



Capital Development Board
Building a Better Illinois

October 13, 2026
11:00am

ILLINOIS

CAPITAL DEVELOPMENT BOARD

BOARD BOOK

Chicago
Edwardsville
Springfield
Peoria

JB PRITZKER, GOVERNOR

TJ EDWARDS, EXECUTIVE DIRECTOR

BOARD MEMBERS

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

CAPITAL DEVELOPMENT BOARD

October 13, 2026

The meeting of the Capital Development Board is being held in

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

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

Call: 312-535-8110 ACCESS CODE: 2869 529 3204 PASSWORD: CDB102026

Requests for public comments or questions can be made to Amy Evans:

Amy Evans (217-782-8726) / Amy.L.Evans@illinois.gov

Call To Order

1. Swearing-in of new Board Member
2. Roll Call of Members
3. Confirmation of a Quorum

Preliminary Items

4. Approval of the Agenda
5. Approval of September 8, 2026, Minutes 1-6
6. Approval of September 8, 2026, Executive Session Minutes 7

Board Action

Construction Region 1 -

7. Change Order – DHS – Shapiro Development Center..... 8-11
8. Change Order – DHS – Elgin Mental Health Center 12-21

Construction Region 2

9. Modification – IDOC – Pontiac Correctional Center..... 22-25
10. Single Bid – ICCB – Danville Area Community College 26-32
11. Modification – U of I – U of I..... 33-38

QBS

12. Architecture/Engineering Selection Recommendations from PSB 336 39-54

Informational Items

13. Change Order Following Proceed Order Report.....55
14. Best Interest of the State Selection / Informational Item..... 56-64
15. Emergency Selection / Informational Item 65-67
16. Construction Update
17. Proceed Order Presentation
18. Public Comment

Executive Session

19. Personnel Matters (5 ILCS 120/2(c)(1))
20. Audit Update (5 ILCS 120/2(c)(29))
21. Pending and Probable Litigation (5 ILCS 120/2(c)(11))

CAPITAL DEVELOPMENT BOARD Agenda Item

SUBJECT: Meeting Minutes for September 8, 2026
The meeting of the Capital Development Board was held in person in Chicago, Edwardsville, Springfield, and Peoria.

The following Board Members were present:

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

The following were present in Chicago:

Karla Springer, CDB	Jesse Martinez, CDB	Brent Lance, CDB
Ransom Gillespie, CDB	Julia Barnhardt, CDB	Darnita A. Lee, CDB
Jocylin Sada, CDB	Blanca Rivera, CDB	David Ealey, CDB
Natasia McDade, CDB		

The following were present in Springfield:

Amy Evans, CDB	Amy Romano, CDB	Stacy Smith, CDB
Mark Hendricks, CDB	Jill Bohm, CDB	Chris Crawford, CDB
Ted Renner, CDB	Melissa Porter, CDB	Trevor Parnell, CDB
Kassandra Wilkin, CDB	Keith Stewart, CDB	

The following were present via Webex:

L.E. Morris, AAIC	Paige Remmert, Prairie Eng.	Lauren Grenlund, CDB
Ashton Hoxworth, Bloom Co.	Tim Schroeder Prairie Eng.	Medeny C. Guy, CDB
Frank Gartner, Bloom Co.	Andrew Wynn, RME	Heather R. Parks, CDB
Kyle Eliakis, Carlile Grp.	Javier Romero, RME	Jared Lingle, CDB
Adam Bohnhoff, Civil Design	Maria Godoy, RME	Marcy Joerger, CDB
Anita Williams, Custom Eng,	Ines Llopart, SmithGroup	Nazih A. Kafe, CDB
Joe Davis, Custom Eng.	Kevin Hejtmanek, Terra	Kathryn Martin, CDB
Walter May, Custom Eng.	Micaela Vidana, EEC	Nicholas Klein, CDB
Kat Porter, DEG	Natashia Ramirez, EEC	Paul Kmett, CDB
Richard Weitzel, DEG	Scot Achterhof, CDB	Luke Montgomery, CDB
Jacklyn Parten, Eggemeyer	Abraham Allen, CDB	Chris MacGibbon, CDB
Adam Hubbard,Fager-McGee	Amada Ascencio, CDB	Maribel Acevedo, CDB
Chris Kleine, Farnsworth	Andrea Hunt, CDB	Christopher May, CDB
Anthony LoBello, FGM Arch.	Angelina M. Bagaglio, CDB	Tyler D. McKay, CDB
Megan E. FitzPatrick, GFT	Bev Potts, CDB Bd Member	Joel Meints, CDB
Jason Chochola, GFT	Gerald Burlingham, CDB	Lisa Moriconi, CDB
Nathan Alderman, Henneman	James Cockrell, CDB	Nichelle Glover, CDB
Paul Boland, Henneman	Doug Daniels, CDB	Lauren Noll, CDB
Ryan A. Leodoro, HOH Grp.	Amber Evans, CDB	Markus Pitchford, CDB
Brittain Osborne,Hurst-Rosche	Stetzen Fleming, CDB	Nate Porter, CDB
Jenny Fuqua, Mavens	Frank Lowry, CDB	Nicole Power, CDB

Elpidio D. Quiballo, CDB	Scott Sumner, CDB	Jeremy Walker, CDB
Robert Oxley, CDB	Shea Hansen, CDB	Kenneth Watkins, CDB
Samantha Kluemke, CDB	David Tichy, CDB	Carla Yvonne, CDB
Scott Satterlee, CDB	Charla Travis, CDB	Ken Morris, CDB-CPO
Nathan E. Schroeder, CDB	Matthew Trewartha, CDB	

The meeting was called to order at 11:02 a.m.

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

Chair Rhodes made a motion to allow Beverly Potts to participate remotely due to health issues. Chair Rhodes called for a vote and the motion was approved unanimously.

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

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

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

Blanca Rivera presented the following Single Bid.

Single Bid – ICCB – Olive Havey, City Colleges of Chicago

CDB Project No. 810-018-009, Phase 1
Replace Road, Parking Lot, and Storm Drain
Quantum Crossing LLC
Single Bid…….…….…….....$417,437.00

Chair Rhodes questioned the funding for this project. Blanca Riveria and Natassia McDade explained where the funding will be coming from and how it will be divided for the project.

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

Araceli Garza was added to the roll call.

David Ealey presented the following Change Order.

Change Order – IDNR – Wayne Fitzgerrell State Park

CDB Project No. 102-777-020
Renovate Rend Lake Resort Facilities
Trivers Associates
Change Order…….…….…….....$487,330.62

Chair Rhodes and Araceli Garza questioned why there are so many RFI's and Change Orders for this project. After discussion it was decided that this Change Order would be tabled.

Araceli Garza moved and Saul Morse seconded a motion to table the Change Order for project 102-777-020. Chair Rhodes called for a vote and the motion was approved unanimously.

Saul Morse moved and Ama Addai seconded a motion to bring the Change Order for project 102-777-020 back to the members. Chair Rhodes called for a vote and the motion was approved unanimously.

After being tabled, the change order was explained that the buildings in question were not maintained and vacant for 9 years.

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

David Ealey presented the following Change Order.

Change Order – DMA – East St. Louis Readiness Center

CDB Project No. 546-115-036, Phase 1
Replace HVAC System and Upgrade Electrical System
Henneman Engineering, Inc
Change Order…….…….…….....$787,683.00

Ama Addai questioned the electrical systems. Mark Hendricks and David Ealey explained the difference and reasoning for the upgrade.

Araceli Garza moved and Saul Morse seconded a motion to approve the Change Order. Chair Rhodes called for a vote and the motion was approved with Chair Rhodes, Pam Mcdonough, Araceli Garza, Beverly Potts, and Saul Morse voting YES and Ama Addai voting NO.

Brent Lance presented the following A/E selection recommendation for PSB 333:

1.	546-026-001	Department of Military Affairs Forest Park Readiness Center – Cook County Replace Parking Lots, Lighting and Fencing 1. HOH Group 2. Terra Engineering Ltd. 3. Valdes Engineering Company	Appropriation: $6,000,000 Project Cost: $6,000,000

Pam McDonough moved and Saul Morse seconded a motion to approve the previous A/E selection from PSB 333. Chair Rhodes called for a vote and the motion was approved unanimously.

Brent Lance presented the following A/E selection recommendations for PSB 334:

1.	630-000-326	Department of Transportation Statewide Construct Building and Replace/Repair Roofing System and Upgrades to Salt Dome 1. Gregory Ramon Design Studio, Inc. 2. Sanga Architects Inc. 3. Globetrotters Engineering Corporation	Appropriation: $844,000 Project Cost: $1,925,000
2.	630-000-327	Department of Transportation Statewide Construct Buildings and Office and Equipment Storage Building Renovations: District 7: Charleston Storage Facility – Coles County, District 7: Browns Team Section Sub Headquarters – Wabash County, District 7: Fairfield Team Section Headquarters – Wayne County 1. White & Borgognoni Architects 2. Hurst-Rosche, Inc. 3. Blank, Wesselink, Cook & Associates	Appropriation: $1,025,000 Project Cost: $3,925,000
3.	630-010-002	Department of Transportation District 1: New Lenox Frankfort Weight Stations EB/WB - Will County Demolish & Construct EB & WB Weigh Stations, Construct Truck Inspection Building 1. Carlile Architects LLC 2. Mode Architects, PC. 3. Architrave, Ltd.	Appropriation: $5,000,000 Project Cost: $5,000,000
4.	630-276-004	Department of Transportation District 4: Wenona Team Section Headquarters – Marshall County Demolish Buildings, Construct Drive-through Building, Replace Roof System & Renovation 1. Gannett Fleming Architects, Inc. 2. Senga Architects Inc.	Appropriation: $1,566,000 Project Cost: $7,830,000

Ama Addai moved and Beverly Potts seconded a motion to approve the previous A/E Selections from PSB 334. Chair Rhodes called for a vote and the motion was approved unanimously.

Brent Lance presented the following A/E selection recommendations for PSB 335:

1.	630-000-328	Department of Transportation Statewide Construct Buildings at Various Sites 1. Hurst-Rosche, Inc. 2. GreenAssociates, Inc. 3. Evan Lloyd Associates, Inc.	Appropriation: $1,650,000 Project Cost: $7,250,000
2.	630-000-329	Department of Transportation Statewide Renovate and Construct Buildings at Various Locations 1. Carlile Architects, LLC 2. Bloom Companies, LLC 3. Senga Architects, Inc.	Appropriation: $1,240,000 Project Cost: $6,200,000
3.	630-000-330	Department of Transportation Statewide Repair and Improve Buildings and Construct Brine Containments 1. AAIC, Inc. 2. Civil Design, Inc. 3. EDM Incorporated	Appropriation: $1,500,000 Project Cost: $1,500,000
4.	630-282-004	Department of Transportation District 4: Biggsville Team Section Headquarters – Henderson County Demolish and Construct New Maintenance Facility 1. Evan Lloyd Associates, Inc. 2. Hurst-Rosche, Inc. 3. Blank, Wesselink, Cook & Associates.	Appropriation: $818,000 Project Cost: $6,125,000
5.	630-442-059	Department of Transportation Administration/Hanley Building – Springfield, Sangamon County Replace Exterior Ceiling Lighting and Repair Retaining Walls 1. Senga Architects, Inc.	Appropriation: $400,000 Project Cost: $1,000,000
6.	815-010-085	Eastern Illinois University Charleston, Coles County Replace Roofing Systems 1. Design Mavens Architecture, PLCC 2. White & Borgognoni Architects, P.C. 3. Architrave, LTD	Appropriation: $7,656,700 Project Cost: $7,656,700
7.	825-020-164	Southern Illinois University Carbondale, Jackson County Construct New Ag Greenhouse & Renovate Botany Greenhouse 1. Eggemeyer Associates Architects, Inc. 2. White & Borgognoni Architects, P.C. 3. AAIC, Inc.	Appropriation: $8,432,000 Project Cost: $8,432,000

Pam McDonough moved and Ama Addai seconded a motion to approve the previous A/E Selections from PSB 335. Chair Rhodes called for a vote and the motion was approved unanimously.

Brent Lance Presented the Best Interest of the State Selections / Informational Items.

Brent Lance presented the Emergency Selections / Informational Items

Nichelle Glover presented the FEP Update

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

Executive Session was convened at 12:18 p.m.

Regular session was reconvened at 12:56 p.m.

Stacy Smith, Chief Internal Auditor presented the FY27 – 28 Internal Audit Plan and Risk Assessment (5 ILCS 120/(c)(29)), FY 26 Revised Audit Plan (5 ILCS 120/(c)(29)), and the Internal Audit Charter (5 ILCS 120/(c)(29)).

Saul Morse moved and Pam McDonough seconded a motion to approve items discussed in executive session. Chair Rhodes called for a vote, and the motion was approved unanimously.

Chair Rhodes asked for public comment. No public comments were made.

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 12:58 p.m.

Executive Session Minutes Placeholder

State of Illinois
Capital Development Board

Request for Board Approval of Change Order

Project Number: 321-100-126

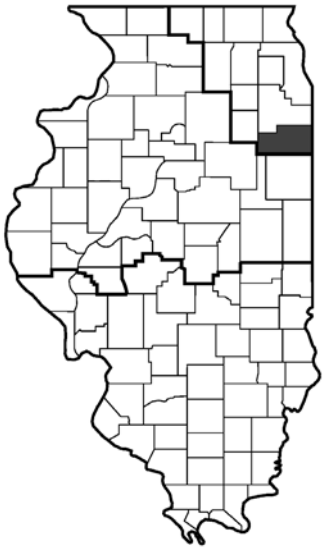
Description: Upgrade Steam and Condensate Lines
Shapiro Developmental Center
100 E Jeffery Street
Kankakee, Kankakee County, IL

Using Agency: Department of Human Services

Architect/Engineer: Henneman Engineering
2803 Research Road
Champaign, IL 61822

Total Project Budget: $12,921,134.52
Unobligated Funds: $12,288,265.48
Total Spent to Date: $12,288,349.69
Percent Complete: 99.9% of Project completed to date

Project Manager: Gary Maus



Project History: The Shapiro Developmental Center is a state-operated facility in Kankakee, Illinois, providing long-term residential and community-based services for adults with intellectual and developmental disabilities (I/DD) and is managed by the Illinois Department of Human Services. It is located on a 293-acre campus at 100 E. Jeffery Street, Kankakee, IL

The original scope of work provided for removing and replacing approximately 8,000 feet of steam and condensate pipe, fittings, and other accessories within the steam pipe system. The work also included removing and replacing sections of concrete tunnel tops to facilitate the project and make the tunnel system structurally sound. The original project included funding for abatement of asbestos-containing materials (ASM).

Steam Convectors throughout the Cerva South building have failed, leading to significant leaks and abandonment of many areas in the facility. To properly heat the building, we must replace slant top steam convectors as shown on attached heating drawings. Refer to sheets H-1, H-2, H-3, H-4, and H-5. There are some asbestos debris cleanups and application of encapsulating sheeting on the floor. Refer to sheets ASB000 and ASB100.

Description of RFP Change: Removal of tunnel tops along with preparation for the new reinforced concrete ceiling. As well as installation of small spread footings for pipe racks including casting in place as needed. Lastly, provide new concrete tunnel tops with new aluminum flush access hatches where required.

Requested Action: We are requesting board approval of Change Order H-20 in the amount of $961,951.31 to address the necessary repairs to CERVA South and the associated steam tunnels / sidewalk repairs to the Shapiro heating system.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Mechanical Inc. dba Helm Mechanical	Heating	$961,951.31	$9,841,931.35	9.77%
Total All Change Orders				

Capital Development Board
Building a Better Illinois

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Araceli Garza
Saul Morse
Beverly Potts

M E M O R A N D U M

TO: Blanca Rivera, Region 1 Regional Manager

FROM: Gary Maus, Region 1 Project Manager

DATE: September 15, 2026

RE: RFPCO H-20: 321-100-126 Upgrade Steam and Condensate Lines
Department of Human Services - Shapiro Developmental Center Kankakee, Kankakee County, IL

The original scope of work provided for removing and replacing approximately 8,000 feet of steam and condensate pipe, fittings, and other accessories within the steam pipe system. The work also included removing and replacing sections of concrete tunnel tops to facilitate the project and make the tunnel system structurally sound. The original project included funding for abatement of asbestos-containing materials (ASM). There were a total of 14 buildings and their associated steam tunnels included in this original scope.
Steam Convectors throughout the Cerva South building, DHS No. 417 (BX-081) have failed after the project was implemented and the original scope defined, leading to significant leaks and abandonment of many rooms within the facility. To properly heat the building, we must replace slant top steam convectors as shown on attached heating drawings.

Refer to sheets H-1, H-2, H-3, H-4, and H-5. There are some asbestos debris cleanups and application of encapsulating sheeting on the floor.
Refer to sheets ASB000 and ASB100.

The following are the approximate quantities of various new steam line items for replacement:

1. 2 inch diameter pipe, ASTM 53 Schedule 80, steel pipe
2. 4 inch diameter pipe, ASTM 53 Schedule 40, steel pipe
3. 6 inch diameter pipe, ASTM 53 Schedule 40, steel pipe
4. 8 inch diameter pipe, ASTM 53 Schedule 40, steel pipe
5. 12 inch diameter pipe, ASTM 53, Ductile Iron pipe with associated valves
6. Expansion joints are 2 lineal feet in length (2, 4, 6, 8, and 12 inch diameter pipe fixtures)
7. Pipe supports with stanchions and pipe support rollers included.

The tunnels are cast in place concrete, and their tops are a dual-purpose sidewalk. Other tunnel tops are part of the institutional roadway system. Some of the sidewalks and roadway tops have deteriorated structurally. Since the pipes in the tunnels require replacement, the tops are to be demolished in certain intervals which allow pipe to be removed and replaced. The tunnels include shallow ones as well as those which are large enough to walk through. Once replaced, then the tops are formed and replaced. Protection of the site will be necessary as well as traffic control and site restoration after construction.

Tunnel tops average 6 feet wide, and the average length for removal and replacement is 30 feet. These occur at intervals at approximately 200 feet OC, but replacement will depend on their structural condition. For this change order there are several locations highlighted near and around the engineering building and its interconnecting tunnels to be repaired and/or replaced.

This will consist of:

1. Removing shallow tunnel tops at selected locations by saw. Cutting the concrete wall at grade (below the top) to remove the entire top. Remove walk thru tops estimated at 30 feet of tunnel. Prepare top of tunnel wall for new reinforced concrete top. Provide selected site demolition, restoration after work, protection fencing and/or traffic control as needed.
2. Provide small spread footings for pipe racks. Last phase cast them in place as needed, but they can be precast and placed.
3. Provide new tunnel tops where removed with reinforced concrete tops. These are essentially sidewalks or crossing roadways. Provide new aluminum flush access hatches at each new top or as required.

The Abatement portion of the change order will require removal and abatement of asbestos containing building materials where present in buildings and where connections are made. Abatement will be required in the CERVA South facility and the adjoining tunnels.

cc: Keith Stewart, Construction Administrator

Capital Development Board
Building a Better Illinois

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 9/25/2026 Change Order Number: H 20

1. (Contractor's Name, Address, Telephone, Fax & Attention)
Helm Mechanical
900 Oakmont Lane, Suite 200
Westmont, Illinois 60559

Office: (630) 891-3470 Mobile/Cell: (708) 351-0405
Attn: David Schramm e-mail: dschramm@helmgroup.com

CDB Project #: 321-100-126 Phase #: 1
CDB Project Name: Upgrade Steam and Condensate LInes Shapiro & Location:Kanakee, Illinois

CDB Contract #: 21055883
Contract Work: Heating

REQUEST for change by: **Client Agency**

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

REASON for change:

3. Steam Convectors throughout the Cerva South building have failed leading to significant leaks and abandonment of many. To properly heat the building, we must replace slant top steam convectors as shown on attached heating drawings. Refer to sheets H-1, H-2, H-3, H-4, and H-5.
There are some asbestos debris cleanups and application of encapsulating sheeting on the floor. Refer to sheets ASB000 and ASB100.

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

4. H-1: Cerva South - Basement Plan - Heating ; H-2: Cerva South - Ground Floor Plan - Heating; H-3: Cerva South - Basement Level Floor Material ; H-4: Cerva South - Phasing Plan - Heating; H-5: Cerva South - Heating Schedules; HT-1: Cerva South - Ground Floor Plan - Temporary Heating; ASB000: Asbestos - General Conditions; ASB100: Asbestos - Basement / Crawl Space
02 82 13 – Asbestos Abatement; 23 05 23 General Duty Valves for HVAC Piping ; 23 82 00 Heating and Cooling Terminal Units

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.

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

The Contract Sum is Choose an item.
by the total sum of $961,951.31

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 Henneman Engineering Inc.
DATE:
BY _____ ***signature***
Syed Nadeem, P.E. print name
Mechanical Engineer title

APPROVE as to form and content:
USING AGENCY name
[redacted] ATE: 9/28/2026
BY _____ ***signature***
print name
title

7. COORDINATING CONTRACTOR or CONSTRUCT. MANAGER FIRM NAME
[redacted] DATE:
BY _____ ***signature***
print name
title

CDB/PM APPROVE
[redacted]
BY _____ ***ignature***
Choose an item. print name
Choose an item. title

PRIME CONTRACTOR FIRM NAME
[redacted] DATE
_____ ***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)*

State of Illinois
Capital Development Board

Request for Board Approval of Change Order

Project Number: 321-055-136, Phase 1

Description: Renovate Dietary
Elgin Mental Health Center
750 S State St,
Elgin, Kane County, IL

Using Agency: Department of Human Services

Architect/Engineer: Kluber Architects + Engineers
41 W. Benton Street
Aurora, IL 60506

Total Project Budget: $8,489,269.08
Unobligated Funds: $2,104,921.55
Total Spent to Date: $7,872,930.45
Percent Complete: 100% of Project completed to date

Project Manager: Crystal Kitchen



Project History: The Central Dietary (BR030) is a 68,230 square foot, one-story building established in 1972. Since going into service, it has had very few capital improvements made to the facility. The scope of work for this project made way to provide for the renovation of the Central Dietary, including new kitchen equipment, as well as mechanical and electrical upgrades to comply with all applicable certification standards.

Following contract award, the project experienced significant delays that affected the planned commencement and progression of the work. The original bid date was April 28, 2021, with ATP issued May 4, 2022. The original contractual substantial completion was scheduled for November 1, 2023. During the pre-mobilization period, project activities were affected by the extended contract award process, material escalation and procurement considerations, required approvals, temporary kitchen requirements, and associated coordination necessary to maintain dietary operations while construction proceeded. These circumstances required adjustments to the planned construction sequencing and delayed mobilization and onsite activities. The contractors remained committed to the project throughout this period and coordinated with the team as outstanding issues were resolved. The documented schedule analysis identifies compensable delay associated with these circumstances outside the contractor's control. The project extended 34 months beyond the original dates. Substantial Completion took place 8/26/26.

Description of RFP Change: To provide compensation for the documented costs associated with the extended project duration. Those costs include labor rate increases beyond original SC, general conditions, material escalation and storage fees.

Requested Action: We are asking for Board Approval of the combined change orders G-06, E-05, V-03, P-05, H-03, T-02 totaling the amount of $1,420,325.31 to compensate the affected contractors for documented costs associated with the extended project duration resulting from delays beyond their control.

Contractor	Trade	Change Order Amount	Original Contract	% Change
IHC Construction Companies, LLC	General	$1,316,881.21	$3,195,000.00	Less than 41%
C.W. Burns Co, Inc.	Plumbing	$26,968,67	$797,000.00	Less than 4%

Public Electric Construction Co.	Electrical	$48,104.52	$624,580.00	Less than 8%
Monaco Mechanical Co.	Heating	$2,008.77	$376,000.00	Less than 1%
Mechanical Inc. dba Helm Mechanical	Ventilation	$16,892.99	$318,000.00	Less than 6%
Colfax Corporation	Asbestos	$4,789.42	$325,000.00	Less than 1%
Air Comfort dba Applied Controls	Other	$4,679.72	$170,900.00	Less than 3%
Total All Change Orders		$1,420,325.31	$5,806,480.00	Less than 25%

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BOARD MEMBERS
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Pam McDonough, Vice Chair
Ama Addai
Araceli Garza
Saul Morse
Beverly Potts

MEMORANDUM

TO: Blanca Rivera, Region 1 Regional Manager

FROM: Crystal Kitchen, Region 3 Senior Project Manager

DATE: September 17, 2026

RE: 321-055-136 Renovate Dietary – Delay Claim G-06, E-05, V-03, P-05, H-03, T-02, A01

As you are aware, I was directed to perform Senior Project Manager duties on the above-mentioned project effective June 16, 2025, and be an acting representative of the Capital Development Board. On October 29, 2025, I became the record PM based upon my working knowledge of this project. During my duration, I was presented the delay claim request. CDB spent time reviewing the request for claims with the contractors, architect of record, CDB professional services, leadership and CPO ensuring it was analyzed, reconciled and compiled accordingly. This is a multi-prime project. The original ATP date was May 4, 2022; however, this was a complex renovation of an occupied, fully operational facility in which the work was affected by a series of documented conditions and contractual changes that could not reasonably be resolved through ordinary construction sequencing alone. Those conditions required investigation, design, and agency decisions, revised phasing and documentation along with temporary operational accommodations and additional work. The resulting impacts occurred at different stages and at different levels of contractor involvement. The proposed settlement recognizes the substantiated impacts. The project reached substantial completion, and the renovated spaces have been turned over to the client agency for its full intended purpose. Substantial Completion was fulfilled on 8/26/26. This delay claim will complete the balance of contractual compensation. The funding is in place to support the claim amount.

I request your consideration to present this to the board in October 13, 2026.

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

Capital Development Board
Building a Better Illinois

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 9/17/2025 Change Order Number: A 01

1. (Contractor's Name, Address, Telephone, Fax & Attention)
Colfax Corporation
2441 N Leavitt Street
Chicago, Illinois 60647

Office: (773) 489-4170 Mobile/Cell: ( )
Attn: Matt Boll e-mail: mboll@colfaxcorp.net

CDB Project #: 321-055-136 Phase #: 0
CDB Project Name: Renovate Dietary
& Location:Elgin Mental Health Center

CDB Contract #: 22054388
Contract Work: Asbestos

REQUEST for change by: Contractor

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

REASON for change: Assigned Contractor unable to mobilize until given direction by the Coordinating Contractor causing changes to the Contract scope and schedule.

3

DESCRIPTION of change including reference to drawings and specifications revised new drawings and specifications issued. Labor rate changes associated with new Substantial Completion date of July 31, 2026. Change Substantial Completion date from April 3, 2026 to July 31, 2026. Change Final Acceptance from May 3, 2026 to August 31, 2026.

4 [redacted] 9/17/26

5 OTHER CONTRACTS affected by this change List Contractor's name, contract work, RFP number and amount
Applied Controls, Temperature Controls: T-02; Helm, Ventilation: V-03; Monaco, Mechanical: H-03; Public Electric, Electrical: E-05; C.W. Burns, Plumbing: P-05; IHC, General: G-06.

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

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

The Contract Sum is increasing by the total sum of ~~$10,247.85~~ $4,789.42

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 Kluber Inc.
B [redacted] 10/31/2025
signature
Project Manager
print name
title

APPROVE as to form and content:
USING AGENCY name Elgin Mental Health Center
BY [redacted]
signature
print name
title

7 COORDINATING CONTRACTOR or CONSTRUCT. MANAGER FIRM NAME
IH [redacted]
B [redacted] 11/5/25
signature
James Leppert
Sr. Project Manager
print name
title

CDB/PM APPROVE
3-18-26
BY [redacted]
signature
print name
title

PRIME CONTRACTOR
FIRM NAME Colfax Corporation
DATE
BY [redacted]
signature
Arthur Mandell
VP
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)

E-JANUARY 2024

Capital Development Board
Building a Better Illinois

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 9/17/2025 Change Order Number: E 05

1. (Contractor's Name, Address, Telephone, Fax & Attention)
Public Electric Construction Co.
415 Harvester Court
Wheeling, Illinois 60090

Office: (847) 520-5700 Mobile/Cell: ( )
Attn: Peter Hickling e-mail: pete.pecc@gmail.com

CDB Project #: 321-055-136 Phase #: 0
CDB Project Name: Renovate Dietary
& Location:Elgin Mental Health Center

CDB Contract #: 22054685
Contract Work: Electrical

REQUEST for change by: Contractor

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

REASON for change: Assigned Contractor unable to mobilize until given direction by the Coordinating Contractor causing changes to the Contract scope and schedule.

3.

DESCRIPTION of change including reference to drawings and specifications revised new drawings and specifications issued. Labor rate changes, extended warranties and stored materials associated with new Substantial Completion date of July 31, 2026. Change Substantial Completion date from April 3, 2026 to July 31, 2026. Change Final Acceptance from May 3, 2026 to August 31, 2026.

4. [redacted]

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.
Applied Controls, Temperature Controls: T-02; Helm, Ventilation: V-03; Monaco, Mechanical: H-03; C.W. Burns, Plumbing: P-05; IHC, General: G-06; Colfax, Asbestos: A-01.

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

CONSIDERATION:

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

The Contract Sum is Choose an item.
by the total sum of #81,297.74

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 [redacted]
BY [redacted] 10/7/25
signature
print name
title

APPROVE as to form and content:

USING AGENCY name Elgin Mental Health Center
BY [redacted] DATE: 10-16-2025
signature
print name
title

7. COORDINATING CONTRACTOR or CONSTRUCT. MANAGER FIRM NAME [redacted]
BY [redacted] 12/2025
signature
print name
title

CDB/PM APPROVE
DATE: 3-18-26
BY [redacted]
Project Manage
signature
print name
Choose an item.
title

PRIME CONTRACTOR
FIRM NAME Public Electric Construction Co.
[redacted] 9/25/25
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)

Capital Development Board
Building a Better Illinois

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 9/17/2025 Change Order Number: G 06

1. (Contractor's Name, Address, Telephone, Fax & Attention)
IHC Construction Companies, LLC
385 Airpoort Road, Suite 100
Elgin, Illinois 60123

Office: (630) 333-8128 Mobile/Cell: ( )
Attn: Jim Leppert e-mail: jleppert@ihcconstruction.com

CDB Project #: 321-055-136 Phase #: 0
CDB Project Name: Renovate Dietary
& Location:Elgin Mental Health Center

CDB Contract #: 22054981
Contract Work: General

REQUEST for change by: Contractor

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

3. REASON for change: Contractor unable to mobilize and procure material until escalations stemming from bid to award were approved and executed. The delay of G01 caused further escalations as noted in this RFP.
Further delays continued to arise as construction began which included undiscovered and detrimental conditions causing change orders to be processed and executed. A revised and realistic schedule has been updated to reflect the new substantial completion date. See Appendix A for further details.

4. DESCRIPTION of change including reference to drawings and specifications revised new drawings and specifications issued. Escalation costs and labor rate changes associated with new Substantial Completion date of July 31, 2026 along with required general conditions with respect to new Substantial Completion date. Change Substantial Completion date from April 3, 2026 to July 31, 2026. Change Final Acceptance from May 3, 2026 to August 31, 2026. See Appendix A for further details.

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.
Applied Controls, Temperature Controls: T-02; Helm, Ventilation: V-03; Monaco, Mechanical: H-03; Public Electric, Electrical: E-05; C.W. Burns, Plumbing: P-05; Colfax, Asbestos: A-01.

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

6. CONSIDERATION:
Work to be accomplished in 119 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 ~~$1,746,842.26~~ ~~$1,738,859.18~~ $1,316,881.20 REV 02 9/11/26

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:

7.

RECOMMEND issuance of a change order:	APPROVE as to form and content:
A/E [redacted]	USING AGENCY name Elgin Mental Health Center
BY [redacted] 4/16/26 signature	BY [redacted] signature
Project Manager print name title	print name title
COORDINATING CONTRACTOR or CONSTRUCT. MANAGER FIRM NAME	CDB/PM APPROVE
IHC [redacted] - 9/11/26 - 1/13/26 2/22/2025	
BY [redacted] signature	BY [redacted] signature
Joe Saftig Operations Manager print name title	Choose an item. print name Choose an item. title
PRIME CONTRACTOR FIRM NAME IHC Construction Companies, LLC	CDB APPROVE change order
[redacted] 2/22/2025 - 1/13/26 - 9/11/26	DATE
BY signature	BY signature
Joe Saftig Operations Manager print name title	print name title

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

E-JANUARY 2024

Capital Development Board
Building a Better Illinois

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 9/17/2025 Change Order Number: H 03

1. (Contractor's Name, Address, Telephone, Fax & Attention)
Monaco Mechanical, Inc.
1971 University Lane
Lisle, Illinois 60532

Office: (630) 810-8900 Mobile/Cell: ( )
Attn: Ed Grizenbach e-mail: ed@monacomechanical.com

CDB Project #: 321-055-136 Phase #: 0
CDB Project Name: Renovate Dietary
& Location:Elgin Mental Health Center

CDB Contract #: 22054583
Contract Work: Heating

REQUEST for change by: Contractor

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

REASON for change: Assigned Contractor unable to mobilize until given direction by the Coordinating Contractor causing changes to the Contract scope and schedule.

3.

DESCRIPTION of change including reference to drawings and specifications revised new drawings and specifications issued. Labor rate changes associated with new Substantial Completion date of July 31, 2026. Change Substantial Completion date from April 3, 2026 to July 31, 2026. Change Final Acceptance from May 3, 2026 to August 31, 2026.

4. [redacted]

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.
Applied Controls, Temperature Controls: T-02; Helm, Ventilation: V-03; Public Electric, Electrical: E-05; C.W. Burns, Plumbing: P-05; IHC, General: G-06; Colfax, Asbestos: A-01

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

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

The Contract Sum is Choose an item.
by the total sum of $2,370.34

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

RECOMMEND issuance of a change order:	APPROVE as to form and content:
A/E Firm [redacted] DATE: 10/27/25 BY _____ signature print name title	USING AGENCY name Elgin Mental Health Center DATE: 10-24-2025 BY [redacted] signature print name title
COORDINATING CONTRACTOR or CONSTRUCT. MANAGER FIRM NAME IHC Construction Companies, LLC DATE: 10/29/25 BY [redacted] signature print name title	CDB/PM APPROVE DATE: 3-18-26 BY [redacted] signature Crys... print name Choose an item. Project Mgr title
PRIME CONTRACTOR [redacted]anical, Inc. 10/24/2025 BY _____ signature Edward J. Gritzenbach print name Executive Vice President title	CDB APPROVE change order DATE BY _____ signature print name title

7.

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

E-JANUARY 2024

Capital Development Board
Building a Better Illinois

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 9/17/2025 Change Order Number: P 05

1. (Contractor's Name, Address, Telephone, Fax & Attention)
C.W. Burns Co., Inc
1536 Brook Drive, Suite E
Downers Grove, Illinois 60515

Office: (630) 639-5850 Mobile/Cell: ( )
Attn: Ken Thomas e-mail: kenthomas@cwburnsco.com

CDB Project #: 321-055-136 Phase #: 0
CDB Project Name: Renovate Dietary
& Location:Elgin Mental Health Center

CDB Contract #: 22054882
Contract Work: Plumbing

REQUEST for change by: Contractor

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

REASON for change: Assigned Contractor unable to mobilize until given direction by the Coordinating Contractor causing changes to the Contract scope and schedule.

3.

DESCRIPTION of change including reference to drawings and specifications revised new drawings and specifications issued. Labor rate changes associated with new Substantial Completion date of July 31, 2026. Change Substantial Completion date from April 3, 2026 to July 31, 2026. Change Final Acceptance from May 3, 2026 to August 31, 2026.

4. [redacted] 4-1-26

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.
Applied Controls, Temperature Controls: T-02; Halm, Ventilation: V-03; Monaco, Mechanical: H-03; Public Electric, Electrical: E-05; IHC, General: G-06; Colfax, Asbestos: A-01.

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

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

The Contract Sum is Choose an item.
by the total sum of ~~$ 43,318.73~~ $26,968.67

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:

7.

RECOMMEND issuance of a change order:
A/E Firm N [redacted] ATE: 10/27/25
BY _____ signature
print name
Project Manager title

APPROVE as to form and content:
USING AGENCY name Elgin Mental Health Center
BY [redacted] DATE: 10-29-2025 signature
print name
title

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER FIRM NAME
IHC Co [redacted] 0/29/25
BY _____ signature
James Leppert print name
Sr. Project Manager title

CDB/PM APPROVE
[redacted] 3-18-26
BY _____ signature
Crystal Kitchen print name
Choose an item. Choose an item. Project Manager title

PRIME CONTRACTOR FIRM NAME C.W. Burns Co., Inc.
BY [redacted] nature
Ken Thomas print name
Project Manager 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)

Capital Development Board
Building a Better Illinois

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 9/17/2025 Change Order Number: T 02

1. (Contractor's Name, Address, Telephone, Fax & Attention)
Air Comfort, LLC, dba Applied Controls, LLC
2550 Brega Drive
Broadview, Illinois 60155

Office: (708) 356-5010 Mobile/Cell: ( )
Attn: Mia Guerrero e-mail: mguerrero@aclchicago.com

CDB Project #: 321-055-136 Phase #: 0
CDB Project Name: Renovate Dietary
& Location:Elgin Mental Health Center

CDB Contract #: 220544483
Contract Work: Temperature Controls

REQUEST for change by: Contractor

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

REASON for change: Assigned Contractor unable to mobilize until given direction by the Coordinating Contractor causing changes to the Contract scope and schedule.

3.

DESCRIPTION of change including reference to drawings and specifications revised new drawings and specifications issued. Labor rate changes associated with new Substantial Completion date of July 31, 2026. Change Substantial Completion date from April 3, 2026 to July 31, 2026. Change Final Acceptance from May 3, 2026 to August 31, 2026.

4. [redacted] 3.31.26

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.
Helm, Ventilation: V-03; Monaco, Mechanical: H-03; Public Electric, Electrical: E-05; C.W. Burns, Plumbing: P-05; IHC, General: G-06; Colfax, Asbestos: A-01.

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

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

The Contract Sum is Increased by the total sum of ~~$5,622.07~~ $4,679.72

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 Kluber, Inc
BY [redacted] DATE: 10/20/25
signature
print name
Project Manager
title

APPROVE as to form and content:
USING AGENCY name Elgin Mental Health Center
BY [redacted] DATE: 10-23-2025
signature
print name
title

7. COORDINATING CONTRACTOR or CONSTRUCT. MANAGER FIRM NAME
IHC Construction Companies, LLC
BY [redacted] 10/22/2025
signature
print name
title

CDB/PM APPROVE
BY [redacted] 3-18-26
signature
Crystal Kitchen Choose an item. Choose an item. Project Manager
print name
title

PRIME CONTRACTOR FIRM NAME Air Comfort, LLC, dba Applied Controls, LLC
BY [redacted]
signature
Kevin Kisala, Vice President
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)

E-JANUARY 2024

Capital Development Board
Building a Better Illinois

REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 9/17/2025 Change Order Number: V 03

1. (Contractor's Name, Address, Telephone, Fax & Attention)
Mechanical, Inc. DBA Helm Mechanical Inc.
2279 Yellow Creek Road
Freeport, Illinois 61032

Office: (630) 891-3449 Mobile/Cell: ( )
Attn: Ken Jones e-mail: kjones@helmgroup.com

CDB Project #: 321-055-136 Phase #: 0
CDB Project Name: Renovate Dietary
& Location:Elgin Mental Health Center

CDB Contract #: 22054784
Contract Work: Ventilating

REQUEST for change by: Contractor

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

REASON for change: Assigned Contractor unable to mobilize until given direction by the Coordinating Contractor causing changes to the Contract scope and schedule.

3.

DESCRIPTION of change including reference to drawings and specifications revised new drawings and specifications issued. Labor rate changes and additional storage costs in relation to the mobilization associated with new Substantial Completion date of July 31, 2026. Change Substantial Completion date from April 3, 2026 to July 31, 2026. Change Final Acceptance from May 3, 2026 to August 31, 2026.

4.

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.
Applied Controls, Temperature Controls: T-02; Monaco, Mechanical: H-03; Public Electric, Electrical: E-05; C.W. Burns, Plumbing: P-05; IHC, General: G-06; Colfax, Asbestos: A-01.

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

CONSIDERATION:

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

The Contract Sum is Choose an item.
by the total sum of ~~$9,905.52~~ $16,892.99

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 Kluber Inc.
BY [redacted] 10/21/2025 *signature*
Project Manager print name title

APPROVE as to form and content:

USING AGENCY name Elgin Mental Health Center
BY [redacted] DATE: 10-23-2025 *signature*
print name title

7. COORDINATING CONTRACTOR or CONSTRUCT. MANAGER FIRM NAME
IHC Construction Companies, LLC
BY [redacted] 10/22/2025 *signature*
Sr. Project Manager print name title

CDB/PM APPROVE DATE: 3-18-26
BY [redacted] *signature*
Crystal Kitchen Choose an item. Project Manager print name title

PRIME CONTRACTOR FIRM NAME Mechanical, Inc. DBA Helm Mechanical, Inc.
BY [redacted] *signature*
Ken Jones
Project Manager 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)

State of Illinois
Capital Development Board

Request for Board Approval of Modification to Professional Services Agreement

Project Number: 120-200-134, Phase 1

Description: Replace Fire Protection Systems
Pontiac Correctional Center
Pontiac, Livingston County, IL

Using Agency: Illinois Department of Corrections

Architect/Engineer: Primera Engineering
550 W. Jackson Blvd, Suite 600
Chicago, IL, 6061

Total Project Budget: $5,274,600.00
Unobligated Funds: $5,274,600.00
Total Spent to Date: $258,624.05
Percent Complete: 50% of Project completed to date

Project Manager: Peter Jerszynski



PROJECT HISTORY: The North Cell House (C0710) is a 109,638 square foot, 6 story building established in 1892. The South Cell House (C0717) is a 108,708 square foot, 6 story building established in 1895. The scope of work provides for removing and replacing the existing fire protection systems in the North Cell House and the South Cell House.

PURPOSE OF THIS AGREEMENT MODIFICATION: Additional scope added for Fire Alarm Replacement Design. Provide basic services for the 51% Design Informal submittal, 100% Design through closeout to included additional scope. Replace entire fire alarm system in both the North & South cell house with a new code compliant, addressable, voice, fire alarm system including the conduit. The new system shall be designed and installed in accordance with 2015 editions of NFPA 101 as recommended by the Illinois State Fire Marshal. The Modification includes on-site observation increase and cost estimate reimbursable. Reimbursables and onsite observation are not to exceed values pay based upon actual time and material used.

SUBJECT AGREEMENT AMENDED AS FOLLOWS (You will need to add/update/remove lines from this table as necessary to fit your project. Do not copy the table over from a PDF, it looks horrible)

Fee Description	Total Obligation per Original Agreement	Total Amount of Previous Modifications	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	$391,700.00	$0.00	$391,700.00	$185,000.00	$576,700.00
Additional Services	$71,700.00	$63,360.00	$135,060.00	$0.00	$135,060.00
On-Site Representative Reimbursement	$80,000.00	$0.00	$80,000.00	$36,000.00	$116,000.00
Design Testing	$5,000.00		$5,000.00		$5,000.00
Hazardous Materials Testing	$10,000.00		$10,000.00		$10,000.00
Contract Admin Fee	$13,900.00	$1,900.00	$15,800.00	$5,500.00	$21,300.00
Reproduction				$3,800.00	$3,800.00
Subsoil Investigation					
TOTALS	$572,300.00	$65,260.00	$637,560.00	$230,300.00	$867,860.00

Capital Development Board
Building a Better Illinois

STATE OF ILLINOIS
JB PRITZKER, GOVERNOR
TAMAKIA EDWARDS, EXECUTIVE DIRECTOR

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

M E M O R A N D U M

TO: Mr. James Cockrell, Regional Manager, Region 2

FROM: Mr. Peter Jerszynski III AC

DATE: July 14, 2026

RE: Project #120-200-134
Contract Mod Request
Replace Fire Protection Systems
Pontiac Correctional Center
Pontiac, Livingston County, IL

A/E Name: Primera Engineers
550 W. Jackson Blvd., Suite 600
Chicago, IL. 60610

Mr. Cockrell,

During the early design phases of this project 120-200-134 Replace Fire Protection Systems, Primera Engineers were doing their due diligence and investigating the code requirements for this project. During their investigation, a conversation with the Illinois State Fire Marshall regarding the scope of the project revealed that the proposed suppression system for this project would be unable to be certified by the Fire Marshall due to the alarm system at the two cell houses not functioning. This Mod will allow Primera to move forward with the design of the fire alarm system and incorporate it into the existing fire protection project.

The North Cell House (C0710) is a 109,638 square foot, 6 story building established in 1892. The South Cell House (C0717) is a 108,708 square foot, 6 story building established in 1895.

The scope of work provides for removing and replacing the existing fire protection systems in the North and South Cell House.

It is the opinion of Mr. Jerszynski that the associated fire alarm work located in these two cell houses should be completed concurrently with the fire suppression system so that the fire suppression system can be certified by the Illinois State Fire Marshall.

S[redacted]

Peter J Jerszynski III AC
Capital Development Board
Region 2 - Project Manager

cc: James Cockrell, Region 2, Regional Manager
Peter J Jerszynski III AC Region 2 – Project Manager

MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD

Professional Services Agreement

Modification Number: **2**
Project Number: **120-200-134**
Date: July 21, 2026

Firm Name, Address
Primera Engineers, Ltd.
550 W Jackson Blvd, Ste 600
Chicago, IL 60661

Project Information
Replace Fire Protection Systems
Pontiac Correctional Center - Livingston County
Pontiac, Livingston County, Illinois

This Modification Increases the Full Service Agreement by 36%

Agreement Date: 2025-08-20 Contract: 25052310

[redacted]pose of this agreement modification: Additional Scope added for Fire Alarm Replacement Design. Provide basic services for 51% Design informal.submittal,100% Design through Closeout to include additional scope. Replace the entire fire alarm system in both the North Cell House and South Cell House with a new code-compliant, addressable, voice, fire alarm system including all conduit. The new system shall be designed and installed in accordance with the 2015 editions of NFPA 101 as recommended by the Illinois State Fire Marshal. Modification includes On-Site Observation increase and Cost Estimate Reimbursable. Reimbursables and On-Site Observation are Not -To- Exceed values pay based upon actual time and material used. Milestones are changed as follows: 100% from 04/04/2026 to 2/25/2027, Bid Document Release from 06/12/2026 to 7/16/2027, Prime Bid from 7/10/2026 to 9/14/2027, AE Substantial Completion from 7/9/2028 to 6/3/2030, AE Final Acceptance from 8/20/2028 to 7/3/2030 and A/E Contract Completion Date from 6/9/2030 to 6/3/2032

Subject agreement amended as follows: Replace Appendix A - M1 with Appendix A - M2

AGREEMENT SUMMARY

Fee Description	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	$391,700.00	$.00	$391,700.00	$185,000.00	$576,700.00
Additional Services	$71,700.00	$63,360.00	$135,060.00	$.00	$135,060.00
Contract Administration Fee,	$13,900.00	$1,900.00	$15,800.00	$5,500.00	$21,300.00
On-Site Representative Reim	$80,000.00	$.00	$80,000.00	$36,000.00	$116,000.00
Design Testing	$5,000.00	$.00	$5,000.00	$.00	$5,000.00
Cost Estimating	$.00	$.00	$.00	$3,800.00	$3,800.00
Hazardous Materials Testing	$10,000.00	$.00	$10,000.00	$.00	$10,000.00
TOTALS	$572,300.00	$65,260.00	$637,560.00	$230,300.00	$867,860.00

Prepared by: [redacted] Date

AE Firm name: Primera Engineers, Ltd.

By: [redacted]
AE's Authorizing Representative Date

Print AE name, Title:

Approved by: [redacted] Date

Approved by: _____
Legal Date

By: _____
Using Agency approval Date

Reviewed [redacted] Date

By: [redacted] Date

Final CDB authorization _____ Date

Print name/title _____

CDB Project No. 810-024-044, Phase 1

Upgrade Plumbing and Replace Water Heater and Storage Tank
Danville Area Community Center
Danville, Vermilion County, IL



Subject: Single Bid Award

CDB Project Manager: Chris MacGibbon

Project History:
The Danville Area Community College is an 18-building facility established in 1899. The Mary Miller Complex (JC07I) is an 85,389 square foot, 3-story building established in 1969. Work will take place on the lower level and first floor. The scope of work is to remove and replace accessible galvanized domestic cold water and hot water supply and return piping lines at the basement level and first floor level with new copper piping. As well as removing and replacing the existing domestic hot water heater and recirculation pump.

Requested Action:
A single bid was received for the single prime plumbing trade on September 15, 2026. Eight (8) contractors and nine (9) plan rooms held bid documents for the project. Four (4) plumbing contractors attended the Pre-Bid Meeting. This was a re-bid; the first bid opening only yielded one bid with four (4) plumbing contractors attending the first Pre-Bid Meeting. CDB is requesting Board Approval of the single bid for A&R Mechanical Contractors, Inc. in the amount of $431,000.

Architect/Engineer: G.H.R. Engineers & Associates, Inc
1615 S. Neil Street
Champaign, IL, 61820

TRADE	BASE BID + ALT 1	ESTIMATE	% DIFFERENCE
Plumbing	$431,000.00	$277,389.00	55.4%

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

A&R Mechanical Contractors, Inc
711 Kettering Park Drive
Urbana, IL 61801

Plumbing Work: $431,000.00

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

MEMORANDUM

TO: James Cockrell, Regional Manager

FROM: Chris MacGibbon, Senior Project Manager

DATE: September 23, 2026

RE: Project #810-024-044
Upgrade Plumbing and Replace Water Heater and Storage Tank
Danville Area Community College - Vermilion County
Illinois Community College Board

The subject project was bid on September 15, 2026, under a single prime trade to remove and replace the existing domestic water heater/tank and recirculation pump. The scope also includes removal and replacement of accessible galvanized domestic cold and hot water supply and return piping lines at the basement level and first floor level with new copper piping. The project was advertised for 29 days. It received one bid from a heating contractor. The bid came in at 55.4% above the A/E's estimate.

Although eight contractors and nine plan rooms held bid documents, and four plumbing contractors attended the pre bid meeting, only one bid was received. This was a rebid after the first bid opening resulted in one non-responsive bid.

After the single bidder from the first bid opening on May 5, 2026, was disqualified (for an invalid prequalification status), the team elected to extend the construction duration to allow more flexibility for scheduling the work. We were unable to reduce or redesign the scope due to budget constraints; however, three alternates were included to assist with budget adjustments.

Plans were distributed to multiple plan rooms as well as publicly available on CDB’s website. There were multiple prospective bidders who viewed the plans on CDB's website and attended the pre-bid meeting.

It is my opinion that interest was low due to the size and nature (an occupied educational and sports complex) of this project. The first bid was $407,000 and I did not expect to improve upon that number given current market conditions. We asked if there was any additional funding available, there was not. As such, we are not able to award any of the alternates. I request that this single bid be considered for approval by the Board.

Attachments: Plan holder List, A/E Letters, PPCB/OPCC (Other relevant documents in RTA).

cc: Keith Stewart, Construction Administrator
Chris N. Crawford, Construction Administrative Assistant II

GHR Engineers and Associates, Inc.
Mechanical and Electrical Consulting Engineers

Memorandum

September 17, 2026
7830

To: Chris MacGibbon - CDB

From: Sophie Shorish - GHR

Re: CDB-810-024-044
Upgrade Plumbing and Replace Water Heater and Storage Tank
Danville Area Community College - Vermilion County
Written Explanation of Bid Variance

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1. **Purpose**: Per Section F of the 2026 Capital Development Board Design & Construction Manual, this memo provides a written explanation of the reasons for the difference between the original CDB Estimated Project Cost and the total project budget required based on the bid received.

   a. **Project Funding Context**:
      i. **Original CDB Estimated Project Cost**: $653,000
      ii. **CDB Appropriated Amount**: $489,750
      iii. **Local Share (DACC 25%)**: $163,250 (Calculated as 25% of the total estimated cost)
      iv. **A/E Fees & Reimbursables (Includes A/E basic services fee, additional services fees, reimbursables, CAF)**: $99,250

   b. **Breakdown of Bid Amounts**:
      i. The following table outlines the specific monetary values submitted by A & R Mechanical Contractors, Inc. for the Base Bid and each Alternate. These figures represent the construction contract sum only and do not include A/E fees or reimbursables.

Description	Amount
Base Bid	$431,000
Alternate 1	$150,000
Alternate 2	$170,000
Alternate 3	$56,000

   c. **Bid vs. 02/20/2026 A/E CD Estimate**:
      i. The base bid submitted by A & R Mechanical Contractors, Inc. exceeds the Architect / Engineer's Construction Document (A/E CD) estimate by 55%. Following an interview with the bidder and several plan holders who declined to participate, this significant variance appears attributable to a combination of increased material costs and the current bidding climate rather than project-specific complexities. The project received only one bid; other contractors indicated various reasons for not bidding including concerns that their insurance would not cover work including abatement, work schedules already at capacity. This lack of competition and limited market interest directly contributed to the elevated bid amount.

SMS/smh
cc: 6830 corr

2026.09.17 Written Explanation of Bid Variance Memo.SMS.wpd

1615 S. Neil St. · Champaign, IL 61820 · tel (217) 356-0536 · fax (217) 356-1092

GHR Engineers and Associates, Inc.
Mechanical and Electrical Consulting Engineers

Memorandum

September 17, 2026
7830

To: Chris MacGibbon - CDB

From: Sophie Shorish - GHR

Re: CDB-810-024-044
Upgrade Plumbing and Replace Water Heater and Storage Tank
Danville Area Community College - Vermilion County
Written Explanation of Single Bid

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1. **Efforts to Obtain Bidders:** GHR Engineers executed a comprehensive outreach strategy to ensure robust competition:

    a. Plan Room Distribution: Bid documents were distributed to major national services (Dodge Data & Analytics, Construct Connect, Reed Construction Data) and a wide array of local and specialized plan rooms, including the Federation of Women Contractors, Black Contractors United, and regional builder associations.

    b. Direct Solicitation: We directly contacted local plumbing contractors prequalified with the CDB to encourage participation.

    c. Pre-Bid Meeting: A pre-bid meeting was conducted on-site at the Mary Miller Complex to clarify scope and address potential bidder questions.

2. **Reasons for Single Bid:** Plan holders who did not submit a bid were interviewed and provided the following reasons for not bidding:

    a. Manpower Constraints: One contractor indicated they had other projects starting simultaneously and could not pull personnel from their regular customer accounts to staff this project without compromising their existing commitments.

    b. Insurance Concerns: Another contractor stated that their insurance would not allow them to take on a project that included asbestos abatement scope.

    c. Missed the Bidding Window: A contractor reported that they attempted to submit a bid but missed the bidding window by a few minutes.

3. **Conclusion:** The lack of multiple bids appears to be a result of multiple issues during the specific bid window rather than a lack of interest or overly restrictive document requirements.

SMS/smh

cc: 6830 corr

2026.09.17 Written Explanation of Single Bid.SMS.wpd

1615 S. Neil St. · Champaign, IL 61820 · tel (217) 356-0536 · fax (217) 356-1092

GHR Engineers and Associates, Inc.
Mechanical and Electrical Consulting Engineers

Memorandum

September 17, 2026
7830

To: Chris MacGibbon - CDB

From: Sophie Shorish - GHR

Re: CDB-810-024-044
Upgrade Plumbing and Replace Water Heater and Storage Tank
Danville Area Community College - Vermilion County
Recommendation for Contract Award

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1. Following the bid opening on September 15, 2026, GHR Engineers and Associates, Inc. has completed its review of the bid submitted by A & R Mechanical Contractors, Inc. Based on our evaluation, we recommend awarding the contract to A & R Mechanical Contractors, Inc. for the Base Bid in the amount of **$431,000**, with Alternates considered if additional funding is available.

2. Although only one bid was received due to the seasonal scheduling constraints detailed in our accompanying memo, we have taken steps to verify the validity and reliability of this bid. We conducted a post-bid interview with A & R Mechanical Contractors, Inc. to discuss their proposal in detail. Our findings are as follows:

   a. **Bid Confidence**: A & R Mechanical Contractors, Inc. confirmed they are fully comfortable with their bid price and stand by their ability to execute the work within budget and on schedule.
   b. **Project Understanding**: During the interview, the team demonstrated a thorough understanding of the project scope, phasing requirements, and the operational constraints of working within the Mary Miller Complex.
   c. **Qualified Team**: A & R Mechanical Contractors, Inc. has assembled a competent team of subcontractors for the specialized portions of this work. We verified that all key subcontractors have visited the site, familiarized themselves with the existing building conditions, and are committed to the project timeline.

3. **Recommendation on Scope**:

   a. Our analysis shows that the Base Bid is priced fairly and aligns well with the project's funding parameters. Therefore, we recommend proceeding immediately with the award of the Base Bid.
   b. Regarding the Alternates, our review indicates that the pricing for Alternates 1, 2, and 3 includes premiums for the logistical complexity of adding significant scope to a fixed schedule. Consequently, we recommend that the CDB and DACC consider these alternates only if additional funding allows.

4. Given A & R Mechanical Contractors, Inc. clear grasp of the project challenges, their confirmed readiness, and the responsiveness of their Base Bid, we are confident they are the responsible bidder for this project.

5. I am available to discuss this further if there are any questions.

SMS/smh
cc: 6830 corr
2026.09.17 Recommendation for Contract Award.SMS.wpd

1615 S. Neil St. · Champaign, IL 61820 · tel (217) 356-0536 · fax (217) 356-1092

Capital Development Board
Building a Better Illinois

Filter By:
Project Name equals **810-024-044-01 | Upgrade Plumbing and Replace Water Heater and Storage Tank**
Bid Due Date greater than or equal to **07.01.2022**

	Company Name	First Name	Last Name	Bid Submitted	Bidding Status	Date Invited
A&R Mechanical Contractors						
	A&R Mechanical Contractors	Jonathan	Reichard	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.24.2026
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)	08.25.2026
Ainsley						
	Ainsley	projects1	siba-agc.org	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.24.2026
Amiri Construction LLC						
	Amiri Construction LLC	Ahmad Paiman	Amiri	Yes	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	04.09.2026
Antigua Construction, Inc.						
	Antigua Construction, Inc.	Oscar	Rodriguez	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.25.2026
Blackridge Research & consulting						
	Blackridge Research & consulting	Venkatesh	Siva	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.25.2026
	Blackridge Research & consulting	Venkatesh	Siva	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	04.09.2026
Brandenburger Plumbing, Inc.						
	Brandenburger Plumbing, Inc.	Michael	Daly	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	04.12.2026
Builders Avenue						
	Builders Avenue	Hanaa	Letaief	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	04.10.2026
ConstructConnect						
	ConstructConnect	Morgan	Stinson	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	04.21.2026
ConstructConnect / Sarah Stadalsky						
	ConstructConnect / Sarah Stadalsky	Sarah	Stadalsky	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	04.21.2026
E.L. Pruitt Company						
	E.L. Pruitt Company	Aaron	Green	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	04.15.2026
ePlan						
	ePlan	eplan	reporter	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.25.2026
	ePlan	eplan	reporter	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	04.09.2026
Fidelity Plumbing LLC						
	Fidelity Plumbing LLC	Curtis	Harmon	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	04.30.2026
GHR Engineers and Associates, Inc.						
	GHR Engineers and Associates, Inc.	Shannon	Hicks	Yes	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	06.23.2025
Greater Peoria Contractors and Suppliers Asscociation						
	Greater Peoria Contractors and Suppliers Asscociation	Anna	Taylor	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	04.08.2026
	Greater Peoria Contractors and Suppliers Asscociation	Anna	Taylor	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.24.2026
Henneman Engineering Inc.						
	Henneman Engineering Inc.	Cary	McClughen	Yes	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	06.17.2025
Henson Robinson Company						
	Henson Robinson Company	Norissa	Stetter	No	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	05.04.2026
	Henson Robinson Company	Norissa	Stetter	No	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	08.28.2026
Illinois Capital Development Board						
	Illinois Capital Development Board	Kathryn	Martin	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	06.05.2025
	Illinois Capital Development Board	Nicki	Patterson	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	04.09.2026
	Illinois Capital Development Board	Nicki	Patterson	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.26.2026
	Illinois Capital Development Board	Kathryn	Martin	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.26.2026
	Illinois Capital Development Board	Kathryn	Martin	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	04.13.2026
Johnson Controls						
	Johnson Controls	Trevor	Blum	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.25.2026
Josh Neff						
	Josh Neff	Josh	Neff	No	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	08.24.2026
Mazarini Inc.						
	Mazarini Inc.	Bohdana Sameliuk	Eagle	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.26.2026
Oberlander electric						
	Oberlander electric	Justin	McLeese	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	04.10.2026
Patriot X LLC						
	Patriot X LLC	Anthony	Anderson	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	05.05.2026
	Patriot X LLC	Anthony	Anderson	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.25.2026
QTO Sol						
	QTO Sol	Ayan	Aqeel	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	04.23.2026
QTO SOLUTIONS						

	QTO SOLUTIONS	Ayan	Aqeel	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.25.2026
Southern Illinois Builders Association						
	Southern Illinois Builders Association	Stephanie	Foster	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	08.27.2026
	Southern Illinois Builders Association	Stephanie	Foster	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	04.08.2026
The Stone Group						
	The Stone Group	daniel	cwik	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	04.14.2026
TT Construction Group						
	TT Construction Group	Sengchanh	Linthankhanh	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	04.20.2026
United Mechanical Group Inc						
	United Mechanical Group Inc	Chad	Graham	No	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	04.08.2026
Venture Mechanical Contractors Inc.						
	Venture Mechanical Contractors Inc.	Jessica	Lewis	No	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	04.16.2026

State of Illinois
Capital Development Board

Request for Board Approval of Modification to Professional Services Agreement

Project Number: 830-010-355, Phase 1

Description: Construct a Computer Science Addition for the Thomas M. Siebel Center
University of Illinois Urbana Champaign
Urbana, Champaign County, Illinois



Using Agency: University of Illinois Urbana Champaign

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

Total Project Budget: $78,000,000.00
Unobligated Funds: $65,824,184.00
Total Spent to Date: $487,898.25
Percent Complete: 1% of Project completed to date

Project Manager: Jacob Teegarden

PROJECT HISTORY: The University of Illinois Urbana Champaign is a 642-Building Facility established in 1878, and is located in Urbana and Champaign, Champaign County, Illinois.

The scope of work provides for construction of an approximately 60,000 square foot above ground academic and research facility located adjacent to the existing Thomas M. Siebel Center for Computer Science. This multi-story facility will include flexible hardware labs, robotics and computing research space, offices and support areas for faculty, doctoral candidates, and postdoctoral fellows, and meeting areas. The scope also encompasses vertical circulation across all floors, as well as a physical connection with horizontal links to the existing Thomas M. Siebel Center for Computer Science.

PURPOSE OF THIS AGREEMENT MODIFICATION: This modification provides for additional services and reimbursables related to the relocation of the 20" water main to accommodate the Option 1 selection by UIUC for the new building. To accomplish this, a new water main must be routed along N Matthews Ave and W Clark St for approximately three city blocks. This modification provides for a separate bid package for the work as well as overall schedule impact and project management fee. Additionally, this modification provides additional services for the design of a first floor connecting corridor from the new Computer Science building to the current NCSA building. This modification establishes a schedule for Phase 2 as well as adjustments to the Phase 1 milestone dates.

SUBJECT AGREEMENT AMENDED AS FOLLOWS

Fee Description	Total Obligation per Original Agreement	Total Amount of Previous Modifications	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	$4,273,900.00	$21,800.00	$4,252,100.00	$0.00	$4,252,100.00
Additional Services	$296,911.00	$0.00	$296,911.00	$324,150.00	$621,061.00
Contract Administration Fee	$137,100.00	$0.00	$137,100.00	$9,100.00	$146,200.00
On-Site Observation	$244,227.00	$0.00	$244,227.00	$0.00	$244,227.00
Geotechnical Investigation	$10,500.00	$0.00	$10,500.00	$0.00	$10,500.00
Hazardous Materials Testing	$10,000.00	$0.00	$10,000.00	$0.00	$10,000.00
LEED Registration Fee	$6,700.00	$0.00	$6,700.00	$0.00	$6,700.00
LiDAR Rental	$15,000.00	$0.00	$15,000.00	$0.00	$15,000.00
Reproduction of Review	$46,788.00	$0.00	$46,788.00	$0.00	$46,788.00

Site Survey	$0.00	$21,800.00	$21,800.00	$0.00	$21,800.00
Soils Study	$10,050.00	$0.00	$10,050.00	$0.00	$10,050.00
Topographical Survey	$0.00	$0.00	$0.00	$35,000.00	$35,000.00
TOTALS	$5,051,176.00	$0.00	$5,051,176.00	$368,250.00	$5,419,426.00

10/7/2026

To: Members of the Capital Development Board
From: Jake Teegarden, Senior Project Manager – Region 2

Re: A/E Contract Modification #2 – Water line relocation, adding bid package, and connection to NCSA

CDB Project 830-010-355
CDB Contract: 26071810

Dear Madam Chair and Members of the Capital Development Board,

CDB Project 830-010-355 - Construct a Computer Science Addition to the Thomas M. Siebel Center at the University of Illinois is in the early stages of design. The project team has held several project meetings working towards the goal of selecting the design concept that will ultimately become the addition to the existing Thomas M. Siebel. The selected design concept has presented an unforeseen issue that must be corrected for the project to proceed as well as a Client Agency request for additional scope to include a connection to the National Center for Supercomputing Applications (NCSA).

First, the unforeseen issue is the location of an existing water line that runs directly under the center of the building. The original design (image 1) anticipated being able to construct an overhead skywalk to allow access to the utilities located under the building. After discussions with the water company, this is no longer a possibility, and the building design must be changed or the water line must be relocated.

Image 1:

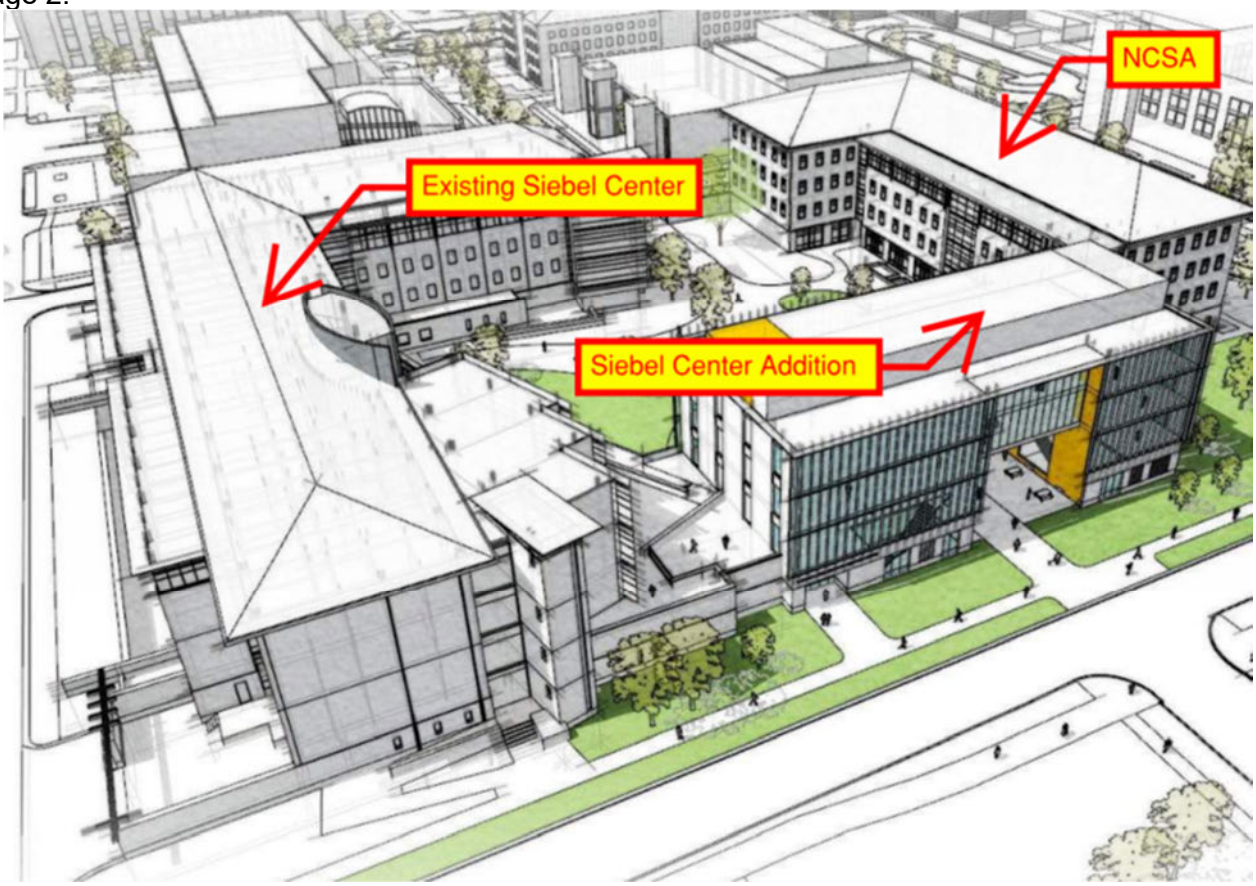


The project team will be adding an additional phase to the project for the relocation of the water line, to

prevent any delays to the construction of the addition to the Siebel Center. Doing so will add additional work for the A/E, which has been deemed compensable by CDB and the University of Illinois Urbana Champaign. This additional work includes but is not limited to additional design efforts, an additional bidding phase, an additional construction phase, and an additional contractor close-out phase. The goal of the additional phase is to have most of the work for the relocation completed prior to full scale construction of the addition.

Second, the University of Illinois Urbana Champaign has requested to add a connection from the Thomas M. Siebel Center's addition to the building housing the National Center for Supercomputing Applications. The Siebel Center and the National Center for Supercomputing Applications are located next to each other on the same block (image 2), and the connection will provide easier access between to the two buildings.

Image 2:



For the connection to NCSA to be accomplished, the A/E team will receive additional compensation for design services. Capital Development Board and the University of Illinois Urbana Champaign have deemed the additional work compensable and have reached an agreed upon cost.

Continued the next page.

The total amount of Contract Modification 2 is $368,250.00, which breaks down according to the following costs:

1) Water Main Relocation Design: $248,150.00. This fee covers HDR's project management costs of $118,000.00, Civil Engineering costs for HDR's Civil Consultant, Terra Engineering, of $100,750.00, and additional cost estimating by HDR's Estimating Consultant, Vistara Construction Services, of $29,400.00
2) Water Main Land Survey: Terra Engineering will have to expand the boundary of the surveying scope to include the multiple block distance of the water main relocation. This is part of the water main relocation design but is being billed as a reimbursable. The cost for the additional survey is $35,000.00.

The total cost of adding the additional phase to relocate the water main is $283,150.00

3) Connection to NSCA Design: $76,000.00. HDR's project management cost of $68,000.00, and two structural engineering consultants, Magnussen Klemencik Associates and Drucker Warner Associates, each receiving $4,000.00.
4) Capital Development Board CAF: $9,100.00.

MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD

Professional Services Agreement

Modification Number: **2**
Project Number: **830-010-355**
Date: September 24, 2026

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

Construct a Computer Science Addition for the Thomas M. Siebel Center
University of Illinois - Urbana/Champaign, Champaign County
Champaign, Champaign County, Illinois

This Modification Changes the Scope of the Contract

Agreement Date: 2026-05-15 Contract: 26071810

Scope/Purpose of this agreement modification: This modification provides for additional services and reimbursables related to the relocation of the 20" water main to accommodate the Option 1 selection by UIUC for the new building. To accomplish this, a new water main must be routed along N Matthews Ave and W Clark St for approximately three city blocks. This modification provides for a separate bid package for the work as well as overall schedule impact and project management fee. Additionally, this modification provides additional services for the design of a first floor connecting corridor from the new Computer Science building to the current NCSA building. This modification establishes a schedule for Phase 2 as well as adjustments to the Phase 1 milestone dates.

Subject agreement amended as follows: Replace Appendix A - M1 with Appendix A - M2
Replace Appendix A Clarifications - M1 with Appendix A Clarifications - M2

AGREEMENT SUMMARY

Fee Description	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	$4,273,900.00	-$21,800.00	$4,252,100.00	$.00	$4,252,100.00
Additional Services	$296,911.00	$.00	$296,911.00	$324,150.00	$621,061.00
Contract Administration Fee,	$137,100.00	$.00	$137,100.00	$9,100.00	$146,200.00
On-Site Representative Reim	$244,227.00	$.00	$244,227.00	$.00	$244,227.00
Geotechnical Investigation	$10,500.00	$.00	$10,500.00	$.00	$10,500.00
Hazardous Materials Testing	$10,000.00	$.00	$10,000.00	$.00	$10,000.00
LEED Registration Fee	$6,700.00	$.00	$6,700.00	$.00	$6,700.00
LIDAR Rental	$15,000.00	$.00	$15,000.00	$.00	$15,000.00
Reporduction of Review	$46,788.00	$.00	$46,788.00	$.00	$46,788.00
Site Survey	$.00	$21,800.00	$21,800.00	$.00	$21,800.00
Soils Study	$10,050.00	$.00	$10,050.00	$.00	$10,050.00
Topographical Survey	$.00	$.00	$.00	$35,000.00	$35,000.00
TOTALS	$5,051,176.00	$.00	$5,051,176.00	$368,250.00	$5,419,426.00

Prepared by [redacted] /1/2026
Date

AE Firm name: H[redacted]

By: [redacted]
AE's Authorizing Representative Date

Print AE name, Title: Grace[redacted]ncipal | Vice President

Approved by: [redacted]
Date

Approved by: [redacted] 10/7/26
Date
Amy Romano

The Board of Trustees of the University of Illinois

By: Paul Ellinger VP FO and Comptr, Chan 9/24/2026
Paul Ellinger, Vice President, Chief Financial Officer and Comptroller
Angela Jacobs, Senior Director, Capital, Utilities, and Real Estate 9/24/2026

By: 10/07/2026
Using Agency approval Date

Reviewed: [redacted] 10/7/2026
Date

By: [redacted]
Fiscal Date

Final CDB authorization
Date

Print name/title

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

Project Number	Firm/Job Description	Estimated Total Project Cost
040-010-136	Demolish Buildings Department of Veterans' Affairs Illinois Veterans' Home at Quincy - Adams County *RECOMMENDED FIRMS IN ALPHA ORDER:* Geo. Bancroft Engineering, LLC Senga Architects Inc. White & Borgognoni Architects, P.C.	$3,513,620
040-020-082	Demolish Buildings Department of Veterans' Affairs Illinois Veterans' Home at Manteno - Kankakee County *RECOMMENDED FIRMS IN ALPHA ORDER:* Cedar Street Architecture at TKDA, Inc. Geo. Bancroft Engineering, LLC GSG Consultants, Inc.	$7,671,250
120-075-083	Demolish Building Department of Corrections Dixon Correctional Center - Lee County *RECOMMENDED FIRMS IN ALPHA ORDER:* Geo. Bancroft Engineering, LLC GSG Consultants, Inc. Studio ARQ, LLC	$2,537,500
120-200-135	Demolish Buildings Department of Corrections Pontiac Correctional Center - Livingston County, Livingston *RECOMMENDED FIRMS IN ALPHA ORDER:* Geo. Bancroft Engineering, LLC Senga Architects Inc. Studio ARQ, LLC	$1,649,238

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

Project Number	Firm/Job Description	Estimated Total Project Cost
120-231-035	Demolish Buildings Department of Corrections Joliet Treatment Center - Will County *RECOMMENDED FIRMS IN ALPHA ORDER:* Geo. Bancroft Engineering, LLC Globetrotters Engineering Corporation GSG Consultants, Inc.	$4,100,000
291-080-014	Demolish Buildings Illinois State Police Effingham Troop 9 Headquarters (District 12) - Effingham County *RECOMMENDED FIRMS IN ALPHA ORDER:* Civil Design, Inc. Senga Architects Inc. White & Borgognoni Architects, P.C.	$1,067,718
321-190-055	Demolish Buildings Department of Human Services Kiley Developmental Center - Waukegan, Lake County *RECOMMENDED FIRMS IN ALPHA ORDER:* Cedar Street Architecture at TKDA, Inc. Globetrotters Engineering Corporation Senga Architects Inc.	$1,787,500
630-000-331	Construct New Buildings, Additions and Site Improvements Department of Transportation Statewide Program *RECOMMENDED FIRMS IN ALPHA ORDER:* Bloom Companies, LLC Carlile Architects LLC Globetrotters Engineering Corporation	$7,175,000

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

Project Number	Firm/Job Description	Estimated Total Project Cost
630-000-332	Construct New Facilities, Additions, Demolition and Site Improvements Department of Transportation Statewide Program *RECOMMENDED FIRMS IN ALPHA ORDER:* Blank, Wesselink, Cook & Associates, Inc. Farnsworth Group, Inc. Hurst-Rosche, Inc.	$7,200,000
630-000-334	Construct Secondary Containments and Roofs for Secondary Containments Department of Transportation Statewide Program *RECOMMENDED FIRMS IN ALPHA ORDER:* Globetrotters Engineering Corporation Senga Architects Inc.	$1,300,000
630-437-040	Upgrade Hydro Strip System, Demolish and Construct Mechanic Shop Department of Transportation District 6: Springfield West Team Section Headquarters - Sangamon County *RECOMMENDED FIRMS IN ALPHA ORDER:* AAIC, Inc. Evan Lloyd Associates, Inc. FGM Architects Inc.	$4,900,000
630-441-006	Interior and Exterior Renovations and Site Improvements Department of Transportation IDOT Aeronautics - Springfield, Sangamon County *RECOMMENDED FIRMS IN ALPHA ORDER:* Evan Lloyd Associates, Inc. Hurst-Rosche, Inc. Woolpert Architecture, LLC	$3,025,000

A/E SELECTION COMMITTEE RECOMMENDATIONS
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CDB PROJECT NO: 040-010-136

PROJECT DESCRIPTION: Demolish Buildings

PROJECT LOCATION: Department of Veterans' Affairs
Illinois Veterans' Home at Quincy - Adams County

APPROPRIATION AMOUNT: $3,513,620

ESTIMATED TOTAL PROJECT COST: $3,513,620

PROJECT SCOPE OF WORK:

The Fogg Barracks #21 (W0611) is a 4,395 square foot, 2-story building established in 1935. The Markword Domiciliary #90 (W0647) is a 27,504 square foot, 4-story building established in 1964.

The scope of work provides for the complete demolition and removal of Fogg Barracks (WO611) and Markword Domiciliary #90 (W0647). Work includes removal of all structural elements, foundations, and utility tie-ins for both buildings. For Fogg Barracks, a Historic American Buildings Survey (HABS) report will be required prior to demolition, due to the building's historical significance. Gas and other utilities have been cut and capped. Electrical is still connected and must be properly disconnected prior to demolition. The Fogg Barracks structure shall be treated as unsafe and non-load bearing.

Following demolition, the Fogg Barracks area should be graded to match the surrounding terrain and restored to allow for natural growth of vegetation. Markword Domiciliary restoration will include, but not limited to, grading, landscaping, site paving, and utility/equipment relocation.

Hazardous materials may be encountered.

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

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.

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A/E SELECTION COMMITTEE RECOMMENDATIONS
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CDB PROJECT NO: 040-020-082

PROJECT DESCRIPTION: Demolish Buildings

PROJECT LOCATION: Department of Veterans' Affairs
Illinois Veterans' Home at Manteno - Kankakee County

APPROPRIATION AMOUNT: $7,671,250

ESTIMATED TOTAL PROJECT COST: $7,671,250

PROJECT SCOPE OF WORK:

The Illinois Veterans' Home at Manteno is a 35-building facility established in 1930.

The scope of work provides for the complete demolition of the Brandon I Building (B1066), which consists of a 2-story building with a full basement. There is a single-story extension on the north side, with a crawl space underneath. The total gross area including basement, is approximately 34,353 square feet. Demolition to include the foundations and associated utility tie-ins. In addition to the building, the work also includes the removal of approximately 24,122 square feet of asphalt pavement and stone subbase and 1,110 linear feet of concrete curb. Other sitework required as part of the demolition, includes removal of a 12' x 12' x 4' high loading dock and stairs, approximately 1,750 square feet of sidewalks/concrete pads, and a 30' long x 6' wide concrete ramp that allows access into the building and removal and/or abandonment of existing sanitary and storm lines and manholes.

The scope of work also provides for site access roads, site clearing and the complete demolition of the following.

Incinerator Building (B1135) - The building was built in 1930. The main 1-story building is approximately 32'-0" x 27'-6", and approximately 15' high. As part of the building, is a side room that is approximately 20'-0 x 10'-0", and approximately 10' high. The total gross area is approximately 1,080 square feet. An earth bank surrounds the west side of the building to the roof level and partially surrounds the east and south sides. On the north side of the facility, is a smokestack that is 10' in diameter at the base and is approximately 80' high. The work includes removal of approximately 200' of 8' high fencing to gain access to the building.

Water Plant - It is unknown when the structure was built. The main structure consists of a concrete water treatment structure that is approximately 50' in diameter and partially collapsed, with a heavily eroded steel treatment equipment/structure in the middle. There is also a 1-story concrete structure that is approximately 6'-0 x 4'-0 and approximately 8'-0" high and goes down approximately 4'-0" from grade; assumed to be service access for pumping equipment. The total gross area is approximately 1,900 square feet.

Aeration Structure - It is unknown when the structure was built. The concrete structure is approximately 100' in diameter that is full of aeriation rock with depth unknown, along with a metal aeration tube structure on top of the filter bed. The total gross area is approximately 7,854 square feet. The work includes removal of approximately 30 linear feet of 4' wide concrete steps leading up to the aeration bed.

Blower Building (B1133) - The building was built in 1965. The main 1-story building is approximately 54'-0 x 14'-0", and approximately 12' high. The total gross area is approximately 766 square feet. Located adjacent to the building, are cast-in-place concrete filter beds. They are approximately 7' - 10' feet deep and walls are 1' thick. Sizes or filtration beds vary, but overall area is approximately 58' x 115', or a total area of approximately 6,670 square feet. There are several concrete catwalks over the filter beds that are approximately 30" wide and with some miscellaneous steel tube railings still in place.

Pump House (B1127) - It is unknown when the structure was built. The main 1-story building is approximately 50'-0 x 34'-0", and approximately 12' high. The total gross area is approximately 1,700 square feet. Located adjacent to the building are cast-in-place concrete filter beds. They are approximately 4' - 6' deep and walls are 1' thick. Sizes or filtration beds vary, but overall area is approximately 48' x 125', or a total area of approximately 6,000 square feet. Adjacent to the building, is a cast-in-place pit that is 70' x 17' x 10' deep with a concrete slab. Pit is buried about 5' into the ground.

Pumping Station (B1134) - It is unknown when the building was constructed. The 1-story building is approximately 22' x 18'.

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A/E SELECTION COMMITTEE RECOMMENDATIONS
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CDB PROJECT NO: 120-075-083

PROJECT DESCRIPTION: Demolish Building

PROJECT LOCATION: Department of Corrections
Dixon Correctional Center - Lee County

APPROPRIATION AMOUNT: $2,537,500

ESTIMATED TOTAL PROJECT COST: $2,537,500

PROJECT SCOPE OF WORK:

The General Stores (BC020), formerly Cold Storage Plant, is a 15,210 square foot, 2-story building established in 1916.

The scope of work provides for the complete demolition and removal of the Cold Storage Plant, including the removal of underground foundations and capping of existing utilities. The steam tunnels are to remain, and all existing service lines are to be disconnected and isolated. The work also includes the demolition and removal of all pavements, curbing, sidewalks, and site lighting

Following demolition, the areas should be graded to match the surrounding terrain and restored to allow for natural growth of vegetation.

The Cold Storage building has been vacant and deteriorating for decades; the roof and walls are failing, mold growth is present, and birds and other wildlife have occupied the structure, creating a safety risk of collapse.

Hazardous materials may be encountered.

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

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

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.

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/E SELECTION COMMITTEE RECOMMENDATIONS
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CDB PROJECT NO: 120-200-135

PROJECT DESCRIPTION: Demolish Buildings

PROJECT LOCATION: Department of Corrections
Pontiac Correctional Center - Livingston County

APPROPRIATION AMOUNT: $1,649,238

ESTIMATED TOTAL PROJECT COST: $1,649,238

PROJECT SCOPE OF WORK:

The D Dorm (C0738) is a 12,200 square foot, 3-story building established in 1937. The Quonset Hut (C0723) is a 5,822 square foot, 1-story building established in 1948.

For the D Dorm Building, the scope of work provides for the complete demolition, which consists of a two-story building with a full basement that is approximately 45' x 90' for a gross area of 12,200 square feet, including the foundations and associated utility tie-ins. The work also includes the removal of approximately 2,400 square feet of concrete sidewalk and approximately 24' of 8' high chain-link fencing with barb wire.

In the northwest corner of the basement is an electrical distribution room that is approximately 18' x 18'. The room is active and is to remain in place. It provides the main electrical loop service for the south part of the campus. Selective demolition for the two stories above the electrical room and the adjacent basement areas will be required to preserve the structural integrity of the room. In addition, exact route of the existing underground feeds into the electrical distribution room and then feeds out to the south campus, will need to be evaluated and caution during demolition will be required so electrical feeds are not damaged. The operable electrical distribution room will also need to be partially reconstructed to ensure that the room is waterproof. The interior of the room will require new features, such as, but not limited to; electrical panel sump pump, lighting, heating, etc. to make it functional.

The building has been vacant and deteriorating for decades; the roof and walls are failing, mold growth is present, and birds and other wildlife have occupied the structure, creating a safety risk of collapse.

Following demolition, the areas should be graded to match the surrounding terrain and restored to allow for natural growth of vegetation.

For the Quonset Hut Building, the scope of work provides for the complete demolition of the one-story building that is approximately 42' x 140' for a gross area of 5,880 square feet, including the removal of the slab-on-grade and electrical overhead feed.

Following demolition, the areas should be graded to match the surrounding terrain and gravel pavement restored.

Special precautions are to be taken during high winds and storms, as the building is partially damaged and may be structurally unsound.

Hazardous materials may be encountered.

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

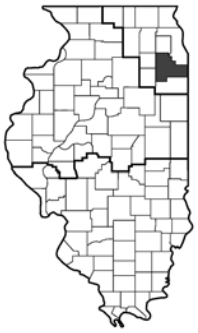
The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. The A/E estimates should be updated and verified at each stage of the project in accordance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

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.

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A/E SELECTION COMMITTEE RECOMMENDATIONS
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CDB PROJECT NO: 120-231-035

PROJECT DESCRIPTION: Demolish Buildings

PROJECT LOCATION: Department of Corrections
Joliet Treatment Center - Will County

APPROPRIATION AMOUNT: $4,100,000

ESTIMATED TOTAL PROJECT COST: $4,100,000

PROJECT SCOPE OF WORK:

The Superintendent Residence (C1904) is an 8,630 square foot, 4-story building established in 1920. The Administration (C1901) is a 15,795 square foot, 4-story building established in 1863.

For the Superintendent's Residence, the scope of work provides for the complete demolition and removal of the residence, including all associated foundations and below-grade elements, and the capping of existing utilities. The work also includes the removal of related site components, including pavement, curbing, sidewalks, and site lighting.

Following demolition, the site shall be graded and restored to match adjacent site conditions and allow for natural vegetation to be reestablished.

For the Administration Building, the scope of work provides for the complete demolition and removal of the Administration Building, including the removal of underground foundations and capping of existing utilities. The work also includes the removal of all pavement, curbing, sidewalks, and site lighting.

Following demolition, the areas should be graded to match the surrounding terrain and restored to allow for natural growth of vegetation.

Existing conditions include active roof leaks, roofing shingles falling off daily, suspected mold in moisture-affected areas, and water-damage-related sagging/caving in of the second-floor infrastructure/ceiling, creating a significant safety hazard.

Hazardous materials may be encountered.

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

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

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.

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/E SELECTION COMMITTEE RECOMMENDATIONS
10/13/2026



CDB PROJECT NO: 291-080-014

PROJECT DESCRIPTION: Demolish Buildings

PROJECT LOCATION: Illinois State Police
Effingham Troop 9 Headquarters (District 12) - Effingham County

APPROPRIATION AMOUNT: $1,067,718

ESTIMATED TOTAL PROJECT COST: $1,067,718

PROJECT SCOPE OF WORK:

The District 12 Headquarters (G1201) is a 5,425 square foot, 1-story building established in 1936.

The scope of work provides for the complete demolition and removal of the Old Illinois State Police District 12 Headquarters. This is a vacant masonry building. Work includes removal of all structural elements, foundations, and utility cap-offs; dismantling and removal of the large communications/antenna tower (approximately 80-100'); removal of all parking lot and driveway pavement down to subgrade (except the 12' east pavement strip serving the adjacent impound lot, which must remain accessible); and demolition of two auxiliary storage buildings and all site paving.

Following demolition, all disturbed areas shall be graded and restored with topsoil and seeding. Gas and other utilities have been capped. Electrical is believed to be capped but must be verified prior to demolition.

Hazardous materials may be encountered.

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

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

A combined MBE/WBE goal of 15 percent is applicable to the A/E team.

There are no VBE/PBE goals applied to the A/E team, but participation is encouraged.

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A/E SELECTION COMMITTEE RECOMMENDATIONS
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CDB PROJECT NO: 321-190-055

PROJECT DESCRIPTION: Demolish Buildings

PROJECT LOCATION: Department of Human Services
Kiley Developmental Center - Waukegan, Lake County

APPROPRIATION AMOUNT: $1,787,500

ESTIMATED TOTAL PROJECT COST: $1,787,500

PROJECT SCOPE OF WORK:

The Home D35 (BM035), Home D36 (BM036), Home D37 (BM037) and Home D38 (BM038) are all 2,909 square foot, 2-story buildings established in 1974.

The scope of work provides for the complete demolition and removal of the Duplex Residential Units, D35, D36, D37, and D38, including all associated crawlspace foundations and below-grade elements, and the capping of existing utilities. The project also includes the removal of related site improvements, including pavement, curbs, sidewalks, and site lighting.

Following demolition, the site shall be graded and restored to match adjacent site conditions and allow for natural vegetation to be reestablished.

Hazardous materials may be encountered.

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

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

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 18 percent is applicable to the A/E team.

There are no VBE/PBE goals applied to the A/E team, but participation is encouraged.

PROFESSIONAL SERVICES BULLETIN VOLUME: 336

A/E SELECTION COMMITTEE RECOMMENDATIONS
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CDB PROJECT NO: 630-000-331

PROJECT DESCRIPTION: Construct New Buildings, Additions and Site Improvements

PROJECT LOCATION: Department of Transportation
Statewide Program

APPROPRIATION AMOUNT: $1,585,000

ESTIMATED TOTAL PROJECT COST: $7,175,000

PROJECT SCOPE OF WORK:

The Forrest Team Section Sub Headquarters is a 3-building facility established in 1976. The scope of work provides for adding two truck storage bays and a wash bay with oil/water separator, either as a building addition or new stand-alone building. If building addition to D0367, include restroom, office, break room, and ready room renovation, including roof and electrical upgrades. If new stand-alone building, along with the two truck storage bays and wash bay, include new offices, breakroom, and ready room in the new building. In the new building option, the existing building D0367, shall be converted to storage and the roof shall be repaired or replaced as necessary, and the building exterior shall be painted. The scope also provides for providing a standby generator to power the yard and the structure covering the brine tanks.

The Ottawa District Headquarters is a 7-building facility established in 1941. The scope of work provides for constructing a new approximately 1,500 square foot heated building for truck and paint storage. The building includes an oil/water separator and spill containment for paint tote storage.

The Pontiac Yard Team Section Headquarters is a 6-building facility established in 1972. The scope of work provides for demolishing the existing Pole Barn Building D0338, 3-Bay Salt Storage Building D0340, and the south leg of the Truck Storage Building D0339. The work also includes constructing an approximately 5,120 square feet heated only equipment and commodities storage building, and constructing an approximately 11,300 square foot addition in place of the south leg of D0339, which shall include a wash bay with oil/water separator, and eight truck storage bays. The scope shall also include upgrading the generator to provide backup for the whole site, upgrading the electrical distribution system and providing a structure covering the brine tanks.

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

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

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

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

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

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

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 336

A/E SELECTION COMMITTEE RECOMMENDATIONS
10/13/2026



CDB PROJECT NO: 630-000-332

PROJECT DESCRIPTION: Construct New Facilities, Additions, Demolition and Site Improvements

PROJECT LOCATION: Department of Transportation
Statewide Program

APPROPRIATION AMOUNT: $1,440,000

ESTIMATED TOTAL PROJECT COST: $7,200,000

PROJECT SCOPE OF WORK:

The Lincoln Equipment Storage Building (D0620) is a 3,456 square foot, 1-story building constructed in 1958. The Lincoln Maintenance Building (D0749) is a 6,490 square foot, 1-story building constructed in 2003. The scope of work provides for the demolition of approximately 2,000 square feet of the Lincoln Maintenance Building, and the demolition of the Lincoln Equipment Storage Building, 3,456 square feet. The work also provides for constructing an approximately 5,000 square foot office building, attached to the Lincoln Maintenance Building, to include but not limited to, three offices, restrooms, locker rooms, parts room, and break/meeting room.

The Rushville Equipment Storage Building (D0670) is a 7,360 square foot, 1-story building constructed in 1972. The scope of work provides for the construction of an addition of approximately 2,400 square foot-conditioned space for offices, ready-room, and break room attached to the existing building. The work also includes HVAC and electrical upgrades to accommodate the addition, remodeling of the existing 6,020 square foot facility that includes, but is not limited to, the expansion of the restroom areas, remodel the offices and parts room, and expand and remodel the break room area to include locker rooms.

The Springfield West Team Section Headquarters is a 39-building facility established in 1950. The Springfield West Operations Equipment Building (D0684) is a 11,052 square foot, 1-story building constructed in 1996. The scope of work provides for an addition of approximately 2,700 square foot-heated and insulated space for offices, conference room, expanded restrooms, mechanical room relocation and the remodel of approximately 1,320 square feet of the original building interior. The work also provides for constructing a new heated brine production building of approximately 1,600 square feet with a 22' coiled overhead door. The work includes attaching a 1,200 square foot lean-to covered secondary containment with four new 10,000-gallon single wall brine storage tanks, and an 880 square foot material storage bin with 10-foot-tall concrete walls, including plumbing, and a gas fired on-demand water heater and power washer.

The Virginia Team Section Sub Headquarters is a 4-building facility established in 1976. The scope of work provides for the construction of a new heated and insulated maintenance facility of approximately 5,760 square feet to include six office spaces, restrooms, ready room/break room, wash bay, truck bay, and a mechanic's bay. The work also provides for a pressure washer system, along with concrete aprons and shall connect into existing yard pavement.

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

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

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

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

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

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

Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget, and they can be held responsible for
redesigning the project should bids received exceed project funding.

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 336

A/E SELECTION COMMITTEE RECOMMENDATIONS
10/13/2026



CDB PROJECT NO: 630-000-334

PROJECT DESCRIPTION: Construct Secondary Containments and Roofs for Secondary Containments

PROJECT LOCATION: Department of Transportation
Statewide Program

APPROPRIATION AMOUNT: $1,300,000

ESTIMATED TOTAL PROJECT COST: $1,300,000

PROJECT SCOPE OF WORK:

The Grayslake Team Section Headquarters is a 5-building complex established in 1955. The Lake Zurich Traffic Field Office is a 4-building complex established in 1941. The New Lenox Team Section Headquarters is an 8-building complex established in 1968. The Oak Brook Team Section Headquarters is a 3-building complex established in 1975. The St. Charles Team Section Headquarters is a 5-building complex established in 1986. The Kennedy Landscape Yard Team Section Headquarters is a 2-building complex established in 1969. The Northside Team Section Headquarters is a 6-building complex established in 1942. The Edens Team Section Headquarters is a 4-building complex established in 1955. The Eisenhower Team Section Headquarters is a 3-building complex established in 1987. The Interstate 57 Team Section Headquarters is a 6-building complex established in 1979. The Hillside Team Section Headquarters is a 3-building complex established in1957. The Northbrook Team Section Headquarters is a 5-building complex established

The scope of work at Grayslake, Lake Zurich, New Lenox, St. Charles, Kennedy Landscape, Edens, Northbrook, and I-57, provides for constructing a roof over existing de-icing chemical containment structure, including snow guards, gutters and downspouts and attendant accessories. The work also provides for metal siding walls with large openings, electrical and lighting.

The scope of work at Oak Brook, Northside, Eisenhower, and Hillside, provides for constructing a secondary concrete containment barrier for de-icing chemical tanks and brine equipment. The work also includes constructing a roof with snow guards, gutters, downspouts and attendant accessories, metal siding walls with large openings, necessary plumbing and pumps, electrical and lighting.

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

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

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

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

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

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

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 18 percent is applicable to the A/E team.

There are no VBE/PBE goals applied to the A/E team, but participation is encouraged.

PROFESSIONAL SERVICES BULLETIN VOLUME: 336

A/E SELECTION COMMITTEE RECOMMENDATIONS
10/13/2026



CDB PROJECT NO: 630-437-040

PROJECT DESCRIPTION: Upgrade Hydro Strip System, Demolish and Construct Mechanic Shop

PROJECT LOCATION: Department of Transportation
District 6: Springfield West Team Section Headquarters - Sangamon County

APPROPRIATION AMOUNT: $980,000

ESTIMATED TOTAL PROJECT COST: $4,900,000

PROJECT SCOPE OF WORK:

The Central Sign Shop (D0603) is a 6,528 square foot storage facility established in 2002. The scope of work provides for design and installation of new extraction fans, and new debris separators for the hydro stripper machine building. The work also provides for epoxy coating the concrete floor and installing waterproof panels on the interior walls.

The Day Labor Unit F Center (D0733) is a 7,200 square foot building facility established in 1998. The scope of work provides for demolishing the existing building (D0733) and replacing it with an approximately 12,000 square foot heated mechanic shop that includes overhead doors, electrical system upgrades, one floor pit, office space, vehicle lift and overhead crane.

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

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

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

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

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

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

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

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 336

A/E SELECTION COMMITTEE RECOMMENDATIONS
10/13/2026



CDB PROJECT NO: 630-441-006

PROJECT DESCRIPTION: Interior and Exterior Renovations and Site Improvements

PROJECT LOCATION: Department of Transportation
IDOT Aeronautics - Springfield, Sangamon County

APPROPRIATION AMOUNT: $605,000

ESTIMATED TOTAL PROJECT COST: $3,025,000

PROJECT SCOPE OF WORK:

The IDOT Aeronautics is a 5-building complex established in 1979. The scope of work provides for a new fire detection system for all five buildings. The work includes repair or replacement and painting of exterior walls on all five buildings. The work also provides for the repair or replacement of the video security and access control system throughout the complex.

The Aeronautics Storage Hangar (D6007) is a 13,000 square foot, 1-story building established in 1986. The scope of work provides for replacing four steel doors, frames, hangar door, steel siding panels and exterior windows. The work includes replacing gutters, downspouts, exterior steel wall panels and trim pieces. The work also provides for remodeling three restrooms, along with electrical updates throughout the hangar.

The Aeronautics Maintenance Hangar (D6008) is a 13,000 square foot, 1-story building established in 1979. The scope of work provides for replacing four steel doors, frames, hangar door seals and steel siding panels, exterior windows and entry storefronts. The work includes remodeling offices, working areas, and restrooms, and replacement of building insulation and water heater. The work also provides for painting of the hangar floor and interior walls, as well as installation of an eye washing station and electrical updates throughout the hangar to include, but not limited to, replacement of all data ports and LAN cabling with CAT 6 cable.

The Division Aeronautic Office (D6009) is a 17,200 square foot, 1-story building established in 1979. The scope of work provides for the replacement of a 30-gallon electric water heater, all entry storefronts, including vestibules, and replacing sidewalks, curbing and driveway. The work includes the replacement of all exterior windows and interior window coverings.

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

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

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

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

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

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

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: 336

CHANGE ORDER FOLLOWING PROCEED ORDER REPORT

Project Number	Project Description	Proceed Order or Change Order Number	Total Amount of this Proceed Order, RFP or Mod & Date Executed	Total Amount of Associated RFPs/Mods & Date Executed	Percentage of RFP/Mod Work Completed
810-032-029	Illinois Community College Board – William Rainey Harper College – Palatine – Cook County – Construct New Campus Facility	PO G-3	$600,000 6/13/2025	**CO-G3R1** **$416,390.11** **9/22/2026**	**99%**

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

Project Number	Firm/Job Description	Estimated Total Project Cost
250-042-006CM	Renovate the Jim Edgar Executive Office Bldg - Construction Management Services Department of Central Management Services Jim Edgar Executive Office Building - Springfield, Sangamon County *SELECTED FIRM:* AECOM Technical Services, Inc.	$216,949,178
321-010-114	Environmental Abatement of the Locust Building Department of Human Services Alton Mental Health Center - Madison County *SELECTED FIRM:* Farmer Environmental Services, LLC	$700,000
818-010-096CM	Construct Performing Arts Center - Construction Management Services Western Illinois University Western Illinois University - Macomb, McDonough County *SELECTED FIRM:* AECOM Technical Services, Inc.	$128,868,161.67

CDB PROJECT NO:	250-042-006CM
PROJECT DESCRIPTION:	Renovate the Jim Edgar Executive Office Bldg - Construction Management Services
PROJECT LOCATION:	Department of Central Management Services Jim Edgar Executive Office Building - Springfield, Sangamon County
PROJECT AMOUNT:	$216,949,178

PROJECT SCOPE OF WORK:

The Jim Edgar Executive Office Building (J0145) is a 254,636 square foot, 7-story building established in 1937.

OUTLINE OF REQUIRED CONSTRUCTION MANAGEMENT SERVICES

Project Overview
The scope of work provides for an overall renovation of the Armory Building for executive office space. The project will be phased, with initial efforts directed toward securing and stabilizing the building as a precursor to future adaptive re-use phases.

The first phase of work includes inspecting and assessing existing conditions, making recommendations for stabilizing all building elements required to halt deterioration, and preparing construction documents to execute the work. The work may include inspection, analysis, and corrective actions related to the building structure, storm and sanitary sewers, building envelope, above and below grade water infiltration, mechanical, electrical, plumbing, and fire protection systems. Additional work may include mold removal, asbestos management and abatement, and lead removal. Coordination with the State Historic Preservation Office will be required for all phases. LEED Silver certification will be required for this project.

Pre Construction Services
- All design phase cost estimating.
- All constructability reviews.
- All drawing/spec coordination assistance.
- All movable equipment coordination with CMS (design phase).
- All bid schedule development.
- Anything related to assisting the A/E in preparing documents.

Scheduling
- Develop the final construction schedule (CPM).
- Keep the construction schedule current throughout construction.
- Provide monthly executive schedule summaries comparing actual vs. projected progress with recommendations.
- Investigate and track long lead procurement items required during construction.

Construction Budget & Cost Control
- Review RFI's, change orders, and contractor pay requests.
- Assist CDB in evaluating bids for construction contracts (if occurring near start of construction).
- Provide budget management and financial reporting during construction.
- Provide explanation of bid anomalies if required at construction contract award.

Construction Coordination
- Develop construction project organization for the construction phase.
- Prepare and distribute minutes for construction phase meetings.
- Assist A/E with plan interpretation during construction.
- Coordinate problem resolution among contractors, A/E, CDB, CMS.
- Assist A/E in coordinating testing and balancing of mechanical systems during construction.
- Coordinate equipment commissioning and training as required by the construction documents.

- Coordinate punch list preparation and substantial completion.
- Coordinate project close out and final acceptance.

Document Management
- Organize and maintain construction phase document files.
- Maintain/manage submittals, submittal logs, RFI's, RFP's, change orders, and other construction documents.
- Collect and maintain MBE/WBE utilization data during construction.
- Collect LEED construction phase submittal data for certification.

General Conditions / Site Management
- Coordinate with federal, state, and city agencies as needed during construction.
- Coordinate with CDB to help contractors achieve MBE/WBE goals on construction contracts.
- Establish and manage site logistics, including:
Traffic management plan.
Site staging and mobilization.
- Provide and manage:
Field offices.
Access roads.
Parking areas.
Site security.
Temporary utilities (in coordination with project specifications).

ARCHITECT/ENGINEER: AECOM Technical Services, Inc. (35539)
Chicago, IL 60601

OUTLINE OF REQUIRED CONSTRUCTION MANAGEMENT SERVICES

Project Overview
The scope of work provides for an overall renovation of the Armory Building for executive office space. The project will be phased, with initial efforts directed toward securing and stabilizing the building as a precursor to future adaptive re-use phases.

The first phase of work includes inspecting and assessing existing conditions, making recommendations for stabilizing all building elements required to halt deterioration, and preparing construction documents to execute the work. The work may include inspection, analysis, and corrective actions related to the building structure, storm and sanitary sewers, building envelope, above and below grade water infiltration, mechanical, electrical, plumbing, and fire protection systems. Additional work may include mold removal, asbestos management and abatement, and lead removal. Coordination with the State Historic Preservation Office will be required for all phases. LEED Silver certification will be required for this project.

Pre Construction Services
- All design phase cost estimating.
- All constructability reviews.
- All drawing/spec coordination assistance.
- All movable equipment coordination with CMS (design phase).
- All bid schedule development.
- Anything related to assisting the A/E in preparing documents.

Scheduling
- Develop the final construction schedule (CPM).
- Keep the construction schedule current throughout construction.
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- Investigate and track long lead procurement items required during construction.

Construction Budget & Cost Control
- Review RFI's, change orders, and contractor pay requests.
- Assist CDB in evaluating bids for construction contracts (if occurring near start of construction).
- Provide budget management and financial reporting during construction.
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Construction Coordination
- Develop construction project organization for the construction phase.
- Prepare and distribute minutes for construction phase meetings.
- Assist A/E with plan interpretation during construction.
- Coordinate problem resolution among contractors, A/E, CDB, CMS.

- Assist A/E in coordinating testing and balancing of mechanical systems during construction.
- Coordinate equipment commissioning and training as required by the construction documents.
- Coordinate punch list preparation and substantial completion.
- Coordinate project close out and final acceptance.

Document Management
- Organize and maintain construction phase document files.
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- Collect and maintain MBE/WBE utilization data during construction.
- Collect LEED construction phase submittal data for certification.

General Conditions / Site Management
- Coordinate with federal, state, and city agencies as needed during construction.
- Coordinate with CDB to help contractors achieve MBE/WBE goals on construction contracts.
- Establish and manage site logistics, including:
  Traffic management plan.
  Site staging and mobilization.
- Provide and manage:
  Field offices.
  Access roads.
  Parking areas.
  Site security.
  Temporary utilities (in coordination with project specifications).

CDB PROJECT NO: 321-010-114

PROJECT DESCRIPTION: Environmental Abatement of the Locust Building

PROJECT LOCATION: Department of Human Services
Alton Mental Health Center - Madison County

PROJECT AMOUNT: $700,000

PROJECT SCOPE OF WORK:
The Locust Cottage (BD013) is a 11,424 square foot, 1-story building established in 1937.

The scope of work provides for the complete abatement of asbestos-containing materials and lead-based paint/materials throughout the Locust Building at the Alton Mental Health Center. The work shall include any supplemental investigation and testing necessary to establish the extent of hazardous materials, and preparation of drawings and specifications. All abatement of asbestos and lead is to follow IDPH, EPA, and OSHA regulations. The scope of work also includes any removal, protection, temporary disconnection, and reinstallation of existing building components only as necessary to access and complete the abatement work. The project is strictly limited to asbestos and lead abatement and should not include renovation, modernization, repair, or replacement of existing building systems except as specifically required to facilitate and complete the abatement.

ARCHITECT/ENGINEER: Farmer Environmental Services, LLC (28758)
Edwardsville, IL 62025

APPROVED BY THE EXECUTIVE DIRECTOR: 9/23/2026

CDB PROJECT NO: 321-010-114
Department of Human Services
Environmental Abatement of the Locust Building
Alton Mental Health Center - Madison County

CDB PROJECT MANAGER: Mark Hendricks

APPROPRIATED AMOUNT: $700,000
ESTIMATED TOTAL PROJECT COST: $700,000

PROFESSIONAL LIABILITY INSURANCE REQUIRED: $250,000
PROJECT FEE CLASSIFICATION: Group III R

The Locust Cottage (BD013) is a 11,424 square foot, 1-story building established in 1937.

The scope of work provides for the complete abatement of asbestos-containing materials and lead-based paint/materials throughout the Locust Building at the Alton Mental Health Center. The work shall include any supplemental investigation and testing necessary to establish the extent of hazardous materials, and preparation of drawings and specifications. All abatement of asbestos and lead is to follow IDPH, EPA, and OSHA regulations. The scope of work also includes any removal, protection, temporary disconnection, and reinstallation of existing building components only as necessary to access and complete the abatement work. The project is strictly limited to asbestos and lead abatement and should not include renovation, modernization, repair, or replacement of existing building systems except as specifically required to facilitate and complete the abatement.

CDB PROJECT NO: 818-010-096CM

PROJECT DESCRIPTION: Construct Performing Arts Center - Construction Management Services

PROJECT LOCATION: Western Illinois University
Western Illinois University - Macomb, McDonough County

PROJECT AMOUNT: $128,868,161.67

PROJECT SCOPE OF WORK:

The Western Illinois University is an 114-building facility established in 1899. The Performing Arts Center (T4037) is a 105,000 square foot, 6-story building established in 2015.

OUTLINE OF REQUIRED CONSTRUCTION MANAGEMENT SERVICES

Project Overview
The scope of work provides for the construction of an approximately 110,000 square foot Performing Arts Center at Macomb.

Construction Budget & Cost Control
- Review of RFI's, change orders, and contractor pay requests.

Construction Coordination
- Prepare and distribute minutes for construction phase meetings.
- Assist with plan interpretation during construction.
- Coordinate problem resolution among contractors, A/E, CDB, and WIU.
- Assist A/E in coordinating testing and balancing of mechanical systems during construction.
- Coordinate equipment commissioning and training as required by the construction documents.
- Coordinate punch list preparation and substantial completion.
- Coordinate project close out and final acceptance.

Document Management
- Organize and maintain construction phase document files.
- Maintain and manage submittals, submittal logs, RFI's, RFP's, change orders, and other construction documents.

ARCHITECT/ENGINEER: AECOM Technical Services, Inc. (35539)
Chicago, IL 60601

OUTLINE OF REQUIRED CONSTRUCTION MANAGEMENT SERVICES

Project Overview
The scope of work provides for the construction of an approximately 110,000 square foot Performing Arts Center at Macomb.

Construction Budget & Cost Control
- Review of RFI's, change orders, and contractor pay requests.

Construction Coordination
- Prepare and distribute minutes for construction phase meetings.
- Assist with plan interpretation during construction.
- Coordinate problem resolution among contractors, A/E, CDB, and WIU.
- Assist A/E in coordinating testing and balancing of mechanical systems during construction.
- Coordinate equipment commissioning and training as required by the construction documents.
- Coordinate punch list preparation and substantial completion.
- Coordinate project close out and final acceptance.

Document Management
- Organize and maintain construction phase document files.
- Maintain and manage submittals, submittal logs, RFI's, RFP's, change orders, and other construction documents.

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

Project Number	Firm/Job Description		Estimated Total Project Cost
321-015-110	Emergency Road Security, Utility Tunnel Stabilization, Steam Boiler Replacement Department of Human Services Choate Mental Health and Developmental Center - Union County *SELECTED FIRM:* AAIC, Inc.		$TBD

CDB PROJECT NO: 321-015-110

PROJECT DESCRIPTION: Emergency Road Security, Utility Tunnel Stabilization, Steam Boiler Replacement

PROJECT LOCATION: Department of Human Services
Choate Mental Health and Developmental Center - Union County

PROJECT AMOUNT: $TBD

PROJECT SCOPE OF WORK:
The Choate Mental Health and Developmental Center is a 50-building facility established in 1872.

The scope of work provides for the emergency steam tunnel shoring to investigate, design, and install temporary structural shoring of the affected section of the existing steam tunnel to stabilize the structure and allow for safe conditions until permanent repairs can be completed. Include asbestos/hazardous material abatement as necessary to access and perform the shoring work. The work also provides for the permanent packaged steam boiler, Oak Hall, to investigate, design, and install temporary structural shoring of the affected section of the existing steam tunnel to stabilize the structure and allow for safe conditions until permanent repairs can be completed. Include asbestos/hazardous material abatement as necessary to access and perform the shoring work and install a permanent packaged steam boiler and all necessary connections to provide heating service to Oak Hall and heating/stabilization of the new steam piping between Sycamore Hall and Life Skills. Include all required piping, electrical, fuel, controls, startup, and associated work necessary for a complete and operational system.

ARCHITECT/ENGINEER: AAIC, Inc. (22909)
Belleville, IL 62220

APPROVED BY THE EXECUTIVE DIRECTOR: 9/9/2026

Scope of Work
Project# 321-015-110
Emergency Road Security, Utility Tunnel Stabilization, Steam Boiler Replacement
Choate Mental Health and Developmental Center - Union County

1. Emergency Steam Tunnel Shoring
Investigate, design, and install temporary structural shoring of the affected section of the existing steam tunnel to stabilize the structure and allow for safe conditions until permanent repairs can be completed. Include asbestos/hazardous material abatement as necessary to access and perform the shoring work.

2. Permanent Packaged Steam Boiler – Oak Hall
Investigate, design, and install temporary structural shoring of the affected section of the existing steam tunnel to stabilize the structure and allow for safe conditions until permanent repairs can be completed. Include asbestos/hazardous material abatement as necessary to access and perform the shoring work
and install a permanent packaged steam boiler and all necessary connections to provide heating service to Oak Hall and heating/stabilization of the new steam piping between Sycamore Hall and Life Skills. Include all required piping, electrical, fuel, controls, startup, and associated work necessary for a complete and operational system.

FY27 PROPOSED CDB BOARD MEETING SCHEDULE

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

Meeting Locations:

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