 20, 2024, and began demolition on site on December 2, 2024. The original substantial completion date was May 24, 2026, however, CDB received a directive to expedite the schedule on March 17, 2025, with a new substantial completion date of February 27, 2026.

Upon completion of the demolition, previously unknown existing holes/voids were discovered in the walls above the ceilings in all 3 stairwells. Code requires infill for a 2-hr rated wall condition, however, there is no UL rating for this specific existing condition because they are composed of unstable clay tile, block, plaster and many voids. Upon much investigation it was determined that these walls are considered “archaic” construction and require an engineering judgement of the patches to provide fire rating acceptable by the local Fire Marshal.

Description of RFP Change: This change will be classified as an undiscovered condition and will allow for the completion of fire rated assemblies in the “archaic” construction. These fire rated assemblies must be designed, tested and submitted for engineered judgements to be acceptable. Scope includes:

- Full inspection of “archaic construction” of stairwells St-1, St-2 & ST-3 as well as the rated shaft walls
- Provide an engineered judgement by a UL qualified fire stop contractor at each wall assembly penetration condition.
- Fire stop contractor to obtain a design from a fire stop manufacturer to provide instructions for how the hourly rating is to be achieved.
- Engineered judgements must contain a performance note that states the products maintain a fire rating for the desired duration, or until the assembly of archaic construction failed.
- Performance notes are necessary due to the fact there is no testing available for archaic construction which is the case for this project.
- Once all necessary engineered judgments are made by the fire stop contractor, all documents shall be collected and provided to ensure the correct designs were selected and properly installed for each of the fire stop applications.
- A fire stop label with the manufacturer and design ID number shall be placed next to each fire stop application.
- Following the conclusion of the Willow Hall project, each documentation form is to be provided to the client agency.

Requested Action: We are requesting board approval of Change Order G-83 in the amount of $304,863.93 to provide for the proper fire rated assemblies to be installed per code that are compatible with the existing building condition.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Poettker Construction Company	General	$ 304,863.93	$ 27,907,000.00	1.09%
Total All Change Orders		$ 304,863.93	$ 27,907,000.00	1.09%

M E M O R A N D U M

TO: David Ealey

FROM: Ashlie Shaffer

DATE: October 30, 2025

RE: 321-010-110 RFPCO G-83

Request for board approval of RFPCO G-83

Project: Renovate Willow Building at Alton Mental Health
AE: AAIC
Contractor: Poettker Construction Company
Cost of RFPCO: $304,863.93
RFPCO Scope: This RFP G-83 provides for the proper fire rated assemblies be installed per code that are compatible with the existing building condition.

The existing building walls that extend above the old ceilings have been discovered to be comprised of a combination of unstable clay tile, CMU block, Pyroblock and plaster containing voids. There is no UL rated system that can be installed on these walls which have been labeled "archaic" construction. This type of wall assembly cannot be tested and there is no testing available for the fire stopping of the openings. As a result, this situation requires an Engineered Judgement. The engineered judgement is created with references of tested firestop systems that would have similar installation requirements as to what would be necessary for the installation of the fire stop materials into the archaic construction assemblies. Included with the engineered judgement is a performance note that state that the products maintain the desired fire rating.

A UL qualified fire stop professional has been contacted and has provided a proposal for achieving all the necessary engineered judgements to maintain the integrity of the assemblies to the furthest extent possible. The contractor will then install the materials in accordance with these designs and provide a label with the manufacturer and design identification number next to each application. All documentation will be provided to the user at the completion of the project.

*Document included as further explanation of the issue/reason for the change.

FIRE STOP TECHNOLOGIES, INC.

SPECIALTY CONTRACTOR FOR THE INSTALLATION OF FIRE STOP SYSTEMS

July 30, 2025

AAIC Inc.
1 Design Mesa,
Collinsville, IL 62234
Attn: Erin Morris
Ref: The breaches in the fire rated archaic construction at the Alton Mental Health Willow Hall Renovation project.

Dear Mr. Morris,

I appreciate you reaching out for FST to review the “out of the ordinary” breaches in the fire rated walls on the project. After visiting the project, FST has identified the fire rated assemblies as “Archaic Construction”.

In older facilities, outdated construction types exist and are classified as "Archaic Construction". Some of these assemblies may even be designated “by others” as fire rated, or able to maintain a certain hourly rating duration and are identified as such by the life safety drawings. However, there are no tested F ratings, L ratings, W ratings, or T ratings applied to Archaic Construction.

Not only are these types of assemblies not able to be tested, there is also no testing available for the fire stopping of the penetrations, blank openings and construction joints associated with these archaic construction assemblies.

As a result, when a penetrating item passes through this type of assembly, it is a necessity to request an Engineered Judgement in order to obtain a design from a firestop manufacturer that would provide instructions for how the hourly rating was to be maintained using their proprietary fire stop materials.

As with all engineered judgements, the design would be created with references of tested firestop systems that would have similar installation requirements as to what would also be necessary for the installation of the fire stop materials into the archaic construction assemblies.

Each engineered judgement will contain a "performance note". This performance note is necessary due to the fact that there is no testing available for the archaic construction, therefore no confident way to know the duration of how long it would actually endure the conditions of an ASTM fire test.

Without this solid evidence, each engineered judgement will state that the products would maintain the fire rating for the desired duration of the hourly rating prescribed to the archaic construction assembly, -OR- until the assembly of archaic construction failed, which could be sooner than the desired hourly rating.

Because they are designated as fire rated assemblies, code mandates that a fire stop design be utilized to address these assemblies.

Underwriters Laboratories
Qualified Firestop Contractor Program

Fire Stop Technologies Inc. proposes to obtain all of the necessary engineered judgements necessary to maintain the integrity of the assemblies to the furthest extent possible. FST will then install the materials in accordance with these EJ designs.

All documentation to ensure the correct designs were selected and properly installed for each of the fire stop applications will also be provided by Fire Stop Technologies Inc. A fire stop label with the manufacturer and design identification number used will also be placed next to each fire stop application. At the conclusion of the project, each documentation form will be provided in an organized report as close out documents. This documentation helps our customers to separate their liability from other installations on the project, which are either existing or that may be installed in the future.

As a **UL Qualified Fire Stop Contractor**, we are equipped to assist your company in any way for all of your fire protection needs. FST is a **Woman Owned Business** and has a **WBE Certificate in both Missouri and Illinois, as well as the St Louis Airport Authority.** FST is also registered through Sam.Gov as a **Small Business.** We look forward to the opportunity of conducting business with you. If you should have any question please contact me at 314-913-4414.

Respectfully Submitted

[redacted]

Jay McGuire
Owner/Project Manager
Fire Stop Technologies, Inc.
www.firestopstl.com

Underwriters Laboratories
Qualified Firestop Contractor Program

Capital Development Board
Building a Better Illinois

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 8/12/2025 Change Order Number: G 83

1. (Contractor's Name, Address, Telephone, Fax & Attention)
Poettker Construction Company
400 S. Germantown Road
Breese, IL 62230

Office: (618) 526-7213 Mobile/Cell: (618) 541-6111
Attn: Colin Kuhn e-mail: ckuhn@poettkerconstruction.com

CDB Project #: 321-010-110 Phase #: 1
CDB Project Name: Renovate Will Building for Occupancy
& Location:Alton Mental Health Center – Madison County

CDB Contract #: 25044281
Contract Work: General

REQUEST for change by: **Contractor**

2. CDB contemplates making certain changes, additions, and deletions to the work to be performed under the subject Contract. Unless otherwise indicated in the description of change, accompanying drawings and specifications, all work required shall conform to the contract documents. The Contractor is required to submit within 14 calendar days from the date herein a proposal and a detailed breakdown for this change. The proposal shall be submitted in accordance with CDB's format and the General Conditions.

3. REASON for change: Following demolition being completed and ceilings removed, previously unknown existing penetrations were discovered located at the stairwells, action is needed to infill for a 2-hour rated wall condition.
To complete fire rated assemblies in "archaic" construction, code mandates that a UL qualified fire stop professional be utilized to review, design, install, and certify each condition.

4. DESCRIPTION of change including reference to drawings and specifications revised new drawings and specifications issued.
A licensed third party UL Qualified Fire Stop Contractor is to be hired to perform the following:
- Full inspection of the "archaic construction" of stairwells ST-1, ST-2, ST-3, and all rated shaft walls throughout building, in their full height and entirety.
- Provide an engineered judgment by a UL Qualified Fire Stop Contractor at each wall assembly penetration condition.
- Fire Stop Contractor to obtain a design from a firestop manufacturer to provide instructions for how the hourly rating is to be achieved/maintained using their specific proprietary firestop materials.
- Each fire stop design needs to be created with references of tested firestop systems that would have similar installation requirements as to what would be necessary for the installation of the fire stop materials into the archaic construction assemblies.
- Engineered judgements must contain a performance note. This performance note must state that the products would maintain a fire rating for the desired duration of the "2-hour rating" and/or "1-hour rating" to be prescribed to the archaic construction assembly, OR until the assembly of archaic construction failed, which could be sooner than the desired hourly rating.
- Performance notes are necessary due to the fact there is no testing available for archaic construction, which is the case for Willow Hall. Therefore no confident way to know the duration of how long it would actually endure the conditions of an ASTM fire test.
- Once all necessary engineered judgments are made by the fire stop contractor, all documents shall be collected and provided to ensure the correct designs were selected and properly installed for each of the fire stop applications.
- A fire stop label with the manufacturer and design identification number used shall be placed next to each fire stop application.
- Following the conclusion of the Willow Hall project, each documentation form is to be provided to the client agency in an organized report as a close out document.

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.

6. CONSIDERATION:

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

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

The Contract Sum is Increase
by the total sum of $304,863.93

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

RECOMMEND issuance of a change order:		***APPROVE as to form and content:***	
A/E Firm Name AAIC Inc.		USING AGENCY name Alton Mental Health Center	
DATE:		DATE:	
BY _____ ***signature***		BY _____ ***signature***	
L.E. Morris	print name	Greg Dodson	print name
Principal	title	Business Administrator	title

7.

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER FIRM NAME		CDB/PM APPROVE	
DATE:		DATE:	
BY _____ ***signature***		BY _____ ***signature***	
	print name	Ashlie Shaffer	print name
	title	Region 3 Project Manager	title
PRIME CONTRACTOR FIRM NAME Poettker Construction Company		CDB APPROVE change order	
DATE 10/28/25		DATE	

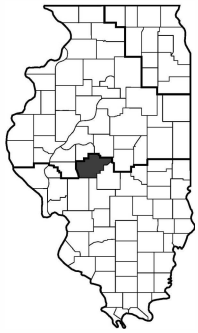
SUBJECT: ***Staff Recommendations for Board Selection of Architect/Engineers***

Project Number	Firm/Job Description	Estimated Total Project Cost
039-150-202	Demolish Building 29 Department of Agriculture Illinois State Fairgrounds - Springfield, Sangamon County *RECOMMENDED FIRMS IN ALPHA ORDER:* Geo. Bancroft Engineering, LLC JP Architects, Ltd. White & Borgognoni Architects, P.C.	$6,827,500
102-507-006	Demolish Buildings and Removal of Pool House and Foundation Department of Natural Resources Iroquois County State Wildlife Area - Beaverville, Iroquois County *RECOMMENDED FIRMS IN ALPHA ORDER:* Globetrotters Engineering Corporation Senga Architects Inc.	$1,302,000
104-144-042	Demolish Pedestrian Bridge and Hilltop Restaurant Department of Natural Resources/HPA Lincoln's New Salem Historic Site - Petersburg, Menard County *RECOMMENDED FIRMS IN ALPHA ORDER:* Civil Design, Inc. Senga Architects Inc. V3 Companies, Ltd.	$2,267,400
546-140-011	Replace Windows & Doors, Roofing System & Upgrade Site Drainage Department of Military Affairs Galesburg Readiness Center - Knox County *RECOMMENDED FIRMS IN ALPHA ORDER:* AAIC, Inc. Fox & Fox Architects, LLC Kenyon & Associates Architects, Inc.	$2,000,000

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

Project Number	Firm/Job Description	Estimated Total Project Cost
546-261-011	Construct Maintenance Building & Demolish Existing Department of Military Affairs Peoria Army Aviation Support Facility - Peoria County *RECOMMENDED FIRMS IN ALPHA ORDER:* Blank, Wesselink, Cook & Associates, Inc. Design Mavens Architecture PLLC Evan Lloyd Associates, Inc.	$3,000,000
546-261-012	Construct Storage Building & Demolish Existing Department of Military Affairs Peoria Army Aviation Support Facility - Peoria County *RECOMMENDED FIRMS IN ALPHA ORDER:* Blank, Wesselink, Cook & Associates, Inc. Design Mavens Architecture PLLC Evan Lloyd Associates, Inc.	$2,000,000
630-000-322	Construct Heated Storage Buildings Department of Transportation Statewide Program *RECOMMENDED FIRMS IN ALPHA ORDER:* AAIC, Inc. Blank, Wesselink, Cook & Associates, Inc. White & Borgognoni Architects, P.C.	$3,715,000
830-030-167CA	Construct a Drug Discovery and Cancer Research Pavilion - Commissioning Services University of Illinois University of Illinois - Chicago, Cook County *RECOMMENDED FIRMS IN ALPHA ORDER:* Exp U.S. Services Inc. Farnsworth Group, Inc. WSP USA Buildings Inc.	$232,000,000

A/E SELECTION COMMITTEE RECOMMENDATIONS
11/13/2025



CDB PROJECT NO: 039-150-202

PROJECT DESCRIPTION: Demolish Building 29

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

APPROPRIATION AMOUNT: $6,827,500

ESTIMATED TOTAL PROJECT COST: $6,827,500

PROJECT SCOPE OF WORK:

The Jr. Home Economics Building #29 (E0151) is a 97,580 square foot, 5-story building established in 1938.

The scope of work provides for demolishing Building 29 and the legal disposal of all materials offsite. Utilities shall be capped accordingly, and the site shall be backfilled, regraded and finished per Client Agency's needs. Provisions shall be made for removal and appropriate storage of existing artwork currently on site.

Hazardous materials will be encountered.

Bid documents will be available to bidders 9 months after the Professional Services Agreement is executed.

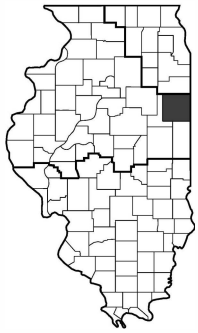
The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with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

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: 326

A/E SELECTION COMMITTEE RECOMMENDATIONS
11/13/2025



CDB PROJECT NO: 102-507-006

PROJECT DESCRIPTION: Demolish Buildings and Removal of Pool House and Foundation

PROJECT LOCATION: Department of Natural Resources
Iroquois County State Wildlife Area - Beaverville, Iroquois County

APPROPRIATION AMOUNT: $1,302,000

ESTIMATED TOTAL PROJECT COST: $1,302,000

PROJECT SCOPE OF WORK:

The Iroquois County State Wildlife Area is in the northeast corner of Iroquois County and was established in 1951.

The project provides for the complete demolition and removal of five buildings, including their foundations and all associated underground utility tie ins. Following demolition, the areas should be graded to match the surrounding terrain and restored to allow for natural growth of vegetation.

Structures to be removed include a 2,000 square foot, one-story residential building with a crawl space and block foundation; a 2,300 square foot, one-story maintenance building of pole-frame construction with a concrete floor; an 1,800 square foot, 1.5-story house with a high-pitched roof; a 2,500 square foot one-story housing building of steel-frame construction; and a 4,400 square foot one-story steel-frame dining hall.

In addition, the work is to include debris removal of a previously demolished pool house and pool foundation. The 4,100 square foot area where the pool and pool house were located, are to be graded to match the surrounding terrain and restored to allow natural growth of vegetation.

Hazardous materials may be encountered.

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

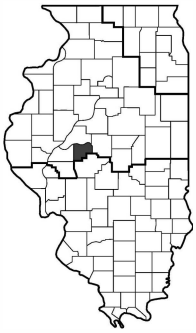
The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with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

A combined MBE/WBE goal of 18 percent is applicable to the A/E team.

A combined VBE/PBE goal of 2 percent is applicable to the A/E team.

PROFESSIONAL SERVICES BULLETIN VOLUME: 326

A/E SELECTION COMMITTEE RECOMMENDATIONS
11/13/2025



CDB PROJECT NO: 104-144-042

PROJECT DESCRIPTION: Demolish Pedestrian Bridge and Hilltop Restaurant

PROJECT LOCATION: Department of Natural Resources/HPA
Lincoln's New Salem Historic Site - Petersburg, Menard County

APPROPRIATION AMOUNT: $2,267,400

ESTIMATED TOTAL PROJECT COST: $2,267,400

PROJECT SCOPE OF WORK:

The Lincoln's New Salem Historic Site is a 96-building facility established in 1919. The covered pedestrian bridge over IL Route 97 near the Grist Mill is a steel structure with wood decking, walls, and roof covering. It has been closed to the public for more than 5 years. The bridge is in a severe state of deterioration and has become a safety hazard. The Hilltop Restaurant Facility (HP011) is a wood-framed building with a concrete foundation that has been closed to the public for more than 10 years and has become an attractive nuisance for vandalism and other unwanted behaviors.

The scope of work provides for the complete demolition and removal of the covered pedestrian bridge and the Hilltop Restaurant Facility, including the removal of underground foundations and capping of existing utilities. The work also includes the demolishing and removal of the concrete parking lot at the restaurant, including all pavement, curbing, sidewalks, and site lighting. The work at the covered pedestrian bridge may require the closure of IL Route 97. Following demolition, the areas should be graded to match the surrounding terrain and restored to allow for natural growth of vegetation.

The State Historic Preservation Office should be consulted during every phase of this project.

Hazardous materials may be encountered.

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

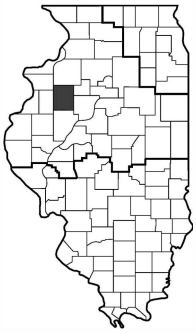
The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with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

A combined MBE/WBE goal of 18 percent is applicable to the A/E team.

A combined VBE/PBE goal of 2 percent is applicable to the A/E team.

PROFESSIONAL SERVICES BULLETIN VOLUME: 326

A/E SELECTION COMMITTEE RECOMMENDATIONS
11/13/2025



CDB PROJECT NO: 546-140-011

PROJECT DESCRIPTION: Replace Windows & Doors, Roofing System & Upgrade Site Drainage

PROJECT LOCATION: Department of Military Affairs
Galesburg Readiness Center - Knox County

APPROPRIATION AMOUNT: $2,000,000

ESTIMATED TOTAL PROJECT COST: $2,000,000

PROJECT SCOPE OF WORK:

The Galesburg Readiness Center (H1401) is a 48,000 square foot, one-story building constructed in 2007.

The scope of work provides for, but is not limited to, repairing or replacing all windows and exterior doors as necessary, along with upgrading the site drainage around the building. Replace front entrance doors to meet stand-alone facility guidance per Army National Guard installations and environmental I&E- HPG 2018, this includes antiballistic material.

The work shall also include replacing approximately 10,000 square feet of roofing on the northwest portion of the Galesburg Readiness Center, including, but not limited to, a new reflective membrane, high R-value insulation, flashings, trim, gutters, downspouts, and any other necessary accessories. The roofing system will require a 25-year warranty in line with Federal guidelines.

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

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.

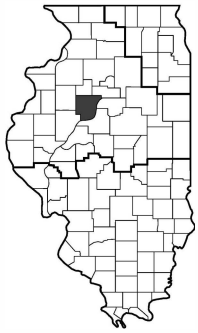
The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with 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 18 percent is applicable to the A/E team.

A combined VBE/PBE goal of 2 percent is applicable to the A/E team.

PROFESSIONAL SERVICES BULLETIN VOLUME: 326

A/E SELECTION COMMITTEE RECOMMENDATIONS
11/13/2025



CDB PROJECT NO: 546-261-011

PROJECT DESCRIPTION: Construct Maintenance Building & Demolish Existing

PROJECT LOCATION: Department of Military Affairs
Peoria Army Aviation Support Facility - Peoria County

APPROPRIATION AMOUNT: $3,000,000

ESTIMATED TOTAL PROJECT COST: $3,000,000

PROJECT SCOPE OF WORK:

The Peoria Army Aviation Support Facility is a 21-building facility established in 1947. The Vehicle Maintenance Building (H2718) is a 3,290 square foot, 1-story building established in 1953.

The scope of work provides for constructing an approximately 5,000 square foot maintenance building consisting of a heated work bay and conditioned office space with restroom. The building shall contain a minimum of two personnel doors and two overhead doors and shall be an insulated metal panel building with metal roof. The roofing system will require a 25-year warranty in line with Federal guidelines.

The work shall also provide for demolishing the existing Vehicle Maintenance Building (H2718) and all associated site utilities after the completion of the new building. The ground shall be leveled and re-graded to match existing grade with gravel top layer.
Hazardous materials and contaminated soils may be encountered.

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

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.

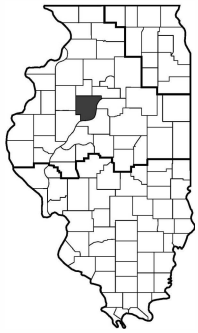
The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with 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 18 percent is applicable to the A/E team.

A combined VBE/PBE goal of 2 percent is applicable to the A/E team.

PROFESSIONAL SERVICES BULLETIN VOLUME: 326

A/E SELECTION COMMITTEE RECOMMENDATIONS
11/13/2025



CDB PROJECT NO: 546-261-012

PROJECT DESCRIPTION: Construct Storage Building & Demolish Existing

PROJECT LOCATION: Department of Military Affairs
Peoria Army Aviation Support Facility - Peoria County

APPROPRIATION AMOUNT: $2,000,000

ESTIMATED TOTAL PROJECT COST: $2,000,000

PROJECT SCOPE OF WORK:

The Peoria Army Aviation Support Facility is a 21-building facility established in 1947. The Ac Maintenance Hangar (H2716) is a 1,288 square foot, 1-story building established in 1953.

The scope of work provides for constructing a new storage building of the similar size on the location of the existing structure (H2716) that shall be fully conditioned and sprinkled. The work shall also provide for the demolishing the existing structure.

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

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.

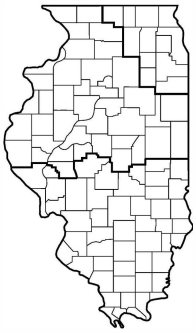
The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with 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 18 percent is applicable to the A/E team.

A combined VBE/PBE goal of 2 percent is applicable to the A/E team.

PROFESSIONAL SERVICES BULLETIN VOLUME: 326

A/E SELECTION COMMITTEE RECOMMENDATIONS
11/13/2025



CDB PROJECT NO: 630-000-322

PROJECT DESCRIPTION: Construct Heated Storage Buildings

PROJECT LOCATION: Department of Transportation
Statewide Program

APPROPRIATION AMOUNT: $743,000

ESTIMATED TOTAL PROJECT COST: $3,715,000

PROJECT SCOPE OF WORK:

The Carrollton Team Section Headquarters is a 5-building complex established in 1972. The scope of work provides for constructing an approximately 4,400 square foot heated and insulated building with 4 storage bays. The work also includes dedicated truck block heater outlets and a welding machine power circuit. To accommodate the new building, the perimeter fence needs to be relocated.

The Greenville Team Section Headquarters is a 4-building complex established in 1969. The scope of work provides for constructing an approximately 5,000 square foot heated and insulated building with 5 storage bays. The work also includes dedicated truck block heater outlets and a welding machine power circuit.

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

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

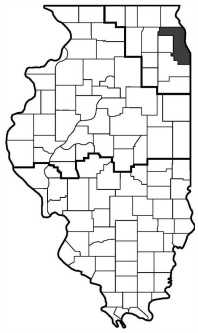
The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with 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 18 percent is applicable to the A/E team.

A combined VBE/PBE goal of 2 percent is applicable to the A/E team.

PROFESSIONAL SERVICES BULLETIN VOLUME: 326

A/E SELECTION COMMITTEE RECOMMENDATIONS
11/13/2025



CDB PROJECT NO: 830-030-167CA

PROJECT DESCRIPTION: Construct a Drug Discovery and Cancer Research Pavilion - Commissioning Services

PROJECT LOCATION: University of Illinois
University of Illinois - Chicago, Cook County

APPROPRIATION AMOUNT: $232,000,000

ESTIMATED TOTAL PROJECT COST: $232,000,000

PROJECT SCOPE OF WORK:

The University of Illinois Chicago (UIC) is a 180-building institution established in 1965.

The scope of services provides for LEED Enhanced Commissioning Services (design and reviews, construction / field inspection and start-up, functional performance testing, including O & M training and warranty review) for the construction of an approximately 190,000 square foot building program.

The multi-story building will be located on UIC's west campus, north of the University of Illinois Hospital and directly connected to the existing UIC Pharmacy Building. It will feature academic research laboratories and instrumentation rooms to support the full spectrum of drug discovery. It will also include lab space for the College of Liberal Arts and Sciences with state-of-the-art laboratory space that will foster innovative research and development in complementary, interdisciplinary fields. The design of the building will enable cross-departmental collaboration and provide opportunities to advance technology transfer, education and engagement. The building will be designed with conference rooms, classrooms, and office spaces to support teamwork and collaboration.

The building is envisioned to include wet and dry lab space dedicated to support the research mission of the University of Illinois Cancer Center. This pavilion will allow for the co-localization of research programs that are critical to advancing University of Illinois Cancer Center's efforts to become a National Cancer Institute (NCI) designated cancer center.

The site location of the building is on the south side of Polk Street. It will have a prominent street presence and adjacency to the Polk Pink Line CTA station. The location will afford the facility the opportunity to create a strong public presence, pedestrian connections to the Colleges of Medicine and Dentistry along Polk Street. The project will include all site utilities, including construction of a chilled water line to UIC's Central Plant located south of the University of Illinois Hospital.

This project is an integral component of the Discovery Partners Institute, or DPI, as an important initiative in the focus area of Health & Wellness. The proposed Drug Discovery and Cancer Research Pavilion will provide the infrastructure needed to bring together university researchers, students, and industry for the purpose of creating innovative therapeutics. The goal is to create the infrastructure needed to advance and position UIC as a leader in the discovery, development, and commercialization of drugs and pharmaceutical technologies.

A minimum of LEED Gold Certification will be required, and additional energy efficiencies will be considered. The scope of services also provides for the facilitation of documentation required for LEED Gold Certification. The Commission Agent (CxA) will facilitate and monitor completeness and timeliness of LEED submittals during project design phase, construction, close-out, and extended warranty period. The CxA will maintain all documentation required for submittal to successfully meet the requirements of LEED Gold Certification process by the USGBC following completion of design and construction. This includes all USGBC certification fees and USGBC documents required during design, bidding, construction, and project close-out. Give consideration to the application of renewable energy sources, including but not limited to, the use of solar energy.

In addition to working with the Design-Build team, the CxA will work with the Bridging Firm during program analysis and throughout the development of the bridging documents, including assistance that may be necessary during preparation of the Request for Proposals (RFP) for the Design-Build Team.

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

The CxA must have documented commissioning process experience on at least two building projects with a similar scope of work within the last 5 years. The experience must extend from early design phase through at least 10 months of occupancy. It should be noted that the firm selected for Commissioning Services and any associated

consultants cannot be a part of the Bridging Team and will not be allowed to be a member of the Design-Build Team.

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 30 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: 326

Capital Development Board
Building a Better Illinois

MEMORANDUM

TO: **Capital Development Board**

FROM: **Robert Coslow, Professional Services Administrator**

DATE: **November 4, 2025**

RE: **Illinois Energy Conservation Code Rules (71 IAC 600)**

The Capital Development Board ("CDB") is proposing amended administrative rules. Pursuant to 2 Ill. Adm. Code 1650.410, CDB is requesting Board approval for the revised rules summarized below:

The rules before the Board today reflect changes to the Illinois Energy Conservation Code requested by JCAR during the 2nd notice period. The original rules were approved by the Board on 5/13/25. JCAR has requested the removal of C405.17 Limited Electric Readiness and C406.1.1.1 Buildings without Heat Pumps as well as additional editorial changes. Both amendments are Illinois specific amendments that increase stringency above the model 2024 International Energy Conservation Code.

JCAR has concerns about the cost effectiveness of the amendments. The Advisory Council was unable to obtain sufficient cost analyses to show the cost impact to the buildings affected due to the complexity of commercial building types, use groups, and heating systems. Due to the difficulties in having cost analyses performed and the 12-16 month delay it would introduce, CDB staff recommends removal of the 2 amendments to allow the Code to go into effect 11/30/25 and meet the statutory deadline.

Significant amendments are noted below.

<u>Commercial Provisions</u>

C401.2.3 Adds a Passive Building Compliance option which is further detailed in C410.

C405.4 The exceptions to Horticultural Lighting were changed so that indoor grow buildings with less than 40kW of lighting have to meet efficiency requirements whereas in 2021 they were completely exempted.

C405.17 (Proposed Removal) Electric infrastructure is a significant amendment and was modified multiple times before it was finally approved. It requires most commercial buildings to provide electric readiness provisions where residential sized space heating, water heating, cooking and clothes

drying equipment are installed. The requirements are fairly minimal.

C406.1.1.1 (Proposed Removal) Buildings without heat pumps is another significant amendment and requires buildings that use fossil fuel for space heating or water heating to get 25% more energy efficiency credits than buildings that use electricity for space and water heating.

C410 Passive building compliance requirements were added to specifically allow PHI and PHIUS as compliance paths. This is consistent with the Residential provisions and Stretch Code.

Residential Provisions

Table R408.2 Gas heat pump options were added to be consistent with the Stretch Code.

R408.2.9 Opaque walls. This section allowed walls to have less insulation if certain other efficiency measures were met. IECAC determined this to be confusing for AHJ's and was unnecessary.

R409 Passive building compliance requirements were clarified to specifically allow PHI and PHIUS as compliance paths. This is consistent with the Commercial provisions and Stretch Code.

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED AMENDMENTS

TITLE 71: PUBLIC BUILDINGS, FACILITIES, AND REAL PROPERTY
CHAPTER I: CAPITAL DEVELOPMENT BOARD
SUBCHAPTER d: ENERGY CODES

PART 600
ILLINOIS ENERGY CODES

SUBPART A: GENERAL

Section

SUBPART B: STATE FUNDED FACILITIES

Section

SUBPART C: PRIVATELY FUNDED COMMERCIAL FACILITIES

Section

SUBPART D: RESIDENTIAL BUILDINGS

Section

AUTHORITY: Implementing and authorized by the Capital Development Board Act [20 ILCS 3105] and the Energy Efficient Building Act [20 ILCS 3125].

SOURCE: Adopted by emergency rulemaking at 28 Ill. Reg. 11355, effective July 26, 2004, for a maximum of 150 days; emergency rules expired December 22, 2004; adopted at 29 Ill. Reg. 777, effective January 1, 2005; new Part adopted by emergency rulemaking at 29 Ill. Reg. 5736, effective April 8, 2005, for a maximum of 150 days; emergency expired September 4, 2005; emergency rulemaking repealed at 29 Ill. Reg. 6093, effective April 18, 2005, for a maximum of 150 days; emergency expired September 14, 2005; old Part repealed at 29 Ill. Reg. 16414 and new Part adopted at 29 Ill. Reg. 14790, effective April 8, 2006; amended at 31 Ill. Reg. 14422, effective October 9, 2007; emergency amendment at 33 Ill. Reg. 12407, effective August 18, 2009, for a maximum of 150 days; amended at 33 Ill. Reg. 16702, effective November 23, 2009; emergency rulemaking at 34 Ill. Reg. 2582, effective January 29, 2010, for a maximum of 150 days; emergency expired June 27, 2010; amended at 34 Ill. Reg. 11398, effective July 26, 2010; amended at 37 Ill. Reg. 789, effective January 11, 2013; amended at 37 Ill. Reg. 12822, effective July 23, 2013; amended at 40 Ill. Reg. 2754, effective January 20, 2016; amended at 43 Ill. Reg. 8707, effective August 5, 2019; amended at 47 Ill. Reg. 17974, effective November 27, 2023; amended at 48 Ill. Reg. 14276, effective January 1, 2025; amended at 49 Ill. Reg. _____, effective _____.

SUBPART A: GENERAL

Section 600.100 Definitions

Definitions of terms in the International Energy Conservation Code, incorporated by reference in Subpart C of this Part, apply, as do the following definitions:

"2024 International Energy Conservation Code Final Draft" means the Public Comments Draft 2 version of the 2024 IECC with approved proposals from the Committee Action Report.

"Illinois Energy Conservation Code" means:

With respect to the privately funded commercial facilities covered by Subpart C Section 600.300:

This Part, all additional requirements incorporated within Subpart C (including the 2024~~2021~~ International Energy Conservation Code that encompasses ASHRAE 90.1, including all published errata but excluding published supplements, and any statutorily authorized adaptations to the incorporated standards adopted by CDB; and

With respect to the residential buildings covered by Subpart D Section 600.400:

This Part, all additional requirements incorporated within Subpart D (including the 2024~~2021~~ International Energy Conservation Code, including all published errata but excluding published supplements) and any statutorily authorized adaptations to the incorporated standards adopted by CDB.

Section 600.110 Adoption and Modification of the Illinois Energy Codes

a) The purpose of the Illinois Energy Conservation Code is to implement Section 15 of the Energy Efficient Building Act [20 ILCS 3125] that requires CDB to officially adopt, as a minimum requirement for commercial structures and as a minimum and maximum requirement for residential buildings, the 2024 ~~2021~~ International Energy Conservation Code, including all published errata but excluding any published supplements, to apply that Illinois Energy Conservation Code to all commercial and residential structures in Illinois, and to assist local code officials with enforcing the requirements of the Illinois Energy Conservation Code. The 2024 ~~2021~~ Illinois Energy Conservation Code will become effective on November 30, 2025.~~January 1, 2024.~~

SUBPART C: PRIVATELY FUNDED COMMERCIAL FACILITIES

Section 600.300 Illinois Energy Conservation Code

a) The 20242021 IECC, including published errata but excluding published supplements published May 2024, available from the International Code Council at 200 Massachusetts Ave, NW Suite 250, Washington, DC 20001, phone: 1-888-ICC-SAFE (422-7233), www.iccsafe.org, is hereby incorporated into the Illinois Energy Conservation Code, as described in this Subpart as applicable to privately funded commercial facilities, with the modifications outlined in subsection (c).

b) All incorporations by reference in this Section are of the cited standards as they existed on the date specified. These incorporations include no later editions or amendments.

c) Modifications to IECC
Under Section 15 of the EEB Act, when applying the Illinois Energy Conservation Code to privately funded commercial facilities, CDB may modify the incorporated standards to respond to the unique economy, population distribution, geography and climate of Illinois, as long as the objectives of the EEB Act are maintained. Modifications, additions or omissions to IECC are specified in Appendix A and are rules of the CDB and are not requirements of the IECC.

(Source: Amended at 49 Ill. Reg. _____, effective _____)

Section 600.330 Compliance

a) Compliance with the Illinois Energy Conservation Code as described by this Subpart C (applicable to commercial facilities) shall be determined by the local authority having jurisdiction (AHJ). Minimum compliance shall be demonstrated by submission of one of the following:

1) The compliance forms published in the ASHRAE 90.1 User's Manual; or

2) Compliance Certificates generated by the U.S. Department of Energy's COMcheck code compliance tool; or

3) Other comparable compliance materials that meet or exceed, as determined by the authority having jurisdiction, the compliance forms

published in the ASHRAE 90.1 User's Manual or the U.S. Department of Energy's COMcheck code compliance tool; or

4) The seal of the architect/engineer as required by Section 14 of the Illinois Architecture Practice Act [225 ILCS 305], Section 12 of the Structural Engineering Licensing Act [225 ILCS 340] and Section 14 of the Illinois Professional Engineering Practice Act [225 ILCS 325] or.

5) Compliance materials required by C407 Simulated Building Performance or C410 Passive Building Compliance Option when those respective compliance paths are utilized.

b) Compliance with the Illinois Commercial Stretch Energy Code as described by this Subpart C (applicable to commercial facilities) shall be determined by the local authority having jurisdiction (AHJ). Minimum compliance shall be demonstrated by submission of one of the following:

1) Buildings certified in compliance with Passive House Institute (PHI) or Passive House Institute U.S. (PHIUS) programs; or

2) Compliance Certificates generated by the U.S. Department of Energy's COMcheck code compliance tool; or

3) The code official shall be permitted to approve specific computer software, worksheets, compliance manuals and other similar materials that meet the intent of this code; or

4) The seal of the architect/engineer as required by Section 14 of the Illinois Architecture Practice Act [225 ILCS 305], Section 12 of the Structural Engineering Licensing Act [225 ILCS 340] and Section 14 of the Illinois Professional Engineering Practice Act [225 ILCS 325].

(Source: Amended at 49 Ill. Reg. _____, effective _____)

SUBPART D: RESIDENTIAL BUILDINGS

Section 600.400 Illinois Energy Conservation Code

a) The 20242021 IECC, including published errata but excluding published supplements published May 2024, available from the International Code Council

at 200 Massachusetts Ave, NW Suite 250, Washington, DC 20001, phone: 1-888-ICC-SAFE (422-7233), www.iccsafe.org, is hereby incorporated into the Illinois Energy Conservation Code, as described in this Subpart as applicable to residential buildings, with the modifications outlined in subsection (c).

b) All incorporations by reference in this Section are of the cited standards as they existed on the date specified. These incorporations include no later editions or amendments.

c) Modifications to IECC
Under Section 15 of the EEB Act, when applying the Illinois Energy Conservation Code to residential buildings, CDB may modify the incorporated standards to respond to the unique economy, population distribution, geography and climate of Illinois, as long as the objectives of the Act are maintained pursuant to that statutory authority. Modifications, additions or omissions to IECC are specified in Appendix A and are rules of the CDB and are not requirements of the IECC.

(Source: Amended at 49 Ill. Reg. _____, effective _____)

Section 600.APPENDIX A Illinois Energy Conservation Code Amendments to the 20242021 International Energy Conservation Code

The following Code sections shall be referenced in place of the corresponding 20242021 IECC sections.

CHAPTER 1 [CE]
SCOPE AND ADMINISTRATION

SECTION C101
SCOPE AND GENERAL REQUIREMENTS

C101.1 Title. This Code shall be known as the 20242021 Illinois Energy Conservation Code or Code and shall mean:

~~With respect to the State facilities covered by 71 Ill. Adm. Code 600.Subpart B:~~

~~This Part, all additional requirements incorporated within Subpart B (including the 2021 International Energy Conservation Code, including all published errata but excluding published supplements that encompass ASHRAE 90.1-2019), and any statutorily authorized adaptations to the incorporated standards adopted by CDB, are effective January 1, 2024.~~

With respect to the privately funded commercial facilities covered by 71 Ill. Adm. Code 600.Subpart C:

This Part, all additional requirements incorporated within Subpart C (including the 20242021 International Energy Conservation Code, including all published errata and excluding published supplements that encompass ASHRAE 90.1-20222019), and any statutorily authorized adaptations to the incorporated standards adopted by CDB, are effective November 30, 2025.~~January 1, 2024.~~

C101.1.1 Adoption. The Board shall adopt amendments to this Code within 12 months after publication of the 20242021 International Energy Conservation Code. Any such update in this Code shall take effect within 6 months after it is adopted by the Board and shall apply to any new building or structure in this State for which a building permit application is received by a municipality or county, except as otherwise provided by the EEB Act.

C101.1.2 Adaptation. The Board may appropriately adapt the International Energy Conservation Code to apply to the particular economy, population distribution, geography and

climate of the State and construction within the State, consistent with the public policy objectives of the EEB Act.

C101.4~~C101.5~~ Compliance. Commercial buildings shall meet the provisions of the Illinois Energy Conservation Code covered by 71 Ill. Adm. Code 600.Subpart C. The local authority having jurisdiction (AHJ) shall establish its own procedures for enforcement of the Illinois Energy Conservation Code. Minimum compliance shall be demonstrated by submission of:

1. Compliance forms published in the ASHRAE 90.1 User's Manual; or

2. Compliance Certificates generated by the U.S. Department of Energy's COMcheck™ Code compliance tool; or

3. Other comparable compliance materials that meet or exceed, as determined by the AHJ, the compliance forms published in the ASHRAE 90.1 User's Manual or the U.S. Department of Energy's COMcheck™ code compliance tool; or

4. The seal of the architect/engineer as required by Section 14 of the Illinois Architectural Practice Act [225 ILCS 305], Section 12 of the Structural Engineering Licensing Act [225 ILCS 340] and Section 14 of the Illinois Professional Engineering Practice Act [225 ILCS 325].

5. Compliance materials required by C407 Simulated Building Performance or C410 Passive Building Compliance Option when those respective compliance paths are utilized.

C104.1.1~~C102.1.1~~ Above code programs. No unit of local government, including any home rule unit, may apply energy efficient building standards to privately funded commercial facilities in a manner that is less stringent than this Code as described in 71 Ill. Adm. Code 600.Subpart C. However, nothing in the EEB Act or Subpart C prevents a unit of local government from adopting an energy efficiency code or standards that are more stringent than this Code. The requirements identified in Table C407.2(1) shall be met.

C105.2.2 Electrification system. The construction documents shall provide details for additional electric infrastructure, including branch circuits, raceway capacity, pre-wiring, panel capacity, and electrical service capacity, as well as interior and exterior spaces designated for future electric equipment, in compliance with the provisions of this Code.

SECTION C109~~C110~~

MEANS~~BOARD~~ OF APPEALS

C109.1~~C110.1~~ **General.** In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this Code, there may be created a board of appeals. The code official shall be an ex officio member of the board of appeals but shall not have a vote on any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the code official.

C109.3~~C110.3~~ **Qualifications.** The board of appeals shall consist of members who are qualified by experience and training on matters pertaining to the provisions of this Code.

CHAPTER 2 [CE]
DEFINITIONS

SECTION C202
GENERAL DEFINITIONS

~~**APPROVED SOURCE.** An independent person, firm, or corporation, approved by the building official, who is competent and experienced in the application of engineering principles to materials, methods or systems analyses.~~

AUTHORITY HAVING JURISDICTION (AHJ). The organization, officer or individual responsible for approving equipment, materials, an installation or procedure.

BOARD. The Illinois Capital Development Board.

COMMERCIAL COOKING APPLIANCES. Commercial cooking appliances used in a commercial food service establishment for heating or cooking food and which produce grease vapors, steam, fumes, smoke or odors that are required to be removed through a local exhaust ventilation system. Such appliances include deep fat fryers, upright broilers, griddles, broilers, steam-jacketed kettles, hot-top ranges, under-fired broilers (charbroilers), ovens, barbecues, rotisseries and similar appliances.

COMMERCIAL CLOTHES DRYING APPLIANCES. Clothes drying appliances meeting the definition of clothes dryer (Type 2) in the International Fuel Gas Code, or tested in accordance with UL 2158 or UL 1240 and installed in a commercial laundry establishment.

COUNCIL. The Illinois Energy Conservation Advisory Council whose purpose is to recommend modifications to the Illinois Energy Conservation Code.

~~**DEMAND RESPONSE SIGNAL.** A signal that indicates a price or a request to modify electricity consumption for a limited time period.~~

~~**DEMAND RESPONSIVE CONTROL.** A control capable of receiving and automatically responding to a demand response signal.~~

EEB ACT. The Energy Efficient Building Act [20 ILCS 3125].

RESIDENTIAL BUILDING. A detached one-family or two-family dwelling or any building that is three stories or less in height above grade that contains multiple dwelling units, in which the occupants reside on a primarily permanent basis, such as a townhouse, a row house, an apartment house, a convent, a monastery, a rectory, a fraternity or sorority house, a dormitory, and a rooming house; provided, however, that when applied to a building located within the boundaries of a municipality having a population of 1,000,000 or more, the term "RESIDENTIAL BUILDING" means a building containing one or more dwelling units, not exceeding four stories above grade, where occupants are primarily permanent. See 20 ILCS 3125/10.

~~**PHOTOSYNTHETIC PHOTON EFFICACY (PPE).** A photosynthetic photon flux divided by input electric power in units of micromoles per second per watt, or micromoles per joule as defined by ANSI/ASABE S640.~~

CHAPTER 4 [CE]
COMMERCIAL ENERGY EFFICIENCY

SECTION C401-GENERAL

C401.2 Application. *Commercial buildings* shall comply with Section C401.2.1, ~~or~~ C401.2.2, or C401.2.3.

C401.2.3 Passive building compliance option. The passive building compliance option requires compliance with Section C410.

SECTION C402
BUILDING THERMAL ENVELOPE REQUIREMENTS

C402.4.1.3 Fenestration orientation
The vertical fenestration shall comply with either equation a. or b.:
a. AW ≤ (AT)/4 and AE ≤ (AT)/4
b. AW × SHGCW ≤ (AT × SHGCC)/5 and AE × SHGCE ≤ (AT × SHGCC)/5

where:

AW = West-oriented vertical fenestration area (oriented within 45 degrees of true west to the south and within 22.5 degrees of true west to the north in the Northern Hemisphere)

AE = East-oriented vertical fenestration area (oriented within 45 degrees of true east to the south and within 22.5 degrees of true east to the north in the Northern Hemisphere)

AT = Total vertical fenestration area

SHGCC = SHGC criteria in Table C402.4

SHGCE = SHGC for east-oriented fenestration

SHGCW = SHGC for west-oriented fenestration

Exceptions:

1. Buildings with shade on 75% of the east-oriented and west-oriented vertical fenestration areas from permanent projections, existing buildings, existing permanent infrastructure, or topography at 9 a.m. and 3 p.m., respectively, on the summer solstice (June 21).

2. Alterations and additions with no increase in vertical fenestration area.

3. Buildings where the east-oriented and west-oriented vertical fenestration area does not exceed 20% of the gross wall area for each of those façades, and SHGC on those facades is no greater than 90% of the criteria in Table C402.4.

C402.5.1 Air barriers. A continuous air barrier shall be provided throughout the building thermal envelope. The air barriers shall be permitted to be located on the inside or outside of the building envelope, located within the assemblies composing the envelope, or any combination thereof. The air barrier shall comply with Sections C402.5.1.1 and C402.5.1.2. For roof air barriers on existing buildings, refer to Section C503.1 or C504.2.

~~**Exception:** Air barriers are not required in buildings located in Climate Zone 2B.~~

C402.6.1.2~~C402.5.1.1~~ **Air barrier construction.** The continuous air barrier shall be constructed to comply with the following:

1. The air barrier shall be continuous for all assemblies that are the thermal envelope of the building and across the joints and assemblies.

2. Air barrier joints and seams shall be sealed, including sealing transitions at joints between dissimilar materials. The joints and seals shall be securely installed in or on the joint for its entire length so as not to dislodge, loosen or otherwise impair its ability to resist positive and negative pressure from wind, stack effect and mechanical ventilation.

3. Penetrations of the air barrier shall be caulked, gasketed or otherwise sealed in a manner compatible with the construction materials and location. Sealings shall allow for expansion, contraction and mechanical vibration. Paths for air leakage from the building to the space between the roof deck and roof covering used as an air barrier shall be caulked, gasketed or otherwise covered with a moisture vapor-permeable material. Joints and seams associated with penetrations shall be sealed in the same manner or taped. Sealing materials shall be securely installed around the penetration so as not to dislodge, loosen or otherwise impair the penetrations' ability to resist positive and negative pressure from wind, stack effect and mechanical ventilation. Sealing of concealed fire sprinklers, where required, shall be in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.

4. Recessed lighting fixtures shall comply with Section C402.6.1.2.1~~C402.5.10~~. Where similar objects are installed that penetrate the air barrier, provisions shall be made to maintain the integrity of the air barrier.

5. Electrical and communication boxes shall comply with Section C402.6.1.2.2.

SECTION C405
ELECTRICAL POWER AND LIGHTING SYSTEMS

C405.4 Horticultural Lighting. Permanently installed luminaires shall have a photosynthetic photon efficacy of not less than 1.7 µmoles per joule (µmol/J) for horticultural lighting in greenhouses and not less than 1.9 µmol/J for all other horticultural lighting. Luminaires for horticultural lighting in greenhouses shall be controlled by a device that automatically turns off the luminaire when sufficient daylight is available. Luminaires for horticultural lighting shall be

controlled by a device that automatically turns off the luminaire at specific programmed times. ~~**for plant growth and maintenance.** All permanently installed luminaires used for plant growth and maintenance shall have a photosynthetic photon efficacy, as defined in accordance with ANSI/ASABE S640, of not less than 1.7 µmol/J for greenhouses and not less than 2.2 µmol/J for all other indoor growing spaces.~~

Exception: The following buildings are exempt:

1. Indoor grow buildings with less than 40kW of connected load for horticultural lighting shall have a PPE of at least 1.7 µmol/J for integrated, nonserviceable luminaires, or a PPE of at least 1.7 µmol/J for lamps in luminaires with removable or serviceable lamps.~~Buildings with no more than 40kW of aggregate horticultural lighting load.~~

2. Cannabis facilities subject to 410 ILCS 705/10-45, the Cannabis Regulation and Tax Act.

SECTION C406
ADDITIONAL EFFICIENCY, RENEWABLE AND LOAD MANAGEMENT REQUIREMENTS

C406.1.1~~**C406.1**~~ **Additional energy efficiency credit requirements.** Buildings~~New buildings~~ shall comply with measures from Section C406.2 to achieve not less than the number of required efficiency credits from Table C406.1.1(1) based on building occupancy group and climate zone. Where a project contains multiple occupancies, the total required energy credits from each building occupancy shall be weighted by the gross conditioned floor area to determine the weighted-average project energy credits required. Accessory occupancies shall be included with the primary occupancy group for the purposes of Section C406.~~achieve a total of 10 credits from Tables C406.1(1) through C406.1(5) where the table is selected based on the use group of the building and from credit calculations as specified in relevant subsections of Section C406. Where a building contains multiple use groups, credits from each use group shall be weighted by floor area of each group to determine the weighted average building credit. Credits from the tables or calculation shall be achieved where a building complies with one or more of the following:~~

SECTION C410-PASSIVE BUILDING COMPLIANCE OPTION

C410.1 Phius standard compliance. Compliance based on the Phius CORE 2024 of Phius ZERO 2024 (or later) Standard must include performance calculations by Phius-approved software or the use of the Phius Prescriptive Path.

C410.1.1 Phius documentation. Prior to the issuance of a building permit, a Phius Design Certification letter must be provided to the code official.

C410.1.2 Project certificate. Prior to the issuance of a certificate of occupancy, a Phius 2024 (or later) final certificate must be provided to the code official.

C410.2 PHI standard compliance. Compliance based on the most recent PHI standards using PHPP v.10 or later, shall be shown via Low Energy Building, Classic, Plus, or Premium certification by PHI.

C410.2.1 PHI documentation. Prior to the issuance of a building permit, a signed Design Stage Conditional Assurance Letter from a PHI-accredited Passive House Certifier confirming intent to certify the building must be provided to the code official.

C410.2.2 Project certificate. Prior to the issuance of a certificate of occupancy, a copy of either a Certifiers Assurance Letter by an approved PHI-accredited Certifier or a final PHI Certificate to document compliance with Passive House Standards must be provided to the code official.

~~1. More efficient HVAC performance in accordance with Section C406.2.~~

~~2. Reduced lighting power in accordance with Section C406.3.~~

~~3. Enhanced lighting controls in accordance with Section C406.4.~~

~~4. On-site supply of renewable energy in accordance with Section C406.5.~~

~~5. Provision of a dedicated outdoor air system for certain HVAC equipment in accordance with Section C406.6.~~

~~6. High-efficiency service water heating in accordance with Section C406.7.~~

~~7. Enhanced envelope performance in accordance with Section C406.8.~~

~~8. Reduced air infiltration in accordance with Section C406.9~~

9. Where not required by Section C405.12, include an energy monitoring system in accordance with Section C406.10.

10. Where not required by Section C403.2.3, include a fault detection and diagnostics (FDD) system in accordance with Section C406.11.

11. Efficient kitchen equipment in accordance with Section C406.12.

12. HVAC demand responsive controls and more efficient HVAC performance in accordance with Sections C406.2 and C406.13.

13. Water-heating demand responsive controls and high-efficiency service water heating in accordance with Sections C406.7 and C406.14.

Modify Table C406.1(1) as follows:

Table C406.1(1) Additional Energy Efficiency Credits for Group B Occupants

Climate Zone:	**4A**	**5A**
C406.13 HVAC demand responsive controls	2	2
C406.14 Water-heating demand responsive controls	1	1

Modify Table C406.1(2) as follows:

Table C406.1(2) Additional Energy Efficiency Credits for Group R and I Occupancies

Climate Zone:	**4A**	**5A**
C406.13 HVAC demand responsive controls	4	3
C406.14 Water-heating demand responsive controls	1	1

Modify Table C406.1(3) as follows:

Table C406.1(3) Additional Energy Efficiency Credits for Group E Occupancies

Climate Zone:	**4A**	**5A**
C406.13 HVAC demand responsive controls	4	4
C406.14 Water-heating demand responsive controls	1	1

Modify Table C406.1(4) as follows:

Table C406.1(4) Additional Energy Efficiency Credits for Group M Occupancies

Climate Zone:	**4A**	**5A**
C406.13 HVAC demand responsive controls	4	3
C406.14 Water-heating demand responsive controls	NA	NA

Modify Table C406.1(5) as follows:

Table C406.1(5) Additional Energy Efficiency Credits for Other* Occupancies

Climate Zone:	**4A**	**5A**
C406.13 HVAC demand responsive controls	3	3
C406.14 Water-heating demand responsive controls	2	2

C406.1.1 Tenant spaces. Tenant spaces shall comply with sufficient options from Tables C406.1(1) through C406.1(5) to achieve a minimum number of 5 credits, where credits are selected from Section C406.2, C406.3, C406.4, C406.6, C406.7 or C406.10. Where the entire building complies using credits from Section C406.5, C406.8, C406.9 or C406.13 tenant spaces shall be deemed to comply with this section.

~~**C406.13 HVAC demand responsive controls.** Buildings shall be provided with demand responsive controls capable of executing the following actions in response to a demand response signal:~~

~~1. Automatically increasing the zone operating cooling set point by the following values: 1°F (0.5°C), 2°F (1°C), 3°F (1.5°C), and 4°F (2°C).~~

~~2. Automatically decreasing the zone operating heating set point by the following values: 1°F (0.5°C), 2°F (1°C), 3°F (1.5°C), and 4°F (2°C).~~

~~Where a demand response signal is not available, the heating and cooling system controls shall be capable of performing all other functions. Where thermostats are controlled by direct digital control, including but not limited to, an energy management system, the system shall be capable of demand responsive control and capable of adjusting all thermal setpoints to comply. The demand responsive controls shall comply with either Section C406.13.1 or C406.13.2.~~

~~**C406.13.1Air conditioners and heat pumps with two or more stages of control and cooling capacity of less than 65,000 Btu/h.** Thermostats for air conditioners and heat pumps with two or more stages of control and a cooling capacity less than 65,000 Btu/h (19 kW) shall be provided with a demand responsive control that complies with the communication and performance requirements of AHRI 1380.~~

~~**C406.13.2 All other HVAC systems.** Thermostats for HVAC systems shall be provided with a demand responsive control that complies with one of the following:~~

~~1. Certified OpenADR 2.0a VEN, as specified under Clause 11, Conformance.~~

~~2. Certified OpenADR 2.0b VEN, as specified under Clause 11, Conformance.~~

~~3. Certified by the manufacturer as being capable of responding to a demand response signal from a certified OpenADR 2.0b VEN by automatically implementing the control functions requested by the VEN for the equipment it controls.~~

~~4. IEC 62746-10-1.~~

~~5. The communication protocol required by a controlling entity, such as a utility or service provider, to participate in an automated demand response program.~~

~~6. The physical configuration and communication protocol of CTA 2045-A or CTA 2045-B.~~

~~**C406.14 Water-heating demand responsive controls.** Electric storage water heaters with a rated water storage volume of 40 to 120 gallons (150 to 450 L) and a nameplate input rating equal to or less than 12kW shall be provided with demand responsive controls in accordance with Table C406.14 or another equivalent approved standard.~~

~~**TABLE C406.14**~~

DEMAND RESPONSIVE CONTROLS FOR WATER HEATING

Equipment Type	Controls	
Electric storage water heaters	Manufactured before 7/1/2025	Manufactured on or after 7/1/2025
	ANSI/CTA-2045-B Level 1 and also capable of initiating water heating to meet the temperature set point in response to a demand response signal.	ANSI/CTA-2045-B Level 2, except "Price Stream Communication" functionality as defined in the standard.

SECTION C407
TOTAL BUILDING PERFORMANCE

Modify Table C407.2 as follows:

TABLE C407.2
REQUIREMENTS FOR TOTAL BUILDING PERFORMANCE

SECTION[a]	TITLE
Envelope	
C402.4.1.3	Fenestration orientation

Modify Table C407.4.1(1) as follows:

TABLE C407.4.1(1)
SPECIFICATIONS FOR THE STANDARD REFERENCE AND PROPOSED DESIGNS

Vertical fenestration other than opaque doors	Area 1. The proposed vertical fenestration area; where the proposed vertical fenestration area is less than 40 percent of the above-grade wall area. 2. 40 percent of the above grade wall area; where the proposed vertical fenestration area is 40 percent or more of the above grade wall area 3. Fenestration orientation shall comply with Section C402.4.1.3.	As proposed
	U-factor: as specified in Table C402.4	As proposed

	1. SHGC: as specified in Table C402.4, except that for climates with no requirement (NR) SHGC = 0.40 shall be used. 2. Fenestration SHGC shall comply with Section C402.4.1.3	As proposed
	External shading and PF: none	As proposed

CHAPTER 5 [CE]
EXISTING BUILDINGS

SECTION C503
ALTERATIONS

C503.2.1 Roof replacement. Roof replacements shall comply with Section C402.1.3, C402.1.4, C402.1.5 or C407 where the existing roof assembly is part of the building thermal envelope and contains insulation entirely above the roof deck. In no case shall the R-value of the roof insulation be reduced or the U-factor of the roof assembly be increased as part of the roof replacement.

Exceptions: Where compliance with Section C402.1 cannot be met due to limiting conditions on an existing roof, an approved design shall be submitted with the following:

1. Construction documents that include a report by a registered design professional or an approved source documenting details of the limiting conditions affecting compliance with the insulation requirements.

2. Construction documents that include a roof design by a registered design professional or an approved source that minimizes deviation from the insulation requirements.

Chapter 6 [CE]
Referenced Standards

ASME	ASME Two Park Avenue New York, NY 10016-5990
AHRI	Air-Conditioning, Heating, & Refrigeration Institute 2111 Wilson Blvd, Suite 500

	~~Arlington, VA 22201~~
~~1380-2019~~	~~Demand Response through Variable Capacity HVAC Systems in Residential and Small Commercial Applications~~ ~~C406.13.1~~
~~**ANSI**~~	~~American National Standards Institute~~ ~~25 West 43rd Street, 4th Floor~~ ~~New York, NY 10036~~
~~ANSI/CTA-2045-A-2018~~	~~Modular Communications Interface for Energy Management~~
~~ANSI/CTA-2045-B-2019~~	~~Modular Communications Interface for Energy Management~~
~~**CTA**~~	~~Consumer Technology Association~~ ~~1919 S. Eads Street~~ ~~Arlington, VA 22202~~
~~ANSI/CTA-2045-B~~	~~Modular Communications Interface for Energy Management~~ ~~C404.11~~
~~**IEC**~~	~~IEC Regional Centre for North America~~ ~~IEC International Electrotechnical Commission~~ ~~446 Main Street 16th Floor~~ ~~Worcester, MA 01608~~
~~IEC 62746-10-1 - 2018~~	~~Systems Interface Between Customer Energy Management Systems and the Power Management Systems – Part 10-1: Open Automated Demand Response~~ ~~C406.13.2 (4).~~

CHAPTER 1 [RE]
SCOPE AND ADMINISTRATION

SECTION R101
SCOPE AND GENERAL REQUIREMENTS

R101.1 Title. This Code shall be known as the 20242~~021~~ Illinois Energy Conservation Code or Code and shall mean:

With respect to the residential buildings covered by 71 Ill. Adm. Code 600.Subpart D:

This Part, all additional requirements incorporated within Subpart D (including the 20242~~021~~ International Energy Conservation Code, including all published errata but excluding published supplements) and any statutorily authorized

adaptations to the incorporated standards adopted by CDB are effective November 30, 2025.~~January 1, 2024.~~

R101.1.1 Adoption. The Board shall adopt amendments to this Code within 12 months after publication of the 2024~~2021~~ International Energy Conservation Code. Any such update in this Code shall take effect within 6 months after it is adopted by the Board and shall apply to any new building or structure in this State for which a building permit application is received by a municipality or county, except as otherwise provided by the EEB Act.

R101.1.2 Adaptation. The Board may appropriately adapt the International Energy Conservation Code to apply to the particular economy, population distribution, geography and climate of the State and construction within the State, consistent with the public policy objectives of the EEB Act.

R101.4~~R101.5~~ Compliance. Residential buildings shall meet the provisions of the Illinois Energy Conservation Code covered by 71 Ill. Adm. Code 600.Subpart D. The local authority having jurisdiction (AHJ) shall establish its own procedures for enforcement of the Illinois Energy Conservation Code. Minimum compliance shall be demonstrated by submission of:

1. Compliance Certificates generated by the U.S. Department of Energy's REScheck™ Code compliance tool; or

2. Other comparable compliance materials that meet or exceed, as determined by the AHJ, U.S. Department of Energy's REScheck™ Code compliance tool; or

3. The seal of the architect/engineer as required by Section 14 of the Illinois Architectural Practice Act [225 ILCS 305], Section 12 of the Structural Engineering Licensing Act [225 ILCS 340] and Section 14 of the Illinois Professional Engineering Practice Act [225 ILCS 325].

SECTION R104~~R102~~
ALTERNATIVE MATERIALS, DESIGN AND METHODS OF CONSTRUCTION AND EQUIPMENT

R104.1.1~~R102.1.1~~ Above code programs. No unit of local government, including any home rule unit, may regulate energy efficient building standards for residential buildings in a manner that is either less or more stringent than the standards established pursuant to this Code. Buildings shall be considered to be in compliance with this code where such buildings also meet the requirements identified in Table R405.2 and the proposed total building thermal envelope conductance (TC) shall be less than or equal to the total building thermal envelope TC using the

prescriptive U-factors and F-factors from Table R402.1.2 multiplied by 1.15 in Climate Zones 3 through 8, in accordance with Equation 1-1. ~~is greater than or equal to levels of efficiency and solar heat gain coefficients (SHGC) in Tables 402.1.1 and 402.1.3 of the 2009 International Energy Conservation Code.~~

Equation 1-1: For Climate Zones 3-8: $TC_{Proposed\ Design} < 1.15 \times TC_{Prescriptive\ reference\ design}$

However, the following entities may regulate energy efficient building standards for residential buildings in a manner that is more stringent than the provisions contained in this Code in accordance with 20 ILCS 3125/45:

1. A unit of local government, including a home rule unit, that has, on or before May 15, 2009, adopted or incorporated by reference energy efficient building standards for residential buildings that are equivalent to or more stringent than the 2006 International Energy Conservation Code.

2. A unit of local government, including a home rule unit, that has, on or before May 15, 2009, provided to the Capital Development Board, as required by Section 10.18 of the Capital Development Board Act, an identification of an energy efficient building code or amendment that is equivalent to or more stringent than the 2006 International Energy Conservation Code.

3. A municipality with a population of 1,000,000 or more.

4. A municipality that has adopted the Illinois Stretch Energy Code.

SECTION R109~~R110~~
MEANS OF APPEALS

R109.1~~R110.1~~ General. In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this Code, there may be created a board of appeals. The code official shall be an ex officio member of the board of appeals but shall not have a vote on any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the code official.

R109.3~~R110.3~~ Qualifications. The board of appeals shall consist of members who are qualified by experience and training on matters pertaining to the provisions of this Code.

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED AMENDMENTS

CHAPTER 2 [RE]
DEFINITIONS

SECTION R202
GENERAL DEFINITIONS

~~**APPROVED SOURCE.** An independent person, firm, or corporation, approved by the building official, who is competent and experienced in the ap-plication of engineering principles to materials, methods or systems analyses.~~

AUTHORITY HAVING JURISDICTION (AHJ). The organization, officer or individual responsible for approving equipment, materials, an installation or procedure.

BOARD. The Illinois Capital Development Board.

COUNCIL. The Illinois Energy Conservation Advisory Council whose purpose is to recommend modifications to the Illinois Energy Conservation Code.

EEB ACT. The Energy Efficient Building Act [20 ILCS 3125].

LOCAL EXHAUST. An exhaust system that uses one or more fans to exhaust air from a specific room or rooms within a dwelling.

RESIDENTIAL BUILDING. A detached one-family or two-family dwelling or any building that is three stories or less in height above grade that contains multiple dwelling units, in which the occupants reside on a primarily permanent basis, such as a townhouse, a row house, an apartment house, a convent, a monastery, a rectory, a fraternity or sorority house, a dormitory and a rooming house; provided, however, that when applied to a building located within the boundaries of a municipality having a population of 1,000,000 or more, the term "residential building" means a building containing one or more dwelling units, not exceeding four stories above grade, where occupants are primarily permanent.

~~**WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM.** An exhaust system, supply system or combination thereof that is designed in accordance with Section R403.6 to mechanically exchange indoor air with outdoor air when operating continuously or through a programmed intermittent schedule to satisfy the whole-house ventilation rates. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.~~

CHAPTER 4 [RE]

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED AMENDMENTS

RESIDENTIAL ENERGY EFFICIENCY

SECTION R401
GENERAL

Replace section R401.2.4 with the following:

R401.2.4 Passive building compliance option. The Passive building compliance option requires compliance with Section R409.

~~**R401.2 Application.** Residential buildings shall comply with Section R401.2.6 and either Sections R401.2.1, R401.2.2, R401.2.3, R401.2.4 or R401.2.5.~~

~~**Exception**: Additions, alterations, repairs and changes of occupancy to existing buildings complying with Chapter 5.~~

~~**R401.2.5 Phius alternative compliance option.** The Phius Alternative Compliance Option requires compliance with Section R409.~~

~~**R401.2.6 Additional energy efficiency**. This Section establishes additional requirements applicable to all compliance approaches to achieve additional energy efficiency.~~

~~1. For buildings complying with Section R401.2.1, one of the additional efficiency package options shall be installed according to Section R408.2.~~

~~2. For buildings complying with Section R401.2.2, the building shall meet one of the following:~~
~~2.1. One of the additional efficiency package options in Section R408.2 shall be installed without including such measures in the proposed design under Section R405; or~~
~~2.2. The proposed design of the building under Section R405.2 shall have an annual energy cost that is less than or equal to 95 percent of the annual energy cost of the standard reference design.~~

~~3. For buildings complying with the Energy Rating Index alternative Section R401.2.3, the Energy Rating Index value shall be at least 5 percent less than the Energy Rating Index target specified in Table R406.5.~~

~~The option selected for compliance shall be identified in the certificate required by Section R401.3.~~

SECTION R402

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED AMENDMENTS

BUILDING THERMAL ENVELOPE

~~Modify Table R402.1.2 as follows:~~

~~**TABLE R402.1.2**~~
~~**MAXIMUM ASSEMBLY U-FACTORS[a] AND FENESTRATION REQUIREMENTS**~~

~~CLIMATE ZONE~~	~~CEILING *U*-FACTOR~~
~~4 except Marine~~	~~0.026~~
~~5 and Marine 4~~	~~0.026~~

~~Modify Table R402.1.3 as follows:~~

~~**TABLE R402.1.3**~~
~~**INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENTa**~~

~~CLIMATE ZONE~~	~~CEILING *R*-VALUE~~
~~4 except Marine~~	~~49~~
~~5 and Marine 4~~	~~49~~

R402.2.1 Roof/ceilings with attics. Where Section R402.1.3 requires R-49 insulation in the ceiling or attic, installing R-38 over 100 percent of the ceiling or attic area requiring insulation shall satisfy the requirement for R-49 insulation wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves. This reduction shall not apply to the insulation and fenestration criteria in Section R402.1.2 and the component performance ~~Total UA~~ alternative in Section R402.1.5.

R402.2.2 Roof/ceilings without attics. When Section R402.1.3 requires insulation R-values greater than R-30 in the interstitial space above a ceiling and below the structural roof deck, and the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required insulation R-value for those roof/ceiling assemblies shall be R-30. Insulation shall extend over the top of the wall plate to the outer edge of the plate and shall not be compressed. This reduction of insulation from the requirements of Section R402.1.3 shall

be limited to 500 square feet (46 m^2) or 20 percent of the total insulated ceiling area, whichever is less. This reduction shall not apply to the component performance~~Total UA~~ alternative in Section R402.1.5.

R402.2.9.1~~R402.2.8.1~~ Basement wall insulation installation. Where basement walls are insulated, the insulation shall be installed from the top of the basement wall down to 10 feet (3048 mm) below grade or to within 6 inches (152 mm) of the basement floor, whichever is less.

SECTION R403
SYSTEMS

R403.3 Duct systems~~Ducts~~. Duct systems~~Ducts and air handlers~~ shall be insulated, sealed, tested and installed in accordance with Sections R403.3.1 through R403.3.9~~R403.3.7~~. Where~~When~~ required by the code official, duct testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official.

~~**R403.3.5 Duct testing.**~~
~~Ducts shall be pressure tested in accordance with ANSI/RESNET/ICC 380 or ASTM E1554 to determine air leakage by one of the following methods:~~

~~1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. Registers shall be taped or otherwise sealed during the test.~~

~~2. Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.~~

~~**Exception:** A duct air-leakage test shall not be required for ducts serving ventilation systems that are not integrated with ducts serving heating or cooling systems.~~

~~**R403.3.6 Duct leakage.**~~

~~The total leakage of the ducts, where measured in accordance with Section R403.3.5, shall be as follows:~~

~~1. Rough-in test: The total leakage shall be less than or equal to 4.0 cubic feet per minute (113.3 L/min) per 100 square feet (9.29 m^2) of conditioned floor area where the air~~

~~handler is installed at the time of the test. Where the air handler is not installed at the time of the test, the total leakage shall be less than or equal to 3.0 cubic feet per minute (85 L/min) per 100 square feet (9.29 m^2) of conditioned floor area.~~

~~**Exception**: If the HVAC duct system is serving less than or equal to 1,500 square feet (139.4 m^2) of conditioned floor area, the allowable duct leakage with the air handler installed shall be 60 cubic feet per minute (1700 L/min) or less.~~

~~2.~~ ~~Postconstruction test: Total leakage shall be less than or equal to 4.0 cubic feet per minute (113.3 L/min) per 100 square feet (9.29 m^2) of conditioned floor area.~~

~~**Exception:** If the HVAC duct system is serving less than or equal to 1,500 square feet (139.4 m^2) of conditioned floor area, the allowable duct leakage shall be 60 cubic feet per minute (1700 L/min) or less.~~

~~3.~~ ~~Test for ducts within thermal envelope: Where all ducts and air handlers are located entirely within the building thermal envelope, total leakage shall be less than or equal to 8.0 cubic feet per minute (226.6 L/min) per 100 square feet (9.29 m^2) of conditioned floor area.~~

~~**Exception**: If the HVAC duct system is serving less than or equal to 750 square feet (69.7 m^2) of conditioned floor area, the allowable duct leakage with the air handler installed shall be 60 cubic feet per minute (1700 L/min) or less.~~

~~**R403.6 Mechanical ventilation.** The buildings or dwelling units complying with Section R402.4.1 shall be provided with ventilation that complies with the requirements of this section or the International Mechanical Code, as applicable, or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.~~

~~**R403.6.4 Recirculation of air.** Exhaust air from bathrooms and toilet rooms shall not be recirculated within a residence or circulated to another dwelling unit and shall be exhausted directly to the outdoors. Exhaust air from bathrooms, toilet rooms and kitchens shall not discharge into an attic, crawl space or other areas inside the building. This section shall not prohibit the installation of ductless range hoods when installed in accordance with the manufacturer's instructions, and where mechanical or natural ventilation is otherwise provided, listed and labeled ductless range hoods shall not be required to discharge to the outdoors.~~

R403.6.5 Exhaust equipment. Exhaust fans and whole-house ventilation fans shall be listed and labeled as providing the minimum required airflow in accordance with ANSI/AMCA 210-ANSI/ASHRAE 51.

R403.6.6 Whole-house mechanical ventilation system. Whole-house mechanical ventilation systems shall be designed in accordance with Sections R403.6.6.1 through R403.6.6.4.

R403.6.6.1 System design. The whole-house ventilation system shall consist of one or more supply or exhaust fans, or a combination of such, and associated ducts and controls. Local exhaust or supply fans are permitted to serve as such a system. Outdoor air ducts connected to the return side of an air handler shall be considered to provide supply ventilation.

R403.6.6.2 System controls. The whole-house mechanical ventilation system shall be provided with controls that enable manual override. Controls shall include text or a symbol indicating their function.

R403.6.6.3 Mechanical ventilation rate. The whole house mechanical ventilation system shall provide outdoor air at a continuous rate of not less than that determined in accordance with Table R403.6.6.3(1) or Equation 4-0.

Ventilation rate in cubic feet per minute = (0.01 x total square foot area of house) + [7.5 x (number of bedrooms +1)] Equation 4-0

Exceptions:

1. Ventilation rate credit. The minimum mechanical ventilation rate determined in accordance with Table R403.6.6.3(1) or Equation 4-0 shall be reduced by 30 percent, provided that both of the following conditions apply:

    1.1. A ducted system supplies ventilation air directly to each bedroom and to one or more of the following rooms:

    1.1.1. Living room.

    1.1.2 Dining room.

    1.1.3 Kitchen.

    1.2. The whole-house ventilation system is a balanced ventilation system.

2. Programmed intermittent operation. The whole-house mechanical ventilation system is permitted to operate intermittently where the system has controls that enable operation for not less than 25 percent of each 4-hour segment and the

ventilation rate in Table R403.6.6.3(1), Equation 4-0 or Exception 1 is multiplied by the factor determined in accordance with Table R403.6.6.3(2).

R403.6.6.3.1 Different occupant density. Table R403.6.6.3(1) assumes 2 persons in a dwelling unit and an additional person for each additional bedroom. When higher occupant densities are known, the airflow rate shall be increased by 7.5 cfm (3.5 L/s) for each additional person. When approved by the authority having jurisdiction, lower occupant densities may be used.

R403.6.6.3.2 Airflow measurement. The airflow rate required is the quantity of outdoor ventilation air supplied and/or indoor air exhausted by the whole-house mechanical ventilation system installed, and shall be measured using a flow hood, flow grid, or other airflow measuring device. Ventilation airflow of systems with multiple operating modes shall be tested in all modes designed to meet Section R403.6.6.3. Where required by the code official, testing shall be conducted by an approved third party. A written report of the results of the test, indicating the verified airflow rate, shall be signed by the party conducting the test and provided to the code official.

R403.6.6.4 Local exhaust rates. Local exhaust systems shall be designed to have the capacity to exhaust the minimum airflow rate determined in accordance with Table R403.6.6.4.

TABLE R403.6.6.3(1)
CONTINUOUS WHOLE-HOUSE MECHANICAL
VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (square feet)	NUMBER OF BEDROOMS				
	0 – 1	2 – 3	4 – 5	6 – 7	> 7
	Airflow in cfm				
< 1,500	30	45	60	75	90
1,501 – 3,000	45	60	75	90	105
3,001 – 4,500	60	75	90	105	120
4,501 – 6,000	75	90	105	120	135
6,001 – 7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

For SI: 1 square foot = 0.0929 m^2, 1 cubic foot per minute = 0.0004719 m^3/s.

TABLE R403.6.6.3(2)
INTERMITTENT WHOLE-HOUSE MECHANICAL
VENTILATION RATE FACTORS[a, b]

RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
Factor [a]	4	3	2	1.5	1.3	1.0

[a] For ventilation system run time values between those given, the factors are permitted to be determined by interpolation.

[b] Extrapolation beyond the table is prohibited.

TABLE R403.6.6.4
MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE- AND TWO-FAMILY DWELLINGS

AREA TO BE EXHAUSTED	EXHAUST RATES[a]
Kitchens	100 cfm intermittent or 25 cfm continuous
Bathrooms-Toilet Rooms	Mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous

For SI: 1 cubic foot per minute = 0.0004719 m^3/s.

a. The listed exhaust rate for bathrooms-toilet rooms shall equal or exceed the exhaust rate at a minimum static pressure of 0.25 inch water column, in accordance with Section R403.6.5.

Modify Table R405.2 as follows:

TABLE R405.2
REQUIREMENTS FOR TOTAL BUILDING PERFORMANCE

SECTION[a]	TITLE
General	
R401.2.6	Additional energy efficiency

~~Modify Table R406.2 as follows:~~

~~TABLE R406.2~~
~~REQUIREMENTS FOR ENERGY RATING INDEX~~

~~SECTION[a]~~	~~TITLE~~
~~General~~	
~~R401.2.6~~	~~Additional efficiency packages~~

SECTION R408
ADDITIONAL EFFICIENCY PACKAGE OPTIONS

Revise the following rows in Table R408.2:

Measure Number	Measure Description	Climate Zone 4 Except Marine	Climate Zone 5
R408.2.2 (15)	High-performance gas heat pump space heating system. (Option 1)	9	11
R408.2.2 (16)	High-performance gas heat pump space heating system. (Option 2)	11	14
R408.2.2 (10)[b]	High Performance Electric Heat pump with electric resistance backup (Option 1)	12	NA
R408.2.2 (14)[b]	High Performance Electric Heat pump with electric resistance backup (Option 2)	12	12

Add subparagraphs 15 and 16 to R408.2.2:

15. Greater than or equal to 120 AFUE gas heat pump space heating system (Option 1). The gas heat pump space heating system shall not be configured to provide cooling.

16. Greater than or equal to 140 AFUE gas heat pump space heating system (Option 2). The gas heat pump space heating system shall not be configured to provide cooling.

Remove section R408.2.9 Opaque walls.

~~**R408.1 Scope.** This section establishes additional efficiency package options to achieve additional energy efficiency in accordance with Section R401.2.6.~~

SECTION R409
PASSIVE BUILDING~~PHIUS ALTERNATIVE~~ COMPLIANCE OPTION

~~**R409.1 Scope.** This section establishes criteria for compliance via the Phius 2021 Standard.~~

R409.1~~R409.2~~ Phius standard compliance. Compliance based on the Phius CORE 2024 of Phius ZERO 2024 (or later)~~2021~~ Standard will include ~~its United States Department of Energy (USDOE) Energy Star and Zero Energy Ready Home corequisites, and either~~ performance calculations by Phius-approved software or ~~through~~ the use of the Phius ~~2021~~ Prescriptive Path.

R409.1.1~~R409.2.1~~ Phius documentation. Prior to the issuance of a building permit, a Phius Design Certification letter~~the following items~~ must be provided to the code official.~~:~~

~~1. A list of compliance features.~~
~~2. A Phius precertification letter.~~

R409.1.2~~R409.2.2~~ Project certificate. Prior to the issuance of a certificate of occupancy, a Phius 2024~~2021~~ (or later) Final~~project~~ certificate must be provided to the code official.

R409.2 PHI standard compliance. Compliance based on the most recent PHI standards using PHPP v.10 or later, shall be shown via Low Energy Building, Classic, Plus, or Premium certification by PHI.

R409.2.1 PHI documentation. Prior to the issuance of a building permit, a signed Design Stage Conditional Assurance Letter from a PHI-accredited Passive House Certifier confirming intent to certify the building must be provided to the code official.

R409.2.2 Project certificate. Prior to the issuance of a certificate of occupancy, a copy of either a Certifiers Assurance Letter by an approved PHI-accredited Certifier or a final

PHI Certificate to document compliance with Passive House Standards must be provided to the code official.

SECTION R503
ALTERATIONS

R503.1.1.2 Roof replacement. Insulation shall comply with Section R402.1. Alternatively, where limiting conditions prevent compliance with Section R402.1, an approved design that minimizes deviation from Section R402.1 shall be provided for the following alterations:

~~1. Roof replacements or a roof alteration that includes removing and replacing the roof covering where the roof assembly includes insulation entirely above the roof deck. Where limiting conditions require use of an approved design to minimize deviation from Section R402.1 for a Group R-2 building, a registered design professional or other approved source shall provide construction documents that identify the limiting conditions and the means to address them.~~

(Source: Amended at 49 Ill. Reg. _____, effective _____)

CHANGE ORDERS FOR BOARD AUTHORIZED PROCEED ORDERS

Project Number	Project Description	Proceed Order Number	Total Amount of Proceed Order	Board Date Approved	Total Amount of Associated Change Order(s) & Date Executed	Value of Change Order Work Completed
321-055-136	Department of Human Services– Renovate Dietary - Elgin, Kane County, IL	G-18	$168,000.00	07/08/2025	**G-18 $167,910.99 10/16/2025**	99.9%
		E-17	$2,000.00	07/08/2025	**E-17 $1,613.92 10/16/2025**	80.6%
		P-17	$65,000.00	07/08/2025	**P-17 $43,404.47 10/16/2025**	66.7%

*New information is in **bold.**

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

Project Number	Firm/Job Description		Estimated Total Project Cost
120-175-148	Emergency Boiler House Repairs and Upgrades Department of Corrections Menard Correctional Center - Randolph County *SELECTED FIRM:* Introba Inc.		$32,300,000

CDB PROJECT NO: 120-175-148

PROJECT DESCRIPTION: Emergency Boiler House Repairs and Upgrades

PROJECT LOCATION: Department of Corrections
Menard Correctional Center - Randolph County

PROJECT AMOUNT: $32,300,000

PROJECT SCOPE OF WORK:

The Boiler House (C0530) is a 18,225 square foot, 3-story building established in 1919.

The scope of work provides for expedited design services to support repair work at the Boiler House to include a bid package for limited and temporary roofing, window and lighting repair work, and separate design documents for upgrades to the boilers and controls.

ARCHITECT/ENGINEER: Introba Inc. (5501)
St Louis, MO 63119

SUBJECT: ***Emergency Selection / Informational Item***

Project Number	Firm/Job Description	Estimated Total Project Cost
102-464-009	Assess and Repair Roofing System, Gutters, and Columns Department of Natural Resources Joel D. Brunsvold Building - Springfield, Sangamon County *SELECTED FIRM:* Exp U.S. Services Inc.	$1,000,000
104-600-019	Emergency Construction of ADA Ramp, Repair Elevator and Replace Elevator Panel Department of Natural Resources/HPA Old State Capitol - Springfield, Sangamon County *SELECTED FIRM:* Berners-Schober Associates Inc	$TBD
120-290-011	Emergency Door Control and Communication System Repair Department of Corrections Decatur Correctional Center - Macon County *SELECTED FIRM:* Introba Inc.	$500,000

CDB PROJECT NO: 102-464-009

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

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

PROJECT AMOUNT: $1,000,000

PROJECT SCOPE OF WORK:

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

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

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

CDB PROJECT NO: 104-600-019

PROJECT DESCRIPTION: Emergency Construction of ADA Ramp, Repair Elevator and Replace Elevator Panel

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

PROJECT AMOUNT: $TBD

PROJECT SCOPE OF WORK:

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

The scope of work provides for repairs to the Plaza Elevator, the installation of a temporary accessible wheelchair ramp at the south elevation, and the replacement of the Book Lift elevator panel with a code-compliant panel.

ARCHITECT/ENGINEER: Berners-Schober Associates Inc (29455)
Springfield, IL 62701

CDB PROJECT NO: 120-290-011

PROJECT DESCRIPTION: Emergency Door Control and Communication System Repair

PROJECT LOCATION: Department of Corrections
Decatur Correctional Center - Macon County

PROJECT AMOUNT: $500,000

PROJECT SCOPE OF WORK:
The Decatur Correctional Center - Macon County, is a 22-building facility established in 1967.

The scope of work provides for the replacement of the Armory door control workstation with a new touch screen system, including new software to serve as an HMI to the existing PLC controllers which control approximately 40 door locks. The existing PLC controllers are to remain. The work also includes replacing approximately 100 door position switches, approximately 40 intercom stations at various locations across the facility, replacing the Seg Unit door control station, verifying the integrity of the associated wiring, replacing damaged wiring, and replacing 2 exterior doors between BY012 and BY017. Provisions for a redundant HMI station in the Armory should be provided to allow for service of the primary HMI.

ARCHITECT/ENGINEER: Introba Inc. (34237)
Northbrook, IL 60062

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