



**Capital
Development
Board**
Building a Better Illinois

**October, 14
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

October 14, 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

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

Call: 312-535-8110 ACCESS CODE: 2869 569 0302 PASSWORD: CDB102025

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 September 9, 2025, Minutes 1-7

Board Action

Construction Region 1

1. Change Order – IDHS – Elgin Mental Health Center 8-11
2. Proceed Order – IDHS – Elgin Mental Health Center 12-14
3. Single Bid – IDHS – Ludeman Development Center 15-17
4. Proceed Order – ISBE – Phillip J Rock Center & School..... 18-20
5. Change Order – IBHE – Chicago State University 21-23
6. Proceed Order – IBHE – U of I - Chicago..... 24-27

Construction Region 2

7. Single Bid – IDVA – Illinois’ Veteran’s Home - Quincy 28-32

Construction Region 3

8. Proceed Order – IDOC – Menard Correctional Center 33-35

QBS

9. Architecture/Engineering Selection Recommendations from PSB 325 36-48

Rulemaking

10. General Grant Making (CDB), 444 Ill. Admin Code 7060
Grant Agreement Procedures, 71 Ill. Admin Code 41..... 49-59

Informational Items

11. Emergency Project Proceed Order / Change Report 60-61
12. Construction Update.....
13. Construction Project Completion Presentation
14. Public Comment

Executive Session

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

SUBJECT: Meeting Minutes for September 9, 2025

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

The following Board Members were present:

Chicago

Chair Rhodes
Pam McDonough
Ama Addai
Araceli Garza

Springfield

Saul Morse

Peoria

Beverly Potts

The following were present in Chicago:

Karla Springer, CDB	Darnita Lee, CDB	Jesse Martinez, CDB
Tim Patrick, CDB	Trevor Parnell, CDB	Markus Pitchford, CDB
Balance Rivera, CDB	Jocelyn Sada, CDB	Julia Barnhardt, CDB
Amy Evans, CDB	Lisa Hennigh, CDB	Amy Romano, CDB
Penny Varnava, CDB		

The following were present in Springfield:

Crystal Kitchen, CDB	Mary Matheny, CMS	David Ealey, CDB
Heather Parks, CDB	Kassandra Wilkin, CDB	

The following were present via Webex:

Andrew Schantz, Affiliated Eng.	Dan Gil, Pacific Const.	Marcy Joerger, CDB
Jim Wilson, Affiliated Eng.	Matt Kujawa, Pacific Const.	Nicholas Klein, CDB
Michelle Cain, CD Companies	Rob Bassler, Pacific Const.	Paul Kmett, CDB
Adam Bohnhoff, Civil Design	Alicia Kamischke, Prairie Engin.	Brent Lance, CDB
Archie Gallup, Clark Construct.	Paige Remmert, Prairie Engin.	Kathryn Martin, CDB
CJ Antonelli, Clark Construct.	Tim Schroeder, Prairie Engin.	Christopher May, CDB
N. Frigelis, David Mason	B. Wakefield, RWF Archit.	Natasia McDade, CDB
Kat Porter, Delta Engineering	Jhane Reifsteck, RWF Archit.	Christa Meyer, CDB
R. Weitzel, Delta Engineering	Steven Solka, Vanir	Lisa Moriconi, CDB
Shuja Kazi, Delta Engineering	Gerald Burlingham, IDNR	Lauren Noll, CDB
C. Rumpf, End Mass Incarcer.	Ken Morris, CPO-EEC	Nicole Power, CDB
J. Steffen, End Mass Incarcer.	Natashia Ramirez, EEC	Elpido D. Quiballo, CDB
Brigitte Meehan, F.E. Moran	Devon M. Travous, EEC	Robert Oxley, CDB
Eric Hurley, F.E. Moran	Maribel Acevedo, CDB	Nathan E. Schroeder, CDB
Fabian Diiorio, F.E. Moran	Abraham Allen, CDB	Sheri Sullivan, CDB
Steve Mandarino, F.E. Moran	Kevin Becker, CDB	Greg Swanson, CDB
Chris Kleine, Farnsworth Group	Jamie Booker, CDB	David Tichy, CDB
Anthony Lo Bello, FGM Archit.	Amber Dooley, CDB	Charla Travis, CDB
Carl Darr, GEC Group	Amber Evans, CDB	Matthew Trewartha, CDB
Jeremy Connor, Hurst-Rosche	Frank Lowry, CDB	Penny Varnava, CDB
Matt Zinnecker, Kuhn & Trello	Lauren Grenlund, CDB	Jeremy Walker, CDB
Fred Owens, Millhouse, Inc.	Medney C. Guy, CDB	Kenneth Watkins, CDB
Jake Maier, Pacific Construct.	Mark Hendricks, CDB	Allison White, CDB
Bart Friedman, Pacific Construct.	Carla Yvonne, CDB	

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

Amy Evans took roll call. Chair Eileen Rhodes, Pam McDonough, Ama Addai, Araceli Garza, 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.

Pam McDonough moved, and Saul Morse seconded a motion to approve the minutes of the August 12, 2025, meeting. Chair Rhodes called for a vote, and the motion was approved unanimously.

Pam McDonough moved, and Araceli Garza seconded a motion to approve the Executive Session minutes of the August 12, 2025, meeting. 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. 321-055-138

Replace the Power Plant

Clark Construction

Change Order.....\$661,424.00

Chair Rhodes questioned the time frame of the project. Crystal Kitchen explained an outline of the time frames.

Pam McDonough moved, and Beverly Potts 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 Change Order:

Change Order – IDOT – Morris Maintenance Storage Facility

CDB Project No. 630-252-003

Demolish, Construct and Remove Buildings

Millhouse Engineering and Construction

Change Order\$443,876.21

Chair Rhodes inquired about the foundation. Fred Owens from Millhouse Engineering and construction explained how the contact for foundation is estimated and rewarded.

Pam McDonough moved, and Araceli Garza 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 Change Order:

Change Order – IDOT – Morris Maintenance Storage Facility

CDB Project No. 630-252-003

Demolish, Construct and Remove Buildings

Millhouse Engineering and Construction

Change Order\$379,391.34

Chair Rhodes questioned the zoning issues. Fred Owens, from Millhouse Engineering and Construction, explained zoning process.

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

Blanca Rivera presented the following Modification:

Modification – ICCB – City College of Cook County – Malcom X College

CDB Project No. 810-016-005

Replace Elevators

Globetrotters Engineering Corporation

Modification\$278,584.00

Chair Rhodes asked if the city code and state code are different for elevators. Penny Varnava explained those differences.

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

Tim Patrick presented the following Proceed Order:

Proceed Order – IDMA – Bloomington Readiness Center

CDB Project No. 546-015-023 PH. 1

Construct Vehicle Maintenance Shop

Dewberry Architects, Inc.

Proceed Order\$800,000.00

No Questions were asked

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.

David Ealey presented the following Change Order:

Change Order – IDHS – Alton Mental Health

CDB Project No. 321-010-103

Upgrade/Replace Fire Alarm System

Introba, Inc.

Change Order.....\$401,680.78

No Questions were asked

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

Brent Lance presented the following A/E selection recommendations for PSB 324:

1.	125-003-011	Illinois Department of Juvenile Justice Illinois Youth Center Harrisburg, IL – Saline County Replace Temperature Control System 1. Marcum Engineering, LLC 2. Faith Group, L.L.C. 3. Woolpert, Inc..	Appropriation: \$6,832,400 Project Cost: \$6,832,400
2.	630-000-319	Illinois Department of Transportation Statewide Install Back-up Generators and Automatic Transfer Switches 1. AAA Engineering, LTD 2. Henneman Engineering, Inc. 3. Geo Bancroft Engineering, LLC	Appropriation: \$750,000 Project Cost: \$750,000
3.	630-000-320	Illinois Department of Transportation Statewide Demolish-Construct Storage Buildings, Office Space Addition, Interior Renovation 1. FGM Architects, Inc. 2. Blank, Wesselink, Cook & Associates 3. Hurst-Rosche, Inc.	Appropriation: \$2,600,000 Project Cost: \$5,800,000
4.	630-000-321	Illinois Department of Transportation Statewide Construct Office Space Addition – Storage Building, Interior Renovation, and Site Work 1. Hurst-Rosche, Inc. 2. Blank, Wesselink, Cook & Associates 3. GreenAssociates, Inc.	Appropriation: \$820,000 Project Cost: \$4,100,000
5.	630-383-001	Illinois Department of Transportation District 6: Pawnee Portable Scales Sangamon County Construct Office and Storage Facility Buildings 1. Reifsteck Reid & Company Architects 2. Hurst-Rosche, Inc. 3. Gannett Fleming Architects, Inc.	Appropriation: \$2,000,000 Project Cost: \$10,000,000
6.	630-437-039	Illinois Department of Transportation District 6: Springfield West Team Section Headquarters Sangamon County Demolish-Construct Storage Buildings, Upgrade Electrical, Install Eye Wash Stations 4. Blank, Wesselink, Cook & Associates, Inc. 5. GreenAssociates, Inc. 6. White & Borgognoni Architects, P.C.	Appropriation: \$735,000 Project Cost: \$3,125,000
7.	738-020-050	Office of Attorney General Springfield, IL Sangamon County Upgrade Security 1. Henneman Engineering, Inc. 2. CASCO Diversified Cooperation 3. Affiliated Engineers, Inc.	Appropriation: \$785,000 Project Cost: \$785,000

8.	738-020-051	Office of Attorney General Springfield, IL Sangamon County Install Emergency Generator 1. Hanson Professional Services, Inc. 2. Prairie Engineers, P.C. 3. Woolpert, Inc.	Appropriation: \$1,966,300 Project Cost: \$1,966,300
9.	810-018-010	Illinois Community College Board Olive-Harvey College Chicago IL Cook County Replace Water and Sanitary Lines 1. Delta Engineering Group LLC 2. Interface Engineering, Inc. 3. Nest Builders, Inc.	Appropriation: \$2,595,938 Project Cost: \$3,461,250
10.	810-024-044	Illinois Community College Board Danville Area Community College Vermillion County Upgrade Plumbing and Replace Water Heater and Storage Tank 1. G.H.R. Engineers & Associates, Inc. 2. Henneman Engineering, Inc.	Appropriation: \$489,750 Project Cost: \$653,000
11.	810-042-011	Illinois Community College Board Olney Central College Richland County Replace Roofing System and Lobby Glazing 1. Reifsteck Reid & Company Architects 2. Senga Architects, Inc. 3. HUSarchitecture	Appropriation: \$795,000 Project Cost: \$1,060,000
12.	810-054-025	Illinois Community College Board Kishwaukee College Malta IL DeKalb County Upgrade Water System 1. AAA Engineering, Ltd. 2. Horner & Shifrin, Inc.	Appropriation: \$1,950,000 Project Cost: \$2,600,000
13.	810-082-025	Illinois Community College Board Carl Sandburg Community College Galesburg IL – Knox County Replace Roofing System 1. Kenyon & Associates Architects, Inc. 2. Senga Architects, Inc. 3. Carlile Architects LLC	Appropriation: \$373,755 Project Cost: \$498,340
14.	810-094-029	Illinois Community College Board South Suburban College South Holland IL – Cook County Replace Boilers and Chillers 1. Geo Bancroft Engineering, LLC 2. Affiliated Engineers, Inc. 3. Nest Builders, Inc.	Appropriation: \$5,278,500 Project Cost: \$7,038,000

Pam McDonough moved, and Ama Addai seconded a motion to approve the previous A/E selections from PSB 324. Chair Rhodes called for a vote, and the motion was approved unanimously.

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

Brent Lance presented Emergency Selection/Informational Item.

Chair Rhodes asked for Public Comment. Chez Rumpf with the End Mass Incarcerations organization asked about specific CDB Projects. It was explained to her that they are open procurements and was given the direction to check our website.

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

The meeting adjourned at 12:17 p.m.

Project Number: 321-055-137

Description: Replace Sections of Underground Electrical Main
Elgin Mental Health Center
750 S State Street
Elgin, Kane County, IL 60123

Client Agency: Illinois Department of Human Services

Architect/Engineer: Primera
100 S Wacker Dr., Suite 700
Chicago, IL, 60606

Total Project Budget: \$3,810,700.00
Unobligated Funds: \$ 162,630.00
Total Spent to Date: \$1,389,597.46
Percent Complete: 49% - Construction

Project Manager: Timothy Farra



Project History: The Elgin Mental Health Center is a 1,539,716 square-foot, 99-building facility established in 1880.

Portions of the underground medium voltage cabling have failed and are currently out of service. Other areas have been tested and found to be in poor condition. This situation poses a risk of extended power outages if there is a failure in the underground cabling.

The scope of work for this project includes replacing part of the underground medium voltage loop, specifically loops 9, 13, and 15, along with their associated sectionalizing switches. Additionally, sectionalizing switches on loop 14 will be replaced.

The intent to award this project to the architectural engineering firm Melvin Cohen and Associates, Inc. was established on October 8, 2019. The initial design was based on a scope that was created, estimated, and put under contract for construction before the initiation of an adjacent project 321-055-138. The design for Project 137 was completed, and the electrical materials were ordered, integrating with the existing old power plants. The first coordination meeting between the new power plant design team (Project 138) and the Project 137 team was held on August 8, 2023. As a result, the scope of work for Project 321-055-137 at the existing powerhouse will need to change to integrate with the new powerhouse. This will require replacing some equipment.

This major redesign involved switching from the old powerhouse to the new powerhouse, along with necessary equipment replacements. This was the primary reason for this change order.

Description of RFP Change: This change order will provide for separate secondary breakers and enclosures for five of the transformers, addition of the required 5KV cable at each switch, and the necessary changes to accommodate the new powerplant equipment.

Requested Action: We are requesting board approval of change order E-2 in the amount of \$585,747.60 to provide the necessary changes to the powerhouse equipment to be compatible with the new system.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Broadway Electric, Inc.	Electrical	\$585,747.60	\$3,345,000.00	17.5%
Total All Change Orders		\$585,747.60	\$3,345,000.00	17.5%



M E M O R A N D U M

TO: Blanca Rivera, Regional Manager
Tim Patrick, Construction Administrator

FROM: Timothy Farra, Project Manager

DATE: July 22, 2025

RE: RFP CO E-2 Replace Sections of Underground Electrical Main Loop
CDB Project #: 321-055-137- Phase 1

Portions of the underground medium voltage cabling have failed and are currently out of service. Other areas have been tested and found to be in poor condition. This situation poses a risk of extended power outages if there is a failure in the underground cabling.

The work scope includes replacing part of the underground medium voltage loop, specifically loops 9, 13, and 15, along with their associated sectionalizing switches. Additionally, sectionalizing switches on loop 14 will be replaced.

The intent to award this project to the architectural engineering firm Melvin Cohen and Associates, Inc. was established on October 8, 2019. The initial design was based on a scope that was created, estimated, and put under contract for construction before the initiation of an adjacent project 321-055-138. The design for Project 137 was completed, and the electrical materials were ordered, integrating with the existing old power plants. The first coordination meeting between the new power plant design team (Project 138) and the Project 137 team was held on August 8, 2023. As a result, the scope of work for Project 321-055-137 at the existing powerhouse will need to change to integrate with the new powerhouse. This will require replacing some equipment.

This major redesign involved switching from the old powerhouse to the new powerhouse, along with necessary equipment replacements. This was the primary reason for this change order. This major redesign involved switching from the old powerhouse to the new powerhouse, along with necessary equipment replacements. This was the primary reason for this change order.

Description of RFP Change: This text includes references to revised drawings and specifications that have been issued.

- Delete transformers T-24S and T-26S.
- Remove line switches LS-24S and LS-26S.

- Eliminate the 5KV cable located north of Middle Road.
- Add the required additional 5KV cable at each switch.
- Provide separate secondary breakers and enclosures for transformers T-47, T-34, T-24, T-25B, and T-27.

Requested Action: The New Powerhouse Project (138) included new medium voltage electrical maintenance holes. No equipment replacement will occur under the 138 projects; it is too costly at this point to make any changes. As this project is designed, the exact tie-in to Project 321-055-137 is already determined. The existing power plant may operate simultaneously with the new power plant for some time.

CDB Construction is requesting that the change order be approved to meet all these requirements.

The Contractor Trade Change Order Amount is \$ 585.747 over and above the original
\$ 3,345,000.00 a +17.51%

Respectfully
Timothy Farra
Project Manager- CDB Construction

State of Illinois
CAPITAL DEVELOPMENT BOARD

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 2/10/25

RFP Number: E2

1. (Contractor's Name, Address, Telephone, Fax & Attention) CDB Project #: 321-055-137
Broadway Electric, Inc. CDB Project Name: Replace Sections of Underground Electrical Main Loop
831 Oakton St. & Location: Elgin Mental Health Center
Elk Grove Village, IL 60007 CDB Contract #: 15042985
(847)593-0001 Fax (847)593-0001 Contract Work: Electrical
Attn: Mr. Adam Cardoso
e-mail: Acardoso@broadwayelectric.com

2. REQUEST for change by: Discovered Conditions

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:

Field conditions and coordination with another project at EMHC (new power plant) which will be providing some equipment and cable no longer required under this project.

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

Delete transformers T-24S and T-26S; delete line switches LS-24S and LS-26S; delete 5KV cable north of Middle Road; provide additional 5KV cable required at each switch; provide separate secondary breakers and enclosures for transformers T-47, T-34S, T-25B, T-27. Contract time to be extended due to delay in equipment procurement and Power Plant Project

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.
None

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

RO 9-4-25
(940) 9-4-25

6. CONSIDERATION:
Work to be accomplished in 60 Calendar Days from Approval of RFP/CO.

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

The Contract Sum is INCREASED/DECREASED
by the total sum of.....\$ ~~776,029.00~~

\$585,747.60

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

RECOMMEND issuance of a change order

A/E Firm Name Primavera

BY [Signature] signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER

BY [Signature] signature

CONTRACTOR

BY Adam Cardoso print name

[Signature] signature

Project Manager title

DATE 7.20.2025

APPROVE as to form and content:

USING AGENCY name Dept. of Human Services

BY [Signature] 7-24-2025 signature

CDB/PM APPROVE

[Signature] 7-25-2025 signature

CDB APPROVE change order

BY [Signature] print name

[Signature] signature

[Signature] title

7-25-2025

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

Project Number: 321-055-138

Description: Replace Power Plant
Elgin Mental Health Center
Elgin, Kane County

Client Agency: Illinois Department of Human Services

Architect/Engineer: Clark Construction Group
216 S. Jefferson Street, Suite 502
Chicago, IL, 60661

Total Project Budget: \$ 30,685,431.00
Unobligated Funds: \$ 1,210,853.01
Total Spent to Date: \$ 28,282,827.68
Percent Complete: 95% of Project completed to date

Project Manager: Crystal Kitchen on behalf of Nia Jones



Project History: The scope of work provides for constructing a new power plant on the Elgin Mental Health Center campus, which will provide sufficient power and steam to serve campus demand. The new power plant's equipment will provide a reliable, economical, and sustainable central heating and power facility.

Per the RFP, ComEd was to furnish and install the campus's new electrical transformer. In quarter four of 2023, ComEd notified Clark and CDB that the project's transformer had a lead time of over two years, which did not work with the project schedule at that time. The design-build team developed a solution that utilized the campus's existing transformer, to which a proceed order G-01 was approved by the Board in March of 2024 in the amount of \$960,000 to design an electrical service station (ESS). In September 2024, the State directed Clark to stop the design work associated with the existing transformer as a substation was more expensive than expected and not in the best interest of the state. A new solution was proposed to which the design-build team would furnish the transformer. On March 26, 2025, the State directed Clark to proceed with the alternate transformer option. To date all work is identified.

Description of Amended PO Change: This proceed order will provide for the engineering and design work associated with the new transformer, coordination, construction administrative services, revisions to the current electrical design, and the production of a plat survey for new easements for ComED. It also provides for a compacted stoned yard for the transformer; furnishing and installing the new transformer; furnishing and installing electrical routing, equipment, poles, wiring, and all materials associated with the transformer. Additionally, it provides for stone drive aisles to the new yard, a concrete pad for the new transformer, and repairs to the existing road, sidewalks, and curbs damaged throughout construction of the new yard; along with new fencing and gates around the new transformer yard and seeding for the new duct bank route and around the new yard.

Requested Action: We are requesting board approval to amend proceed order G-01 from the previously approved amount of \$960,000 to a value not to exceed \$1,585,000.00 under proceed order G-01R. Approval will allow Clark Construction to be compensated for the design and to complete the construction of the transformer to finish the project.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Clark Construction Group	Design Build	\$ 1,585,000.00	\$ 28,155,523.00	5.6%
Total All Change Orders		\$ 1,585,000.00	\$ 28,155,523.00	5.6%



M E M O R A N D U M

TO: Tim Patrick, Construction Administrator

FROM: Crystal Kitchen, Senior Project Manager on behalf of Nia Jones

DATE: September 23, 2025

RE: 321-055-138 Elgin Mental Health, Replace Power Plant Amendment request for G-01 with G-01R

Dear Mr. Tim Patrick,

Clark Construction is requesting board approval to amend Proceed Order G-01 for the design and construction of the new transformer station located at Elgin Mental Health. The amended PO is G-01R for the new NTE of \$ 1,585,000.00

Clark Construction received ATP on March 29th, 2023, and began the Design-Build work. During the spring of 2023, Clark Construction submitted the required application to ComEd. ComEd provided a project manager during the fall/winter 2023. Once ComEd began to gather the information for the required scope and design, it was brought to our attention that there would be a two-year delay for ComEd to get the transformer. For that reason, an ESS station would need to be designed to keep the project on track and meet requirements for ComEd. Unfortunately, when that was complete, CDB was concerned with the costs and benefits associated with that approach. Direction was given to Clark to move in September 2024, directing them to stop the design work associated with the existing transformer and a new solution was proposed to which the Design-Build team would furnish the transformer. On 3/26/25, CDB directed Clark to proceed with the alternate transformer option. With design complete and the transformer ordered, Clark presented to CDB the revised NTE request. We are asking to amend the original PO G-01 that was approved by the board on March 12, 2024 in the amount of \$ 960,000 to include the additional efforts, direction and scope that was finalized. This scope is the balance of work to be completed on the project to obtain final acceptance and full turnover of the building.

Additionally, if approved and once the work is complete, the CDB will review the change orders for approval and once executed, we will present the final costs to the board as an informational item.

cc: Blanca Rivera



PROCEED ORDER

PO No.: **G -01R**
Date: 9/23/2025
Associated RFP No.: G-01 board approved 3/12/2024 - Amendment requested for new total NTE under G-01R

1. Contractor: (Name and Address)

Clark Construction Group
216 S. Jefferson Street
Suite 502
Chicago, IL. 60661

Attn: Archie Gallup

Project No.: 321-055-138 **Phase #: 2**

Project Name and Location:

Replace Power Plant
Elgin Mental Health Center
Elgin, Kane County

Contract No.: 22DB0381

Contract Work: General

2. REQUEST for change by: Contractor

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

Per the RFP, ComEd was to furnish and install the campus's new electrical transformer, In Q4 of 2023, ComEd notified Clark and CDB that the project's transformer had a lead time of over two years, which did not work with the Project Schedule. The Design-Build team developed a solution that utilized the campus's existing transformer, to which a proceed order was approved by the Board in March of 2024. In September 2024, the State directed Clark to stop the design work associated with the existing transformer. Clark proposed a new solution to which the Design-Build team would furnish the transformer. The State directed Clark on 3/26/25, to proceed with the alternate transformer option.

4. Description Of Change In Work:

AEI – Engineering and design work associated with the new transformer, coordination, construction administrative services, revisions to the current electrical design, produce plat of survey for new easements for ComEd .

Aldridge – Provide a compacted stoned yard for the transformer, furnish and install the new transformer, furnish and install electrical routing, equipment, poles, wiring, and materials associated with the customer portion of the work to receive permanent power.

Abbey Paving – Provide stone drive aisles to the new yard, provide concrete pad for the new transformer, repair existing road, sidewalks, and curbs damaged throughout construction of the new yard. Demo and remove damaged sidewalks and curbs.

Northern Illinois Fence – Provide new fence and gates around the new transformer yard

Beary -Provide seed + blanket where the existing grass was disturbed for the new ductbank route, and around the new yard

5. Total Value Of This Order Not To Exceed: \$1,585,000.00

6. Other Associated Proceed orders (Number(s) and Amount(s)): G-01 approved 3/12/24.

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.)

		9/23/25	
<u>Initial</u>	<u>Representative</u>	<u>Date</u>	
(Up to \$14,999)		9-23-25	105
	Crystal Kitchen, Senior Project Manager	<u>Date</u>	<u>Probable Classification</u>
(Up to \$49,999)		<u>Date</u>	
	Blanca Rivera, Regional Manager	<u>Date</u>	
(Up to \$74,999)		<u>Date</u>	
	Timothy Patrick, Construction Administrator	<u>Date</u>	
(Up to \$99,999)		<u>Date</u>	
	Lisa Hennigh, Deputy Director - Construction	<u>Date</u>	
(Up to \$200,000)		<u>Date</u>	
	Tamakia J Edwards, Executive Director	<u>Date</u>	

CDB Project No. 321-110-074, Phase 1

Illinois Department of Human Services (DHS)
Ludeman Development Center
Install a Generator for Building 60
Park Forest, Cook County, IL

Subject: Single Bid Award

CDB Project Manager: Elpidio Quiballo Jr.



Project History:

The scope of work for this project provides for a backup power system at Building B3060 for the main fiber optic hub and CCTV system. The work includes a diesel-powered generator, uninterruptible power supply, associated panelboards, transfer switches, outlets, and other related equipment.

Requested Action:

Bids were opened on September 16, 2025, and a single bid was received from Public Electrical Construction Co. The bid environment in the northeastern region of the State is typically very strong.

No contractors attended the prebid meeting; however, the architect/engineer, RTM, reached out to several contractors both before and after the prebid meeting and confirmed there was interest in bidding the project. RTM spoke with several firms that were interested in bidding on the project including Ficek Electric, Fairfield Electric, The Stone Group, and Public Electrical Contractors. RTM had received mixed feedback regarding manpower availability but still felt confident that there would be multiple bidders. Calls were again made the week before the bids were to be received, and most were still interested in bidding the project.

RTM did reach out to the contractors after the bid to confirm why they did not submit. Ficek Electric indicated that they had trouble getting a quote on the chain link fence and concrete flatwork prior to the bids being due. Fairfield Electric indicated manpower concerns with being able to get the project completed.

Architect/Engineer: RTM Engineering Consultants, LLC
650 E Algonquin Rd, Ste 250
Schaumburg, IL
(847) 756-4180

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Electrical	\$195,000.00	\$123,600.00	57.8%

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

Public Electrical Construction Co.
415 Harvester Court
Wheeling, IL 60090

Electrical Work: \$ 195,000.00



September 22, 2025

Mr. Elpidio Quiballo
Capital Development Board
555 West Monroe Street, 8th Floor
Chicago, Illinois 60661

**RE: Bid Analysis for
Install Generator – Ludeman Developmental Center
Park Forest, Cook County, Illinois
CDB Project No.: 321-110-074**

Mr. Elpidio,

For the above-mentioned project, we received a single bid. We reached out to several contractors both before and after the prebid meeting (where no contractors were in attendance) and confirmed there was interest in bidding the project.

We spoke with several that were interested in bidding on the project including Ficek Electric, Fairfield Electric, The Stone Group and Public Electrical Contractors. We had received mixed feedback regarding manpower availability but still felt confident that we would have multiple bidders.

Calls were again made the week before the bids were to be received, and most were still interested in bidding the project.

We did reach out to the contractors after the bid to confirm why they did not submit a bid.

Ficek Electric indicated that they had trouble getting a quote on the chain link fence and concrete flatwork prior to the bids being due. Fairfield Electric indicated manpower concerns with being able to get the project completed.

The project estimate was established at \$123,600. The single bid contractor, Public Electrical Contracting Co., bid was \$195,000, approximately 50% higher than our estimate. I have spoken with Public Electrical Contracting to determine where the discrepancy exists between our estimate and their bid, and we have found the following items:

Material Costs: The material costs (generator, gear, conduit and wire) are approximately the same between our estimate and the contractors bid.

Labor Rate: Based upon the prevailing wage rates for Cook County, I used a rate of \$95 / hr. The rate used during bidding was \$140 / hr. This results in an approximate \$20,000 difference.

Fuel Cost: I used a fuel price of \$5.25 / gallon for 70 gallons of fuel to fill, test and top off the tank. The contractor used \$4,000 for fuel. This results in an approximate \$3,500 difference.

Excavation / Utility Locate / Concrete Pad / Fencing: We based our estimate on the electrical contractor performing this work and it totaled \$6,000. Public Electrical Contracting sub-contracted this work out to a general contractor. With markup of the GC scope, this resulted in an approximate \$39,500 difference.

Mr. Elpidio Quiballo
September 22, 2025

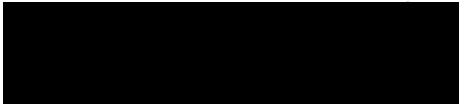


Project Management: We included a General Conditions line item which is to cover the contractors miscellaneous costs for paperwork, project management, etc. We underestimated what the contractor carried for this work. This results in an approximate \$11,200 difference.

These differences bring our estimate in line with the contractor's bid.

If you have any questions or comments, feel free to call me.

Sincerely,
RTM Engineering Consultants, LLC



Eric R. Rogers, P.E.
Principal

Project Number: 759-011-007, Phase 1

Description: Renovate Philip J Rock Center & School
818 DuPage Blvd
Glenn Ellyn, DuPage County, Illinois

Using Agency: Illinois State Board of Education

Architect/Engineer: LCM Architects
819 S Wabash Ave, 5th floor
Chicago, IL 60605

Total Project Budget: \$19,798,741.98
Unobligated Funds: \$ 1,765,401.02
Total Spent to Date: \$12,329,147.19
Percent Complete: 60%

Project Manager: Natasia McDade



Project History: The original scope of work for this project provided for a cost assessment to determine whether renovation or replacement of the existing building was the most cost-effective solution, followed by full design services. If it was determined that renovation was less costly than replacement, then the scope would include a complete renovation of the building, including but not limited to, upgrades or replacement of the HVAC system and upgrades to the electrical, plumbing and fire protection systems. The work also included ADA upgrades for compliance, painting, installation of an elevator, minor structural repairs and improvements, and replacing flooring, ceilings, and lighting throughout the facility, as well as replacement of fencing, pavements, storm drainage, and playground equipment.

During the early phase of design, it was determined that construction of a new building would be more feasible as it relates to state funds and the condition of the existing building. In March of 2021, the new scope of work provided for construction of an approximately 9,200 square foot building that would include 2-stories plus a partial basement directly west of the existing building, as well as demolition of the existing building.

The security system was originally left out of the project during design to meet the budget. After project bid, the client spoke with CDB management stating that the security system was required for new construction. Prior to contract award, funds were added to the project to include the security system, award the contractor, and to provide some contingency for possible change orders. In March of 2025 the A/E received a modification to design a security system. The submission was submitted to Path Construction Company to gain three proposals for the scope outlined in the specifications and drawings. CDB took those proposals and made the decision to move forward with the selected subcontractor to accomplish the scope with the allocated funds.

Description of RFP Change: This change will provide for the addition of a security system in the newly constructed building. Per Illinois State Board of Education (ISBE) code, the building cannot be occupied by staff or students until a functional security system is installed as The Department of Children and Family Services (DCFS) is involved with this client operation. The new building is set to be turned over to the client this month.

Requested Action: We are requesting board approval of proceed order G-029 in the amount of \$312,000.00 to provide for the installation of a new security system.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Path Construction Company, Inc	General	\$312,000.00	\$17,806,000.00	1.8%
Total All Proceed Orders		\$312,000.00	\$17,806,000.00	1.8%



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Glyn M. Ramage

M E M O R A N D U M

TO: Blanca Rivera, Regional Manager

FROM: Natasia McDade, Project Manager

DATE: September 16, 2025

RE: 759-011-007, Construct Philip J Rock Center & School
Illinois State Board of Education
Glen Elyn, DuPage, IL
PO G-029 Provide & Install Security System

This request for board approval comes as PO G-029 to provide and install a security system at the newly constructed Philip J Rock Center & School. The building cannot be occupied by staff and students without a working security system. Due to the time constraints of the schedule and turning the building over early October a PO would be best to get this work completed and installed to prevent delays. The equipment associated with the security system does have lead times and must go through the approval of the AE which takes time. The team is looking to eliminate the delay of a complete review from CDB Estimating, helping the contractor meet the critical path schedule and allow for a NTE amount that'll allow the installation of the security system.

We are requesting board approval of PO G-029 in the amount of \$312,000.00.

Thanks,

Natasia McDade

cc: Tim Patrick, Construction Administrator

State of Illinois Capital Development Board

PROCEED ORDER

PO No.: G -029
Date: 9/10/2025
Associated RFP No.:

1. Contractor: (Name and Address)

Path Construction Company Inc.
125 E Algonquin Rd
Arlington Heights, IL 60005
Max Manning: mmanning@pathcc.com

Project No.: 759-011-007

Project Name and Location:

Renovate Philip J Rock Center and School – Glen Ellyn
Philip J Rock Center & School

Contract No.: 24055341

Contract Work:

2. REQUEST for change by: Contractor

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

AOR issued IFB Security system drawings and specification on 6/9/2025. CDB directed GC to provide three separate quotes to furnish and install security/intercom system scope per IFB Drawings and Specifications dated 6/9/2025. GC provided three quotes on 7/14/2025. AOR provided response on 7/17/2025 to the quotes. Path provided revisions on 7/25/2025. One of the subcontractor's could not bid the full scope, and the other two had a large gap in cost. Through further discussion, Path found that the intercom system was not fully specified and the low number did not include the intercom because of that. AOR noted the intercom manufacturers to use on 8/18/25. Path provided revised quotes on 9/2/2025. Proceed order is needed so that work can begin in order to meet project schedule.

4. Description Of Change In Work:

Furnish and Install complete security and intercom system per IFB Drawings and Specifications dated 6/9/2025.

5. Total Value Of This Order Not To Exceed:

\$ 312,000.00

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

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

7. Authorization to Proceed by:

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

		9/12/2025	
<u>Initial</u>		Date	
(Up to \$14,999)		9.12.2025	103 - User Request
	Natasia McDade, Senior Project Manager	Date	Probable Classification
(Up to \$49,999)		9/12/2025	
	Blanca Rivera, Regional Manager	Date	
(Up to \$74,999)		9-16-2025	
	Construction Administrator	Date	
(Up to \$99,999)		9-16-2025	
	Lisa Hennigh	Date	
	Deputy Director - Construction		
(Up to \$200,000)			
	Executive Director	Date	

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

Project Number: 814-010-083

Description: Repair HVAC and Pool
Jacoby Dickens Center
Chicago State University
Chicago, Cook, IL

Client Agency: Chicago State University

Architect/Engineer: Williams Associates Architects, Ltd,
500 Park Blvd, #800
Itasca, IL, 60143

Total Project Budget: \$18,922,347.13
Unobligated Funds: \$ 0.00
Total Spent to Date: \$ 17,033,038.21
Percent Complete: 95%

Project Manager: Mark Jones



Project History: The Chicago State University is a 17-building facility established in 1867. The Jacoby Dickens Center is a 116,800 square foot, 4-story building established in 1970.

The scope of work for this project provides for replacing the roof and HVAC system for the Jacoby Dickens Center building, including the HVAC and dehumidification system related to the pool area. The work also includes a complete analysis of the pool and the pool systems with recommendations for replacing and repairing all systems and components of the pool.

Work in the locker rooms was not intended to be part of the pool and hvac project; however the Illinois Department of Public Health (IDPH) will not allow the pool to open without usable locker rooms. The A/E did not assess the locker rooms under the original scope because they were not to be included at that time.

The Chief Procurement Office has indicated they may be willing to allow the demolition work for the locker rooms to happen through a change order under the current pool project; as such, Stuckey Construction Company, who is the contractor on the current pool project, has presented CDB with a cost proposal for the preliminary locker room demolition

Description of RFP Change: This change order will be classified as phased construction and is necessary to provide for locker room demolition.

Approval of this change order to demolish the locker rooms will allow for acceleration of the construction schedule under project 814-010-096 to upgrade the locker rooms to make them operational and ensure they comply with current building codes.

Requested Action: We are seeking Board approval for RFPCO G-025 in the amount of \$372,795.41 to allow the contractor to proceed with demolition of the locker rooms.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Stuckey Construction Company	General	\$372,795.41	\$18,922,347.13	2%
Total All Change Orders		\$372,795.41	\$18,922,347.13	2%



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Beverly Potts
Glyn M. Ramage

DATE: September 17, 2025

TO: Blanca Rivera – Regional Manager

FROM: Mark Jones - Project Manager

RE: Request for Board Approval of RFPCO G-025
814-010-083
Repair HVAC and Pool-Jacoby Dickens Center
Chicago State University
Chicago, Cook County, Illinois

The Chicago State University is a 17-building facility established in 1867. The Jacoby Dickens Center is a 116,800 square foot, 4-story building established in 1970.

The scope of work for this project provides for replacing the roof and HVAC system for the Jacoby Dickens Center building, including the HVAC and dehumidification system related to the pool area. The work also includes a complete analysis of the pool and the pool systems with recommendations for replacing and repairing all systems and components of the pool

Construction work under the current Repair HVAC and Pool project is nearing completion. CDB Project 814-010-096 Upgrade Locker Rooms has been established. The CDB Contract Executive has negotiated the A/E Modification for the Design/ Bid/ Construction of the locker room upgrades project. In order to accelerate the current construction schedule for the Upgrade Locker Rooms project, the CDB CPO has indicated they may be willing to allow the demolition work for the locker room project to happen via change order under the current pool project.

Our recommendation is for the approval of the Request for Proposal and Change Order for Stuckey Construction Company in the amount of \$372,795.41



REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 7/5/2025

Change Order Number: G 25

1. (Contractor's Name, Address, Telephone, Fax & Attention) Stuckey Construction Co. 2020 N. Lewis Ave. Waukegan, IL 60087
Office: (847) 336-8575 Mobile/Cell: (262) 951-8736
Attn: Paul Stuckey e-mail: paul@stuckeyconstruction.com
- CDB Project #: 814-010-083 Phase #:
CDB Project Name: Click or tap here to enter text.
& Location: Click or tap here to enter text.
- CDB Contract #: 22053181
Contract Work: General

REQUEST for change by: CDB PM

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: Locker Room Demolition

3.

DESCRIPTION of change including reference to drawings and specifications revised new drawings and specifications issued. The CDB CPO has indicated they may be willing to allow the demolition work for the locker rooms to happen via change order under the current pool project. Please provide a cost proposal for the preliminary locker room demolition as indicated on the attached Architect's Proposal Request and Drawing Mark-Up. Once the RFP has been approved, this will allow the demolition work to begin in the locker rooms.

4.

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

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

CONSIDERATION:

6. Work to be accomplished in N/A 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 \$ 372,795.41

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

RECOMMEND issuance of a change order:

A/E Firm Name Williams Architects

8/13/2025

signature
print name
title

Andrew Caputo
Associate Principal

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER FIRM NAME

Stuckey Construction Co.

7. BY [signature] /25

signature
print name
title

CEO

PRIME CONTRACTOR
FIRM NAME

Stuckey Construction Co.

ATE 8/12/25

BY [signature]
Ed Struckey
CEO
signature
print name
title

APPROVE as to form and content:

USING AGEN

U

BY

VP of Administrative Services

title

CDB/PM APPROVE

DATE:

BY

Mark Jones
Region 1 Project Manager

signature
print name
title

CDB APPROVE change order

DATE

BY

signature
print name
title

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

Project Number: 830-030-164

Description: Innovation Center Expansion
University of Illinois - Chicago
Chicago, Cook County, Illinois

Using Agency: University of Illinois - Chicago

Architect/Engineer: JGMA Architects
372 West Ontario Street suite 400
Chicago, Illinois 60654

Total Project Budget: \$15,300,000.00
Unobligated Funds: \$ 1,230,018.95
Total Spent to Date: \$ 1,992,692.16
Percent Complete: 14%

Project Manager: Kenneth Watkins



Project History: The scope of work for this project provides for construction of an approximately 15,000 square foot addition to the UIC Innovation Center that will include a large co-working area, workshop space, offices, presentation room, and loading dock. The Innovation Center expansion will be located adjacent to the Student Services Building, on the site of the recently demolished parking structure at the corner of Harrison and Throop Street, Chicago. The new building will be visible from the Eisenhower Expressway and will act as the campus's front door to the west.

The general contractor contacted the project's environmental consultant to obtain the required LPC-663 Form, which certifies that soils from the subject property appear to be suitable for disposal at a Clean Construction or Demolition Debris (CCDD) facility. The supporting documentation, based on a 2022 environmental report, indicated that no chemicals of concern were present at concentrations exceeding regulatory thresholds. However, the landfill designated for disposal did not accept the 2022 report due to the age of the samples. As a result, ECS Midwest, LLC was engaged to collect new soil samples for updated analysis. The findings from this new sampling effort identified contamination in the on-site soils. Specifically, the presence of semi-volatile organic compounds (SVOCs), metals, and/or polychlorinated biphenyls (PCBs) at concentrations exceeding their respective Maximum Allowable Concentrations (MACs) disqualifies the material from acceptance at a CCDD facility. Consequently, the impacted soil must be managed and disposed of at a TSCA-approved landfill.

Description of RFP Change: This unforeseen condition introduces additional costs for specialized testing, handling, and disposal. These impacts represent a change in scope that could not have been anticipated based on the originally provided environmental documentation. Construction on site has been paused since August 5th until the situation is resolved.

Requested Action: We are requesting board approval of proceed order G-03 in the not to exceed amount of \$480,000.00 to remove contaminated soils from the site and dispose of them properly.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
AGAE Contractors, Inc	General	\$480,000.00	\$12,391,000.00	3.9%
Total All Change Orders		\$480,000.00	\$12,391,000.00	3.9%



MEMORANDUM

To: Blanca Rivera, Regional Manager

From: Kenneth Watkins, Project Manager

Date: September 23, 2025

RE: Proceed Order G-03
UIC – Innovation Center
830-030-164
University of Illinois – Chicago
Chicago, IL

Dear Ms. Rivera,

AGAE Contractors, Inc is requesting board approval of Proceed Order G-03, not to exceed \$480,000, for a change in scope due to unexpected environmental conditions identified during recent soil sampling. The LPC-663 Form, initially based on a 2022 environmental report, was rejected by the designated landfill due to the age of the data. As a result, ECS was engaged to conduct updated testing.

The new sampling revealed that several on-site soils contain contaminants — including SVOCs, metals, and PCBs — at concentrations exceeding Clean Construction or Demolition Debris (CCDD) facility thresholds. Critically, PCB levels in sample B-1 exceeded 50 mg/kg, triggering regulation under the Toxic Substances Control Act (TSCA). This necessitates disposal at a TSCA-approved facility, significantly increasing handling, testing, and disposal costs.

These conditions were not anticipated based on the original environmental documentation and has resulted in significant construction delays due to permitting and logistical adjustments.

Please refer to Proceed Order G-03, RFI #12 and Specification Section 00 31 32 for background documentation.

Regards,

Kenneth Watkins



PROCEED ORDER

PO No.: **G -03**
Date: **9/8/2025**
Associated RFP No.: **03**

1. Contractor: (Name and Address)

AGAE Contractors, Inc.
189 Gordon St.
Elk Grove Village, IL 60007

Project No.: 830-030-164 Phase #:

Project Name and Location:

UIC Innovation Center
1240 W Harrison St.
Chicago, IL 60607

Contract No.: 25050141

Contract Work: General

2. REQUEST for change by: Contractor

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

AGAE reached out to project environmental consultant requesting LPC 663 Form which was needed for our excavation subcontractor because it certifies that soils from the Subject Property appear to be suitable for disposal at a CCDD.

The report shows that there are no chemicals of concern at concentrations – please see attached 2022 report. The landfill did not accept report provided (due to age of the samples). We had ECS collect additional samples. New report came back showing contaminated soil -please see attached. Based on detected SVOCs, metals, and/or PCBs at concentrations above their respective maximum allowable concentrations (MACs), it does not appear that the on-site spoils are suitable for disposal at a CCDD facility and will have to be taken to a landfill that is licensed to accept this type of waste stream. Also, given the detected concentration of PCBs in sample B-1 (over 50 mg/kg), soil will have to be managed accordingly and taken to a Toxic Substances Control Act (TSCA) approved landfill. This will cause additional unforeseen costs and potential construction delays and AGAE is requesting an RFP.

4. Description Of Change In Work:

Disposal of excess contract spoils at TSCA and Subtitle D facilities vs. CCDD facility
TSCA soils: 30'x30' area below subgrade to create buffer/capping, approx 4' depth, as discussed, to be removed prior to any other earthwork activities
All other excess soils to be hauled off as Subtitle D materials
Disposal to be tracked and paid for based on submitted landfill dump tickets
Imported stone for backfill to be tracked and paid for based on submitted material tickets
Crew time shall be accounted for by signed T&M tickets
Due to very limited daily capabilities at treatment facility, we may be limited to acceptance of (4) loads per day. Eight hour day for crew
Availability at TSCA treatment facility shall govern scheduling of work onsite
Additional time for labor and equipment to TSCA disposal is factored into the estimated time
Fill TSCA over-excavation area with CA-6 after completion of excavation
Tonnages are estimated. This COR is valid for up to the tonnage quantities indicated only
Proceed order include additional soils testing and reports required for disposal facilities.

CDB Authorizes AGAE to expend up to \$199,999.00 prior to Board approval of the Proceed Order. All work must stop after in the event this amount will be exceeded until such time the Board Approves the full amount of \$480,000.00

Tim Patrick 9–26–25

5. Total Value Of This Order Not To Exceed:

\$480,000.00

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

Frank Dellota AGAE, Contractor Representative

Date

(Up to \$14,999)

KW

Kenneth Watkins, Project Manager

9/9/25

Date

102

Probable Classification



**Capital
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Board**

Building a Better Ill
(Up to \$49,999)

[Redacted]

9/10/2025

Date

(Up to \$74,999)

[Redacted]

9-26-2025

Date

Timothy Patrick, Construction Administrator

(Up to \$99,999)

[Redacted]

09/28/2025

Date

Lisa Hennigh, Deputy Director - Construction

(Up to \$200,000)

Tamakia J Edwards, Executive Director

Date

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

CDB Project No. 040-010-130

Replace Rooftop Air Conditioning Units – Nielson Dining Building
Illinois Veterans' Home – Quincy
Quincy, Adams County, IL

Subject: Single Bid Award

CDB Project Manager: Chris MacGibbon



Project History:

The Nielson building is the central receiving and stores for the Quincy Veterans' Home campus. Recently it was partially converted from the central kitchen and dining facility to an employee break area. The scope of work for the project is to remove and replace existing rooftop air conditioning units and air handling units in the Nielson Building. The scope also provides for related asbestos abatement, general, and electrical work. This project was bid as a single prime delivery with the general, electrical, and ventilating trades protected. The project qualifies for 65% federal reimbursement.

Requested Action:

A single bid was received for the single prime trade on September 30, 2025. Nine (9) plan rooms and seven (7) mechanical contractors held plans for this project.

The Illinois Department of Veterans' Affairs would like to move forward with the award due to the availability and uncertainty of United States Department of Veterans Affairs (USDVA) reimbursement. The solicitation was posted for a total of seven weeks. The project team elected to extend the bid date to gain more bidding interest after the pre-bid meeting was sparsely attended. A re-bid will likely yield similar results with a cost increase.

Architect/Engineer: RTM Engineering Consultants, LLC
521 West Main Street, Suite 250
Belleville, IL 62220

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Single Prime (Heating/AC)	\$1,946,200.00	\$1,871,196.00	4%

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

Henson Robinson Company
3550 Great Northern Drive
Springfield, IL, 62711

Single Prime Work: \$1,946,200.00



M E M O R A N D U M

TO: James Cockrell

FROM: Chris MacGibbon *CM*

DATE: October 2, 2025

RE: Single Bid - CDB Project No. 040-010-130
Replace Rooftop Air Conditioning Units - Nielson
Illinois Veterans' Home – Quincy
Quincy, Adams County, IL

The referenced project was bid on September 30, 2025, under a single prime delivery to replace the RTU's and AHU's. It received one bid from a heating contractor. The project scope mostly consists of heating and air conditioning and ventilating work but there is a significant amount of associated environmental, electrical, and miscellaneous general work involved.

There were seven potential bidders holding plans for the project and plans were distributed to multiple plan rooms as well as being publicly available on CDB's website. Only one mechanical contractor, Henson Robinson Company (HRCO) attended the pre-bid meeting. The A/E contacted eight mechanical contractors once the bid was advertised and three general contractors after the pre-bid meeting. I reached out to three additional local mechanical contractors and one general contractor that performs work regularly on the IVHQ campus.

After receiving one bid from a heating contractor, HRCO, the A/E reached out to several plan holders for comment; the determining factors in not bidding the project appeared to be proximity from Quincy and unfamiliarity with the site. Conversely, when contacted, HRCO cited extensive work on campus and specifically in that building. HRCO worked on the Design-Build Campus Upgrade (040-010-115) which included a renovation of Nielson, and they were selected for an emergency condenser unit replacement in the Nielson building last year (040-010-129). It is likely that other prospective mechanical contractors were aware of this information.

Due to the lack of competition discussed herein, I would request that this single bid be considered for approval by the Board.

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

cc: Timothy E. Patrick, Administrator of Construction
Chris Crawford, Construction Administrative Assistant

Oct 1, 2025.

Mr. Chris MacGibbon, Project Manager
Capital Development Board,
401 South Spring, 3rd Floor,
Springfield, IL 62704

RE: Single Prime Bid Received for Nielsen Dining Hall HVAC Replacement, Illinois Veterans Home, Quincy, IL.
CDB Project No.: 040-010-130-01

Dear Mr. MacGibbon:

A Single Prime Bid from only one bidder was received on Sept 30, 2025. The Bid was within 10% threshold (Bid \$1,946,200 and A/E estimate \$2,052,835).

Since the project was issued for bidding, CDB and A/E team have made every effort to reach out to potential contractors/bidders in 150-mile radius territory. This includes HVAC contractors and General contractors. Since only 1 HVAC contractor (plus his subs) showed up for the pre-bid, the project team extended the bid date by 2 weeks and made provisions to accommodate site walk through visits for any contractor/bidder (if requested) during the bidding period. Scope change via addendum was virtually none too. Hence, we believe the team made reasonable efforts to generate interest and project participation among the contractors.

After further analysis of the bid with respect to this project, RTM feels comfortable with the bid amount especially considering volatility in equipment/material costs, labor shortage across the board in the construction sector, and the bidder's familiarity with buildings at the VA complex in Quincy. In addition, the bidder is conversant with building MEP systems at Nielsen Dining Hall + adjacent new buildings, VA facilities personnel, and general working environment at VA Home in Quincy. The Bidder (Henson Robinson Company - HRCO), is an established HVAC, Plumbing and Roofing Contractor. HRCO has also been part of the contracting team for the new buildings project (LTC and Domiciliary) which also involved substantial scope at Nielsen Hall.

RTM therefore recommends moving forward with consideration towards award of the project to Henson Robinson Company.

Sincerely,

Asif Kadiani, PE, CEM, LEED, GBE
Senior Mechanical Engineer
RTM Engineering Consultants



Filter By:

Project Name equals 040-010-130-01 | Replace Rooftop Air Conditioning Units - Nielson Dining Building
Bid Due Date greater than or equal to 07.01.2022

	Company Name	First Name	Last Name	Bid Submitted	Bidding Status	Date Invited
AC Environmental, Inc.						
	AC Environmental, Inc.	Will	Fenton	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.21.2025
Agile Procurement & Consulting Services, LLC, DBA Agile Supply Company (034749)						
	Agile Procurement & Consulting Services, LLC, DBA Agile Supply Company (034749)	Kristina	Robertson	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.13.2025
Alloy Group						
	Alloy Group	Mike	Stillwell	No	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	08.08.2025
Alpha Controls & Services						
	Alpha Controls & Services	Jeffrey	Miller	No	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	08.08.2025
Architechnics, Inc.						
	Architechnics, Inc.	Amy	Johannessen	Yes	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	09.25.2023
Blackridge Research & consulting						
	Blackridge Research & consulting	Venkatesh	Siva	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.07.2025
Brown Electric Construction Co						
	Brown Electric Construction Co	Nathan	Nuttelman	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.11.2025
Builders Avenue						
	Builders Avenue	Hanaa	Letaief	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.29.2025
Connor Co						
	Connor Co	Lisa	Sawatzki	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	09.10.2025
Construct Connect						
	Construct Connect	John	Fermiza	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.12.2025
ConstructConnect						
	ConstructConnect	Morgan	Stinson	No	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	08.19.2025
ConstructConnect / Sarah Stadalsky						
	ConstructConnect / Sarah Stadalsky	Sarah	Stadalsky	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.28.2025
Delta Engineering Group, LLC						
	Delta Engineering Group, LLC	Shuja	Kazi	Yes	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	09.21.2023
Dodge Construction Network						
	Dodge Construction Network	Darlene	Baker-Mann	No	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	08.18.2025
DONELSON CORPORATION						
	DONELSON CORPORATION	Craig	Martin	No	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	09.09.2025
E.L. Pruitt Company						
	E.L. Pruitt Company	Aaron	Green	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.13.2025
ePlan						
	ePlan	eplan	reporter	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.07.2025
Farnsworth Group, Inc.						
	Farnsworth Group, Inc.	Jeff	Zwadlo	Yes	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	09.27.2023
Greater Peoria Contractors and Suppliers Association						
	Greater Peoria Contractors and Suppliers Association	Anna	Taylor	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.07.2025
Henneman Engineering, Inc.						
	Henneman Engineering, Inc.	Carol	Roehm	Yes	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	09.22.2023
Henson Robinson Company						
	Henson Robinson Company	Norissa	Stetter	No	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	08.07.2025
Illinois Capital Development Board						
	Illinois Capital Development Board	Kathryn	Martin	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.09.2025
	Illinois Capital Development Board	Lisa	Hennigh	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	09.18.2023
	Illinois Capital Development Board	Michelle	Graham	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	09.15.2023
Introba Inc.						
	Introba Inc.	Octavia	Johnson	Yes	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	09.15.2023
JEN Mechanical, Inc.						
	JEN Mechanical, Inc.	Brad	McPherson	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.27.2025
Koch Air						
	Koch Air	Charles	Schott	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.08.2025
M.E.P. infrastructure Solutions, Inc.						
	M.E.P. infrastructure Solutions, Inc.	Christopher	Rivera	No	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	09.07.2023
Mazarini Inc.						
	Mazarini Inc.	Bohdana Sameliuk	Eagle	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.12.2025
Mechanical Service Inc						
	Mechanical Service Inc	Becky	Hale	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.27.2025
OnIndus						

	OnIndus	Colette	Jones	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	09.25.2023
Poepping, Stone, Bach & Associates Inc						
	Poepping, Stone, Bach & Associates Inc	Darin	Prost	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.28.2025
RTM Engineering Consultants, LLC						
	RTM Engineering Consultants, LLC	Yumi	Hohm	Yes	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	09.12.2023
S&S Metals						
	S&S Metals	Brad	Seven	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	09.04.2025
Senga Architects Inc						
	Senga Architects Inc	Anna	Griffith	Yes	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	09.27.2023
Southern Illinois Builders Association						
	Southern Illinois Builders Association	Stephanie	Foster	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.07.2025
Special Projects Group						
	Special Projects Group	Dana	Hernandez	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.28.2025
SSC Engineering						
	SSC Engineering	Brian	Scott	Yes	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	09.26.2023
The Korte Company						
	The Korte Company	John	Hettenhausen	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	09.11.2025
Warner Mechanical LLC						
	Warner Mechanical LLC	Jeff	Frieden	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.11.2025
Webb Engineering Services, Inc.						
	Webb Engineering Services, Inc.	Lana	Abuisied	Yes	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	09.26.2023

Project Number: 120-175-148, Phase 2

Description: Construct New Boiler Room/Utility House
Menard Correctional Center
Chester, Randolph County, Illinois

Client Agency: Department of Corrections

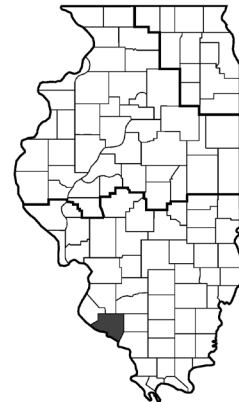
Architect/Engineer: Introba Inc.
6 S Old Orchard Ave.
St Louis, MO 63119

Total Project Budget: \$36,173,000.80

Unobligated Funds: \$ 2,556,814.54

Total Spent to Date: \$ 8,696,483.65

Percent Complete: 10%



Project Manager: Mark Hendricks

Project History: The Menard Correctional Center is a 139-building facility established in 1878. Building Number C0530 is a 18,225 square foot, 3 story building established in 1919.

The scope of work for this project consists of building a new boiler room/utility house outside the secure wall/fence. The new building will house high-low pressure steam boilers that will provide heating, and will also process loads for the entire maximum-security campus. The domestic water heating boilers will be located within the new utility house. The project also includes redundant diesel engine generators located in a secure fenced area outside the new utility house to serve the entire correctional center. Once the new building (C0530) is in operation, the scope also provides for demolition of the existing boiler house.

The A&E's subconsultants did complete a geotechnical report that was included in the bid documents. The report included 18 borings and did expect some rock excavation in a couple of areas. As such, the bid documents identified 5,500 CY of rock excavation for the project; however, on September 10, 2025, the CDB project manager was notified that the contractor will exceed the 5,500 CY.

The contractor has requested a proceed order for another 4,500 CY of rock excavation to cover rock encountered while finishing up the retaining wall, water line, utility vault, sanitary sewer and underground boiler piping.

Description of RFP Change: This proceed order will be classified as an undiscovered condition and will provide for additional rock excavation beyond the amounts stated in the bid documents.

Requested Action: We are requesting board approval of Proceed Order G-4 in the amount of \$370,000 (estimated 4,500 CY) to allow the contractor to continue excavation work.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
River City construction	General	\$ 370,000.00	\$24,208,000.00	1.53%
Total All Proceed Orders:		\$ 370,000.00	\$24,208,000.00	1.53%



**Capital
Development
Board**
Building a Better Illinois

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M E M O R A N D U M

TO: David Ealey, Region 3 Manager

FROM: Mark Hendricks, Region 3 Project Manager

DATE: September 30, 2025

RE: 120-175-148-02, Construct new Boiler Room/Utility House
Menard Correctional Center
Chester, Randolph County, Illinois
PO G-4 – Additional Rock Excavation

Project 120-175-148 Phase 2, Construct New Boiler House at Menard Correctional Facility is presenting Proceed Order G-4 to the board for their review and approval. The proceed order is for additional rock excavation that is needed to finish the project.

This project is to construct a new Boiler Room/Utility House outside the secure wall/fence on a hill overlooking the facility. The new building will service the entire maximum-security campus as well as domestic water heating boilers will be located within the new utility house.

On 9-10-2025 CDB Project Manager was notified that the contractor is going to go over the rock excavation quantity (5,500 CY) that is outlined on sheet C301 that is part of the bid documents. The contractor is requesting a Proceed Order for another 4,500 CY of rock excavation to cover the any rock they may encounter while finishing up the retaining wall, water line, utility vault, sanitary sewer and underground boiler piping. The A&E's subconsultants did complete a geotechnical report that was include in the bid documents. The report did include 18 borings and did expect some rock excavation in a couple of areas of work and had included 5,500 cy of rock excavation.

If this is approved this would be billed out and paid as a time and material work.

cc: David Ealey, Region 3 Manager



PROCEED ORDER

PO No.: **G -4**
Date: 9/19/2025
Associated RFP No.: G-4

1. Contractor: (Name and Address)

River City Construction, L.L.C.
101 Hoffer Lane
East Peoria, IL 61611

Project No.: 120-175-148 **Phase #:** 2

Project Name and Location:

Construct new Boiler Room/ Utility House
Menard Correctional Center - Randolph County

Contract No.: 25049641

Contract Work: General

2. REQUEST for change by: Contractor

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

The IFC plans shows an estimated 5,500 CY of rock to be excavated and hauled away. During construction, the contractor notified the A/E and CDB that they would be exceeding this quantity. This is backed up by daily truck tickets. A proceed order is requested for additional rock excavation in order to not delay progress and stay on schedule.

4. Description Of Change In Work:

Excavation and haul away of an additional estimated 4,500 CY of rock beyond the 5,500 CY of rock shown in the IFC plans.

5. Total Value Of This Order Not To Exceed:

\$370,000

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

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

7. Authorization to Proceed by:

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

<u>Initial</u>	<u>Will Greenwald, Contractor Representative</u>	<u>9/19/25</u>	
		Date	
<i>MH by JW</i> (Up to \$14,999)	<u>Mark Hendricks, Senior Project Manager</u>	<u>9-19-2025</u>	<u>205</u>
		Date	Probable Classification
(Up to \$49,999)	<u>David Ealey, Regional Manager</u>	<u>9/22/25</u>	
		Date	
(Up to \$74,999)	<u>Lisa Hennigh, Deputy Director - Construction</u>	<u>9-23-2025</u>	
		Date	
(Up to \$99,999)	<u>Tamakia J Edwards, Executive Director</u>	<u>9-23-2025</u>	
		Date	
(Up to \$200,000)			
		Date	

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

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

Project Number	Firm/Job Description	Estimated Total Project Cost
102-342-013	Demolish Wilmington Pump House and Vesely Barns Department of Natural Resources Des Plaines State F&WA - Will County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> GSG Consultants, Inc. JP Architects, Ltd. WBK Engineering, LLC	\$1,537,000
630-000-323	Install Whole Yard Generator Systems Department of Transportation Statewide Program <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Geo. Bancroft Engineering, LLC Marcum Engineering, LLC Woolpert, Inc.	\$3,000,000
630-000-324	Renovate Building, Demolish and Construct Buildings, Replace Roofing System Department of Transportation Statewide Program <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Fox & Fox Architects, LLC Gregory Ramon Design Studio, Inc. Senga Architects Inc.	\$2,850,000
630-216-009	Construct Wash Bay Addition and Miscellaneous Site Improvements Department of Transportation District 3: Ashkum Team Section Headquarters - Iroquois County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Carlile Architects LLC Farnsworth Group, Inc. JP Architects, Ltd.	\$2,500,000

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

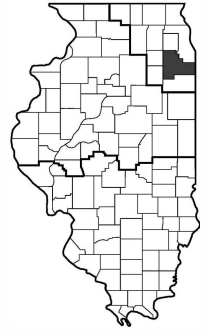
Project Number	Firm/Job Description	Estimated Total Project Cost
630-344-002	Replace Roofing Systems, Interior/Exterior Upgrades, Demolish/Construct Building Department of Transportation District 5: Fithian Team Section Headquarters - Vermilion County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Carlile Architects LLC Fox & Fox Architects, LLC Hurst-Rosche, Inc.	\$3,220,000
630-435-002	Construct New Core Drill Building Department of Transportation District 6: Bridge Crew Yard - Sangamon County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Evan Lloyd Associates, Inc. Hurst-Rosche, Inc. Poepping, Stone, Bach & Associates, Inc.	\$4,200,000
810-066-021	Extend Water and Sewer Mains Illinois Community College Board McHenry County College - Crystal Lake, McHenry County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Horner & Shifrin, Inc. HR Green, Inc. Terra Engineering, Ltd.	\$1,745,800
810-070-021	Replace Roofing Systems and Tuckpointing Illinois Community College Board Morton Community College - Cicero, Cook County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> GSG Material Testing, Inc., dba The HOH Group, Inc. JP Architects, Ltd. Mode Architects, P.C.	\$4,651,920

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

Project Number	Firm/Job Description	Estimated Total Project Cost
810-096-035	Replace Roofing Systems Illinois Community College Board Triton College - River Grove, Cook County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> GSG Material Testing, Inc., dba The HOH Group, Inc. Johnson Lasky Kindelin Architects, Inc. Mode Architects, P.C.	\$4,833,790
830-080-022	Replace Roofing System, Skylights, & Minor Tuckpointing - Brookens Library University of Illinois University of Illinois - Springfield, Sangamon County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Design Mavens Architecture PLLC Farnsworth Group, Inc. John Shafer & Associates, Inc.	\$4,000,000

A/E SELECTION COMMITTEE RECOMMENDATIONS

10/14/2025



CDB PROJECT NO: 102-342-013

PROJECT DESCRIPTION: Demolish Wilmington Pump House and Vesely Barns

PROJECT LOCATION: Department of Natural Resources
Des Plaines State F&WA - Will County

APPROPRIATION AMOUNT: \$1,537,000

ESTIMATED TOTAL PROJECT COST: \$1,537,000

PROJECT SCOPE OF WORK:

The Des Plaines State F&WA is a 22-building facility established in 1961.

The scope of work provides for the complete removal of the Wilmington Pump House along the Kankakee River, including all foundation elements and all portions of the structure below the waterline, including removal of the existing fence. The work also provides for complete removal of two pole barns (30' by 36' and 15' by 62') at the Vesely Site within the Des Plaines State F&WA, including concrete floors. Testing for soil contamination should be performed. All sites should be restored to meet surrounding grades and prepared to allow growth of natural vegetation.

Hazardous materials may be encountered.

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

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

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

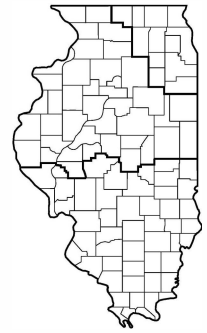
A combined MBE/WBE goal of 20 percent is applicable to the A/E team.

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 325

A/E SELECTION COMMITTEE RECOMMENDATIONS

10/14/2025



CDB PROJECT NO: 630-000-323

PROJECT DESCRIPTION: Install Whole Yard Generator Systems

PROJECT LOCATION: Department of Transportation
Statewide Program

APPROPRIATION AMOUNT: \$240,000

ESTIMATED TOTAL PROJECT COST: \$3,000,000

PROJECT SCOPE OF WORK:

The Enfield Team Section Headquarters is a 6-building complex established in 1978. The Mt. Vernon Team Section Headquarters is an 8-building complex established in 1971. The Belgrade Team Section Sub Headquarters is a 6-building complex established in 1976. The Cairo Team Section Sub Headquarters is a 11-building complex established in 1972. The Murphysboro Team Section Headquarters is a 11-building complex established in 1973. The Dongola Bridge Unit Headquarters is a 5-building complex established in 1965. The Harrisburg Team Section Headquarters is a 11-building complex established in 1957. The Marion Team Section Headquarters is a 9-building complex established in 1964. The Pinckneyville Team Section Headquarters is a 3-building complex established in 1971. The Elizabethtown Team Section Sub Headquarters is an 8-building complex established in 1989. The Vienna Team Section Headquarters is a 9-building complex established in 1975. The West City Team Section Headquarters is an 8-building complex established

The scope of work provides for the construction of whole yard generator systems for various IDOT yards in District 9. The design shall be uniform across all yards. Minor electrical repairs or replacements may be required at the breaker panels. The construction may be separated into up to 3 geographical phases.

The work may include, but is not limited to architectural, civil, plumbing, and electrical.

If lead or asbestos are encountered, they will be addressed outside of this contract.

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.

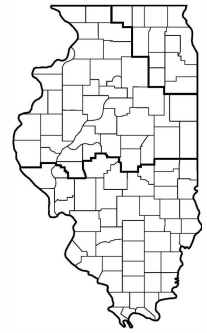
A combined MBE/WBE goal of 18 percent is applicable to the A/E team.

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 325

A/E SELECTION COMMITTEE RECOMMENDATIONS

10/14/2025



CDB PROJECT NO: 630-000-324

PROJECT DESCRIPTION: Renovate Building, Demolish and Construct Buildings, Replace Roofing System

PROJECT LOCATION: Department of Transportation
Statewide Program

APPROPRIATION AMOUNT: \$570,000

ESTIMATED TOTAL PROJECT COST: \$2,850,000

PROJECT SCOPE OF WORK:

The Creston Team Sub-Headquarters is a 5-building complex established in 1985. The Equipment Storage (D0287) is a 6,000 square foot, 1-story building established in 1985. The scope of work provides for interior renovation of office area, restrooms and breakroom and may include a small addition if needed. All work must be ADA compliant. The work shall also provide for abandoning the existing septic system and installing a new lift station and force-main to connect to municipal utility.

The Davis Junction Storage (Oregon) Facility is a 3-building complex established in 1957. The scope of work provides for demolishing the existing, 1,600 square foot Equipment Storage Building (D0228) and constructing an approximately 2,400 square foot heated and insulated storage building with electrical and lighting, concrete floor, and an overhead door.

The Forreston Storage Facility (Oregon) is a 3-building complex established in 1960. The scope of work provides for demolishing the existing 1,152 square foot Salt Shed (D0076) and constructing a new salt storage structure with approximately 750-ton capacity, including lighting (interior/exterior). Site work will provide a concrete apron in front of the structure for salt loading.

The Stockton Team Section Headquarters is a 4-building complex established in 1956. The Equipment Storage Building (D0212) is a 5,184 square foot, two-story building established in 1956. The scope of work provides for replacing the roofing system, including attendant accessories, replacing insulation in the work/storage bays, and adding metal ceiling panels over the new insulation, including any affected lighting and electrical work.

The project shall include temporary office space and meeting room with restrooms. Temporary utilities may be required to allow for continued operation of the salt storage building during construction.

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

If lead or asbestos are encountered, they will be addressed outside of this contract.

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.

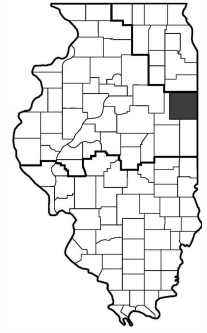
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A combined MBE/WBE goal of percent is applicable to the A/E team.

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

A/E SELECTION COMMITTEE RECOMMENDATIONS

7/10/2025



CDB PROJECT NO: 630-216-009

PROJECT DESCRIPTION: Construct Wash Bay Addition and Miscellaneous Site Improvements

PROJECT LOCATION: Department of Transportation
District 3: Ashkum Team Section Headquarters - Iroquois County

APPROPRIATION AMOUNT: \$500,000

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

PROJECT SCOPE OF WORK:

The Ashkum Team Sections Headquarters is a 7-building complex established in 1968. The scope of work provides for establishing back-up electrical power generation for the Yard's essential activities, as well as installing a weather covered secondary containment dike for the 4 large de-icing chemical tanks (total capacity is approximately 28,000 gallons) and brine equipment.

The 8 Bay Truck Storage Building (D0326) is an 8,460 square foot, one-story building established in 1968. The scope of work provides for constructing an approximately 1,500 square foot building addition for a heated wash bay with overhead door and opener on the south end of the building. The work shall include installing a high-efficiency, heated pressure wash system with under-body wash capabilities, an oil-water separator, and a 1,000-gallon pressurized water storage tank with high-flow water spigot. The work includes renovating the existing wash bay.

The Equipment Storage (Brine) Building (IDOT216-0001) is a 1,024 square foot, one-story building established in 2006. The scope of work provides for installing an oil-water separator, tying into the building's existing sanitary sewer line.

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

If lead or asbestos are encountered, they will be addressed outside of this contract.

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.

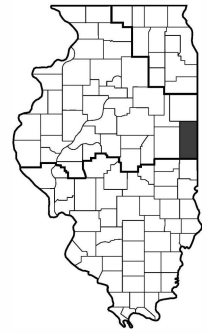
A combined MBE/WBE goal of 18 percent is applicable to the A/E team.

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 325

A/E SELECTION COMMITTEE RECOMMENDATIONS

10/14/2025



CDB PROJECT NO: 630-344-002

PROJECT DESCRIPTION: Replace Roofing Systems, Interior/Exterior Upgrades,
Demolish/Construct Building

PROJECT LOCATION: Department of Transportation
District 5: Fithian Team Section Headquarters - Vermilion County

APPROPRIATION AMOUNT: \$644,000

ESTIMATED TOTAL PROJECT COST: \$3,220,000

PROJECT SCOPE OF WORK:

The Fithian Team Section Headquarters is a 5-building complex established in 1963.

The Salt Storage/Domar (D0596) is a 5,278 square foot, 1-story structure established in 1997. The scope of work provides for replacing the salt dome roof, repairing and painting the concrete stem wall, replacing the entrance, and upgrading lighting (exterior/interior).

The Office and Equipment Storage Building (D0515) is an 8,670 square foot, 1-story building established in 1963. The scope of work provides for replacing the roof, including soffits, fascia, gutters and downspouts, masonry tuckpointing, replacing windows, and installing a new concrete apron outside the bay doors.

The Material Storage Building (D0516) is a 3,600 square foot, 1-story building established in 1963. The scope of work provides for demolishing building D0516 and constructing an approximately 4,000 square foot heated storage building with 3-bays and a 12-foot concrete apron.

The project may include temporary office space and meeting room with restrooms. Temporary utilities may be required during construction.

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

If lead or asbestos are encountered, they will be addressed outside of this contract.

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.

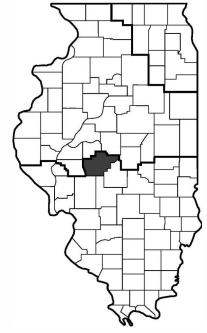
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A combined MBE/WBE goal of 18 percent is applicable to the A/E team.

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 325

A/E SELECTION COMMITTEE RECOMMENDATIONS
10/14/2025



CDB PROJECT NO: 630-435-002

PROJECT DESCRIPTION: Construct New Core Drill Building

PROJECT LOCATION: Department of Transportation
District 6: Bridge Crew Yard - Sangamon County

APPROPRIATION AMOUNT: \$840,000

ESTIMATED TOTAL PROJECT COST: \$4,200,000

PROJECT SCOPE OF WORK:

The Bridge Crew Yard is a 2-building complex established in 2022.

The scope of work provides for constructing an approximately 10,000 square foot building for the District Core Drill Crew, consisting of a fully conditioned office area with ADA shower/bathrooms and ready/break room, two heated only drive-thru vehicles bays and a single equipment bay, and exterior concrete apron.

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

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.

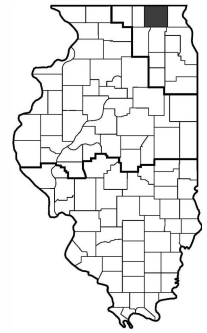
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A combined MBE/WBE goal of 20 percent is applicable to the A/E team.

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 325

A/E SELECTION COMMITTEE RECOMMENDATIONS
10/14/2025



CDB PROJECT NO: 810-066-021

PROJECT DESCRIPTION: Extend Water and Sewer Mains

PROJECT LOCATION: Illinois Community College Board
McHenry County College - Crystal Lake, McHenry County

APPROPRIATION AMOUNT: \$1,309,350

ESTIMATED TOTAL PROJECT COST: \$1,745,800

PROJECT SCOPE OF WORK:

The McHenry County College is a 15-building facility established in 1967.

The scope of work provides for extending the city water main and sewer line to the farthest northern point of the College property to allow for future campus expansion. The work will also include a new pump house (booster station) and three tier water filtration retention pond system.

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

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

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

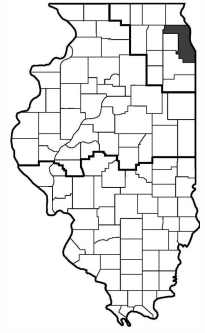
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A combined VBE/PBE goal of 2 percent is applicable to the A/E team.

PROFESSIONAL SERVICES BULLETIN VOLUME: 325

A/E SELECTION COMMITTEE RECOMMENDATIONS

10/14/2025



CDB PROJECT NO: 810-070-021

PROJECT DESCRIPTION: Replace Roofing Systems and Tuckpointing

PROJECT LOCATION: Illinois Community College Board
Morton Community College - Cicero, Cook County

APPROPRIATION AMOUNT: \$3,488,940

ESTIMATED TOTAL PROJECT COST: \$4,651,920

PROJECT SCOPE OF WORK:

The Morton Community College is a 7-building facility established in 1975. The Academic Building "A" (JC29A) is a 11,200 square foot, 1-story building established in 1975. The Academic Building "B"/Library (JC29B) is a 73,310 square foot, 3-story building established in 1975. The Large Group Instruct "C" (JC29C) is an 85,132 square foot, 3-story building established in 1975. The Vocational Education "D" (JC29D) is a 31,000 square foot, 2-story building established in 1975. The Physical Education "E" (JC29E) is a 28,000 square foot, 2-story building established in 1975. The Maintenance Building "F" (JC29F) is a 4,876 square foot, 1-story building established in 1975.

The scope of work provides for replacement of approximately 98,600 square feet of roofing and selective tuckpointing on up to 6 buildings.

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

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

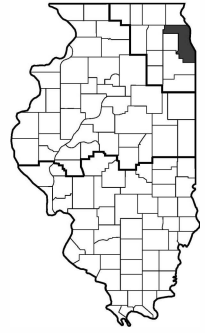
The Illinois Works Jobs Program Act Apprenticeship Initiative will apply to all prevailing wage eligible work performed on this project.

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 325

A/E SELECTION COMMITTEE RECOMMENDATIONS
10/14/2025



CDB PROJECT NO: 810-096-035

PROJECT DESCRIPTION: Replace Roofing Systems

PROJECT LOCATION: Illinois Community College Board
Triton College - River Grove, Cook County

APPROPRIATION AMOUNT: \$3,625,342

ESTIMATED TOTAL PROJECT COST: \$4,833,790

PROJECT SCOPE OF WORK:

The Triton College is a 23-building facility established in 1949. The Lrs-Library Building R (JC41R) is a 111,168 square foot, 3-story building established in 1973.

The scope of work provides for replacement of approximately 69,000 square feet of roofing systems, including all attendant accessories.

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

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

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

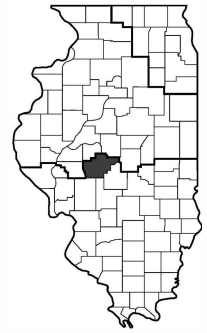
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A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

PROFESSIONAL SERVICES BULLETIN VOLUME: 325

A/E SELECTION COMMITTEE RECOMMENDATIONS

10/14/2025



CDB PROJECT NO: 830-080-022

PROJECT DESCRIPTION: Replace Roofing System, Skylights, & Minor Tuckpointing - Brookens Library

PROJECT LOCATION: University of Illinois
University of Illinois - Springfield, Sangamon County

APPROPRIATION AMOUNT: \$4,000,000

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

PROJECT SCOPE OF WORK:

The University of Illinois - Springfield is a 57-building facility established in 1969. The Brookens Library (U2092) is a 194,994 square foot, 5 story building, established in 1975.

The scope of work provides for removing and replacing approximately 50,000 square feet of roofing and all attendant accessories, including, but not limited to the following:

- Work will include the complete removal of the existing 50-year-old rock-ballasted membrane roofing system, including the insulation, backing board, ballast, and associated crickets.
- Remediation of any hazardous materials, including potential asbestos, in the existing roofing system.
- Structural repairs to the exterior top surface and interior underside of the concrete roof deck, addressing any exposed spalling, cracks, or corrosion of reinforcing steel to restore the deck's structural integrity.
- Install a new insulated membrane roofing system that meets or exceeds current energy efficiency standards, including new roof drains, drain bowls, strainers, and leaders, and replace or adjust any deteriorated piping to improve overall drainage,
- Repair, tuckpoint, seal, and waterproof all necessary joints on all masonry along the roof perimeter and on rooftop masonry structures above the lowest roof elevation.
- Installation of new flashings around all rooftop penetrations, including those for mechanical equipment, plumbing, and electrical conduits.
- Replacement or refurbish mechanical curbs, install new pipe boots, seal all conduit penetrations, and add walkways and roof protection pads to support ongoing roof access and maintenance.
- Replace existing skylights with new energy-efficient skylights to include any required structural reinforcement, new or modified curbs, flashing, and proper sealing to complete the installation.

Hazardous materials may be encountered.

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

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

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

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PROFESSIONAL SERVICES BULLETIN VOLUME: 325



M E M O R A N D U M

TO: The Capital Development Board

FROM: Lauren Noll, Deputy General Counsel

DATE: September 30, 2025

RE: 71 Ill. Adm. Code 41, Grant Agreement Procedures – Repeal
44 Ill. Adm. Code 7060, General Grantmaking (CDB) – Adopt

Pursuant to 2 Ill. Adm. Code 1650.410, the Capital Development Board (CDB) is requesting Board approval to pursue a rulemaking to adopt new rules at 44 Ill. Adm. Code 7060 incorporating the Uniform Guidance found at 2 CFR 200 as required by the Grant Accountability and Transparency Act, 30 ILCS 708. This rulemaking will replace CDB’s Grant Agreement Procedures at 71 Ill. Adm. Code 41.

The Grant Accountability and Transparency Act requires State grantmaking agencies to adopt by rule the Uniform Guidance found in 2 CFR 200 for State grant awards. Although CDB has adopted the Uniform Guidance for many of its program-specific grants, such as CDB’s Early Childhood Construction grants and the Community Health Center Construction grants, CDB has not done so generally. CDB is proposing to adopt Uniform Guidance for general application at Title 44, Part 7060, which is the location of other agencies’ general grantmaking rules. These new rules will replace CDB’s Grant Agreement Procedures rules located at 71 Ill. Adm. Code 41, and so CDB is seeking to repeal those.

Copies of the proposed changes to the administrative rules are attached hereto. CDB is asking for the Board’s approval of these rulemakings so that they may be published in the Illinois Register for public notice.

ILLINOIS REGISTER

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED RULES

TITLE 44: GOVERNMENT CONTRACTS, GRANTMAKING, PROCUREMENT AND
PROPERTY MANAGEMENT

CHAPTER I: CAPITAL DEVELOPMENT BOARD

SUBCHAPTER a: RULES

PART 7060

GENERAL GRANTMAKING (CDB)

Section

7060.10	Scope
7060.20	Definitions
7060.30	Incorporation by Reference
7060.40	Exceptions and Exemptions

AUTHORITY: Implementing and authorized by Section 50 of the Grant Accountability and Transparency Act [30 ILCS 708].

SOURCE: Adopted at __ Ill. Reg. ____, effective _____.

Section 7060.10 Scope

This Part applies to all nonfederal entities that receive State and federal pass-through grant awards from the CDB. This Part does not apply to private grant awards.

Section 7060.20 Definitions

For purposes of this Part, the words, terms, and phrases listed shall have the meanings ascribed to them as follows:

"Catalog of State Financial Assistance" or "CSFA" means the single, authoritative, Statewide, comprehensive source document of State financial assistance program information maintained by the Governor's Office of Management and Budget (available at <http://grants.illinois.gov>).

"CFR" means the Code of Federal Regulations.

"CDB" means the Illinois Capital Development Board.

"GATA" means the Grant Accountability and Transparency Act [30 ILCS 708].

ILLINOIS REGISTER

CAPITAL DEVELOPMENT BOARD

NOTICE OF PROPOSED RULES

"GATU" means the Grant Accountability and Transparency Unit within the Illinois Governor's Office of Management and Budget.

Section 7060.30 Incorporation by Reference

- a) CDB hereby incorporates by reference 2 CFR 200, Subparts B through F (October 1, 2024), except as otherwise indicated at 44 Ill. Adm. Code 7000 or as recorded in the CFSA.
- b) The terminology equivalencies listed at 44 Ill. Adm. Code 7000.200(b)(1) shall be used for State funded grants. When applying 2 CFR 200 subparts D through F to State funded grants, the terminology equivalencies listed in 44 Ill. Adm. Code 7000.200(b)(1) shall be used.
- c) Copies of the materials incorporated by reference are available for inspection at the Illinois Capital Development Board, 401 South Spring Street, Stratton Building Third Floor, Springfield, Illinois 62706 or online via the U.S. Government Publishing Office at <http://www.ecfr.gov>.

Section 7060.40 Exceptions and Exemptions

CDB may submit a request for program-specific exceptions or exemptions from GATA. Those exceptions or exemptions granted by GATU will be recorded in the CFSA. This Part is not applicable when different provisions are required by State or federal law.

TITLE 71: PUBLIC BUILDINGS, FACILITIES, AND REAL PROPERTY
CHAPTER I: CAPITAL DEVELOPMENT BOARD
SUBCHAPTER a: RULES

PART 41
GRANT AGREEMENT PROCEDURES

Section

41.10	Purpose
41.15	Applicability
41.20	Definitions
41.25	Agreements
41.30	Document Submittals by Grantee
41.35	Reimbursement Grants
41.40	Illinois Grant Funds Recovery Act
41.45	Source of Funds
41.50	Method of Disbursement
41.55	Matching Funds
41.60	Project Procurement
41.65	Use of Grant Funds
41.70	Competitive Procurements
41.75	Grantee's Payments
41.80	Real Estate Procurements
41.85	Ownership
41.90	Interest
41.95	Term of Grant Agreement
41.100	Project Inspection and Record Retention
41.105	Accounts
41.110	Subgrants
41.115	Fidelity Bond
41.120	Construction Bonds
41.125	Noncompliance
41.130	Recovery of Grant Funds
41.135	Grant Fund Recovery Methods
41.140	Conflicts of Interests
41.145	State Not Liable
41.150	Indemnity
41.155	Release of Funds

~~AUTHORITY: Implementing and authorized by Section 9.06 of the Capital Development Board Act [20 ILCS 3105/9.06] and the Grant Funds Recovery Act [30 ILCS 750].~~

~~SOURCE: Adopted at 26 Ill. Reg. 2614, effective February 8, 2002.~~

~~Section 41.10 Purpose~~

The Capital Development Board is a State agency frequently designated to administer the distribution of grant funds. The purpose of this Part is to ensure accountability for the funds and to promote efficiency in the distribution of the funds.

~~Section 41.15 Applicability~~

This Part applies to any grant within the Capital Development Board's jurisdiction regardless of the source of the funds, the nature of the grantee, or the nature of the particular purpose of the grant. Historically, CDB has been designated as administrator of appropriated State funds from bond funds or the General Revenue Fund. Grantees have historically included units of local government, such as municipalities, school districts, and fire protection districts, and have also included private organizations, such as colleges, hospitals, and child care centers. Purposes of the grants have included construction projects, such as new buildings, landscaping, remodeling, repairs, and roads, and have also included the purchase of real estate, machinery, equipment, or furnishings.

~~Section 41.20 Definitions~~

The following definitions shall apply to this Part:

"CDB": The Capital Development Board.

"Grantor": The Capital Development Board as the agency responsible for distributing grant funds to grantees.

"Grantee": The person, organization or unit of government receiving grant funds and making procurements for the designated purpose.

"Project": The process of making procurements to accomplish the purpose of the grant.

~~Section 41.25 Agreements~~

As required by Section 4 of the Illinois Grant Funds Recovery Act [30 ILCS 705], disbursement of grant funds shall be pursuant to a written agreement, signed by CDB and the grantee, that contains provisions as set out in this Part; other provisions necessary to make a complete, legal, and binding agreement, including but not limited to certifications and assurances by the grantee; and provisions requiring the grantee to comply with all applicable law and to require such compliance in all contracts entered into for the project, including but not limited to payment of prevailing wages on public works contracts [820 ILCS 130]. CDB may require compliance with law applicable to State contracts, including but not limited to the Illinois Procurement Code [30 ILCS 500].

~~Section 41.30 Document Submittals by Grantee~~

CDB shall require the grantee to furnish certain project-related documents acceptable to CDB

~~prior to finalization of the grant agreement, during the term of the grant agreement, and at the conclusion of the project, upon which CDB will make determinations to ensure that the planned project is in accordance with the grant authorization and that the funds are used in accordance with law and the grant agreement. The grantee shall furnish documents identified in the grant agreement on a timely basis without further request from CDB, and shall provide further necessary documents upon CDB's request. CDB shall accept existing documents in lieu of documents generated specifically for the grant agreement, whenever possible, to reduce the grantee's burden of compliance.~~

~~Section 41.35 Reimbursement Grants~~

~~When grant funds are intended to reimburse the grantee for funds from other sources that have already been expended on the project, prior to execution of the grant agreement and the release of the grant funds to the grantee, the grantee must provide CDB with acceptable documentation of the prior expenditure of the funds, including but not limited to proof that the funds were spent on the project designated in the grant legislation.~~

~~Section 41.40 Illinois Grant Funds Recovery Act~~

~~The Illinois Grant Funds Recovery Act shall apply to all grants administered by CDB, and all grant agreements shall so state, unless the grant is an express exception stated in Section 3 of the Act.~~

~~Section 41.45 Source of Funds~~

~~Grant agreements shall state the source of the grant funds, citing the Public Act number and specific appropriation language, where applicable.~~

~~Section 41.50 Method of Disbursement~~

~~CDB shall determine the method of disbursement of funds to grantees, which may be by lump sum at a designated time, or may be made according to a grant payout schedule tied to achievement of defined project milestones. In determining the method of disbursement, CDB may consider one or more of, but will not be limited to, the following:~~

- ~~a) — Relevant language in the appropriation or other authorizing document;~~
- ~~b) — Needs of the grantee;~~
- ~~c) — Nature and relevant experience of the grantee;~~
- ~~d) — Amount of the grant;~~
- ~~e) — Nature of the project, including but not limited to whether the project is completely or partly finished by the time of the grant; or~~

- f) ~~Whether the grant will necessarily be a reimbursement of funds already spent by the grantee.~~

~~Section 41.55 Matching Funds~~

~~Matching funds must be provided by the grantee when required by law or by the appropriation or grant authorization provided to CDB, or when the grant funds are insufficient to accomplish the completion of the project. This Section shall not be construed to prohibit grant participation in one or more phases of a planned phased project, when properly authorized.~~

~~Section 41.60 Project Procurement~~

~~Grant agreements shall state the grantee's oversight and administrative responsibilities in procuring the project, which may include entering into contracts to accomplish the procurement.~~

~~Section 41.65 Use of Grant Funds~~

~~Grant funds and identified matching funds shall be spent exclusively for the project on those costs allowed under law and the terms of the grant agreement, and shall not be spent on the grantee's administrative costs and expenses, whether incurred as an officer, employee, or on a contractual basis.~~

~~Section 41.70 Competitive Procurements~~

~~All procurements made by any grantee for the project shall be made by open and free public competition unless otherwise authorized by law applicable to a unit of local government.~~

~~Section 41.75 Grantee's Payments~~

~~The grantee shall cause to be paid all proper invoices submitted to it after procurement of the performance of any project work. All costs charged to the project shall be supported by properly executed payrolls, time records, invoices, contracts, or vouchers evidencing in detail the nature and propriety of the charges. For the purpose of payment, the grantee shall require an invoice evidencing:~~

- ~~a) That the work covered by the invoice has been completed in accordance with the contract and/or applicable plans and specifications as certified by the Architect/Engineer for the grantee;~~
- ~~b) That the work has been accepted by the grantee;~~
- ~~c) That the contractor is not in default under its contract with the grantee; and~~
- ~~d) That payment is appropriate under the terms of the grant agreement.~~

~~Section 41.80 Real Estate Procurements~~

Real estate procured for the project shall be held in fee simple title, except that conditions or easements are permissible if they do not interfere significantly with the intended purpose of the project. Leased land will be considered by CDB, but only if the term of the lease is at least 99 years or if the term of the lease extends beyond the projected useful life of the improvement. Because improvements to leased buildings benefit the owner, grant funds cannot be spent on improvements to leased buildings unless otherwise provided by the grant appropriation.

Section 41.85 Ownership

The grantee shall have and retain title to all property, buildings, and equipment purchased with grant funds and identified matching funds and, accordingly, shall have maintenance and ultimate disposal responsibilities.

Section 41.90 Interest

Interest earned on grant funds held by the grantee shall not change the amount of the grant and shall not be a set-off on future payments of the grant funds. Unless otherwise stated in the grant agreement, interest may be used by the grantee for the project or any other capital improvement.

Section 41.95 Term of Grant Agreement

Grant agreements shall state a period of time for which the grant is valid, which may be more or less than two years. If not otherwise stated, the term of the agreement shall be two years from the date the grantee receives the grant funds.

Section 41.100 Project Inspection and Record Retention

Grantees shall permit CDB or any agent authorized by CDB to inspect the project in full at any time. Grantees shall retain all records in an orderly manner for not less than 5 years following project completion, and shall permit CDB or any agent authorized by CDB to have full access and the right to examine and copy the records. Grantees shall require their contractors, regardless of the nature of the contract, to comply with provisions of this Section. Grant agreements may provide for electronic or microfiche retention of records in lieu of paper originals.

Section 41.105 Accounts

Grantees shall keep proper, complete and accurate accounting records and shall establish and maintain an account or a set of accounts for grant funds, except when the grant is used to reimburse the grantee for funds already spent, in accounts covered under Federal Deposit Insurance Corporation or Federal Savings and Loan Insurance Corporation agreements, for the project in accordance with any generally accepted accounting principle.

Section 41.110 Subgrants

~~Grant funds dispensed by the grantee to another person or entity as a subgrantee for obligation, expenditure or use by that other person or entity for a specific purpose shall be treated as grant funds, and shall not lose their identity as State grant funds. Accordingly, those funds are subject to this Part and must be used or spent in compliance with law applicable to the grantee.~~

~~Section 41.115 Fidelity Bond~~

~~CDB may require a grantee to obtain a fidelity bond in the amount of 125% of the grant amount. In making the determination whether a bond shall be required, CDB shall consider one or more of, but will not be limited to, the following:~~

- ~~a) — The size of the grant;~~
- ~~b) — The nature of the project;~~
- ~~c) — Whether the grantee is a unit of government or a private entity; or~~
- ~~d) — The grantee's past experience in similar projects or financial matters.~~

~~Section 41.120 Construction Bonds~~

~~If the grantee does not have established procedures and contractual provisions requiring construction contractors to provide bonds, CDB may require the grantee to require that its construction contractors obtain a bid bond in the amount of 10% of the bid, a performance bond in the full amount of the bid, and a separate labor and materials payment bond in the full amount of the bid.~~

~~Section 41.125 Noncompliance~~

~~Grant funds that are spent or held in violation of law, or of a grant agreement, whether or not a violation of law, shall be repaid to CDB. If the grantee fails to comply with law or the terms of the agreement, CDB shall, after notice to grantee, terminate the grant in whole or in part, or suspend the grant and withhold further payments and prohibit the grantee from incurring additional obligations of grant funds pending the grantee's implementation of a corrective action plan that provides a strategy to correct noncompliance or a decision to terminate.~~

~~Section 41.130 Recovery of Grant Funds~~

~~All grant funds not spent or obligated within 2 years after the grantee's receipt of the funds shall be returned to CDB within 45 days. Interest earned on grant funds held by the grantee after the 2-year expiration date, or after project completion or termination, whichever comes first, shall become part of the grant principal and shall be so treated for all purposes. If, after receipt of grant funds, the grantee fails to commence the project, all grant funds and any interest earned shall be returned to CDB. If the grantee fails to return the funds, recovery shall be accomplished pursuant to provisions of the Illinois Grant Funds Recovery Act.~~

~~Section 41.135 Grant Fund Recovery Methods~~

~~In addition to administrative procedures and Attorney General action provided by the Illinois Grant Funds Recovery Act, CDB may elect to use one or more of the following methods to recover grant funds:~~

- ~~a) — Offset against existing grants by, or future grants to be made by, the grantor agency making the recovery;~~
- ~~b) — Authorize the offset from existing grants or grants to be made by other grantor agencies;~~
- ~~c) — Authorize the Comptroller to offset any payment from any funds administered by the Comptroller for payment to the grantee, including, but not limited to, distributions of appropriated funds and payment of refunds;~~
- ~~d) — Initiate any debt collection method authorized by law to any private person; or~~
- ~~e) — Remove the grantee from any of the grantor agency's programs and forbid the grantee's participation in any future grant program of that agency for a period not to exceed 2 years.~~

~~Section 41.140 Conflicts of Interests~~

~~No officer or employee of grantee, nor any official of the locality who exercises any functions in the review or approval of the project objectives, or the carrying out of the project objectives, nor the immediate family members of any of them, shall have any financial interest, direct or indirect, in the project, the project contracts or the work to be performed, nor shall such person participate in any decision relating to any project contract that affects his interest or the interest of any corporation, association, or other organization in which he is, directly or indirectly, interested. For purposes of this Section, immediate family means spouse or significant other, child, sibling, parent, brother-in-law, sister-in-law, mother-in-law or father-in-law.~~

~~Section 41.145 State Not Liable~~

~~The grantee shall save CDB and the State of Illinois and its officers, agents and employees harmless from any and all claims, demands, and actions based upon or arising out of any services performed by itself or by its associates, employees or employers under the grant. CDB, by entering into a grant agreement, does not pledge or promise to pledge the assets of the State, nor does it promise to pay any compensation payable to the grantee or its subgrantees from any monies of the treasury of the State except such monies as shall be granted and paid to the grantee by CDB.~~

~~Section 41.150 Indemnity~~

~~The grantee shall indemnify, defend and hold harmless CDB and the State of Illinois and its~~

~~officers, agents and employees from and against any and all liabilities, demands, claims, suits, and costs and expenses associated with those actions, arising out of the project or any action or non-action of the grantee, its officers, agents, employees, or contract holders. In the event any relevant demand or claim is made upon CDB, CDB will notify the grantee in writing. CDB or the State may elect to defend any such claim or demand and will be entitled to be paid all resultant costs and expenses by the grantee.~~

~~Section 41.155 Release of Funds~~

~~Upon the execution of a grant agreement, CDB will release the grant funds to the grantee in accordance with the terms of the grant agreement, provided that the funds have been appropriated or reappropriated and have been made available by the Bureau of the Budget.~~

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
120-050-059	Illinois Department of Corrections – Upgrade HVAC/Roofing/Remediation – East Moline Correctional Center – East Moline, Rock Island County, IL	G-5	\$430,000.00	04/08/2025	G-4A 221,864.62 9/30/2025	51.6%

*New information is in **bold**.

EMERGENCY PROJECT PROCEED ORDER/CHANGE ORDER REPORT

Project Number	Project Description	Proceed Order or Change Order Number	Total Amount of this Proceed Order, RFP or Mod & Date Executed	Total Amount of Associated RFPs/Mods & Date Executed	Percentage of RFP/Mod Work Completed
120-050-062	Illinois Department of Corrections – East Moline Correctional Center – Repair/Replace Tunnels – East Moline, Rock Island County, IL	PO G-3R	\$3,000,000.00 12/5/2024	G-3-1 \$119,092.54 2/4/2025 G-3-2 \$882,896.41 3/13/2025 G-3-3 \$355,408.65 7/1/2025 G-3-4 \$370,409.80 9/18/25 Total to Date: \$1,727,807.40	100%

*New information is in **bold**.

FY26 PROPOSED CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 8, 2025	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
August 12, 2025	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
September 9, 2025	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
October 14, 2025	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
November 13, 2025	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
December 9, 2025	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
January 13, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
February 10, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
March 10, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
April 14, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
May 12, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
June 9, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference

Meeting Locations:

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