



**Capital
Development
Board**
Building a Better Illinois

**September 8, 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

September 8, 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 812 8196 PASSWORD: CDB92026

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

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

Call To Order

1. Roll Call of Members
2. Confirmation of a Quorum

Preliminary Items

3. Approval of the Agenda
4. Approval of July 9, 2026, Minutes 1-6
5. Approval of July 9, 2026, Executive Session Minutes 7

Board Action

Construction Region 1

6. Single Bid – ICCB – City Colleges of Chicago, Olive Havey..... 8-13

Construction Region 3

7. Change Order – DNR – Wayne Fitzgerald State Park..... 14-17
8. Change Order – DMA – East St. Louis Readiness Center..... 18-20

QBS

9. Architecture/Engineering Selection Recommendations from PSB 333 21-22
10. Architecture/Engineering Selection Recommendations from PSB 334 23-28
11. Architecture/Engineering Selection Recommendations from PSB 335 29-37

Informational Items

12. Best Interest of the State Selection / Informational Item..... 38-43
13. Emergency Selection / Informational Item 44-46
14. FEP Update.....
15. Public Comment

Executive Session

16. FY 27-28 Internal Audit Plan and Risk Assessment (5 ILCS 120/2(c)(29))
17. FY26 Revised Audit Plan (5 ILCS 120/2(c)(29)).....
18. Internal Audit Charter (5 ILCS 120/2(c)(29)).....
19. Pending and Probable Litigation (5 ILCS 120/2(c)(11))

SUBJECT: Meeting Minutes for July 14, 2026

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

The following Board Members were present:

Chicago

Chair Rhodes
Pam McDonough
Ama Addai
Araceli Garza

Springfield

Peoria

Beverly Potts

The following were present in Chicago:

Karla Springer, CDB	Jesse Martinez, CDB
Ransom Gillespie, CDB	Julia Barhardt, CDB
Markus Pitchford, CDB	Trevor Parnell, CDB
Gary Maus, CDB	Nicole Udoh, CDB
Blanca Rivera, CDB	Penny Varnava, CDB

Brent Lance, CDB
Ted Renner, CDB
Keith Stewart, CDB
Tim Patrick, CDB
Jocelyn Sada, CDB

The following were present in Springfield:

Amy Evans, CDB	Chris MacGibbon, CDB
Crystal Kitchen, CDB	James Cockrell, CDB
Chris Crawford, CDB	Kassandra Wilken, CDB
Brad Nell, CDB	Melissa Porter, CDB
Jill Bohm, CDB	Mark Perkins, DoIT/CDB

David Ealey, CDB
Jerry Norris, CDB
Amy Romano, CDB
Angelina Bagaglio, CDB

The following were present via Webex:

Douglas Jelinek, Batir Arch.	Peter Johnston, GRAEF
Kristin Madden, Batir Arch.	Sara Decatoire, HBRAI
Adam Bohnhoff, Civil Design	Erin Powers, Henneman Eng.
Kat Porter, DEG	Paul Boland, Henneman Eng.
Richard Weitzel, DEG	Daniela Salinas, HOH Grp.
Clark Halstead, Dewberry	Jeremy Connor, Hurst-Rosche
Tami Wright, Dewberry	Nick Gulino, JP Arch.
Scott Farbman, Energy Sol.	Pete Stefani, HBRAI
Chris Fasano, Faith Group	Ian Blanding, MEEA
Loren Boyd, Faith Group	Michelle Thorsell, MEEA
Whitney Harvey, Faith Group	Jack Bilanzic, Mortenson
Josh Harken, Fehr Graham	Ben Rabe, New Buildings
Jan Behounek, FGM Arch.	Erin Sherman, New Buildings
Kevin Meyer, FGM Arch.	Heather Runge, Nicor
Shane Harris, FGM Arch.	Jonathan Skarzynski, Nicor
Carl Darr, GEC	Allen Drewes, Old Town Bld.
Stephen Yoshida, GEC	John Posluszny, Parkway Elv.
Mark Stromberg, GFT	Javier Romero, RME
Ryan Johnson, GFT	Maria Godoy, RME

Matt Whisler, RTM
Steven Haines, Tropical Environment
Mike Shrader, Valdes Engineers
Kevin Marks, Walker Consultants
Thomas D. Manjarres, WEC Energy
Danish Murtaza, WEC Energy
April Koskey, EEC
Melissa Bonner, EEC
Micaela Vidana, EEC
Ken Morris, EEC
Natashia Ramirez, EEC
Gerald Burlingham, EEC
Sean D. Carver, IDOT
Andrew Cunningham, IL Chamber
Ramiro Hernandez, IL Chamber
Amada Ascencio, CDB
Andrea Hunt, CDB
Felicia Burton, CDB
Amber Evans, CDB

Lauren Grenlund, CDB
Medeny C. Guy, CDB
Heather R. Parks, CDB
Jocelyn Sada, CDB
Marcy Joerger, CDB
Mark Jones, CDB
Nazih A. Kafe, CDB
Kathryn Martin, CDB
Carl Kimble, CDB
Nicholas Klein, CDB
Samantha Kluemke, CDB
Paul Kmett, CDB
Luke Montgomery, CDB
Maribel Acevedo, CDB

Christopher May, CDB
Natasia McDade, CDB
Tyler D. McKay, CDB
Joel Meints, CDB
Nichelle Glover, CDB
Lauren Noll, CDB
Robert Oxley, CDB
Nate Porter, CDB
Nicole Power, CDB
Elpidio D. Quiballo, CDB
Nathan E. Schroeder, CDB
Scott Sumner, CDB
Shea Hansen, CDB
Stacy Smith, CDB

Sherri Sullivan, CDB
David Tichy, CDB
Charla Travis, CDB
Devon M. Travous, CDB
Ugo Quiroz, CDB
Penny Varnava, CDB
Jeremy Walker, CDB
Kenneth Watkins, CDB
Latonya Watson, CDB
Allison White, CDB
Carla Yvonne, CDB
Chris Zahn, CDB
Margaret Vaughn, Chgo Roof. Assoc.
Saul Morse, CDB Bd Member

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

Amy Evans took roll call. Chair Rhodes, Vice Chair McDonough, Ama Addai, and Beverly Potts were present.

Chair Rhodes made a motion to allow Saul Morse to participate remotely due to transportation 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 Ama Addai seconded a motion to approve the minutes for the June 9, 2026, meeting. Chair Rhodes called for a vote and the motion was approved unanimously.

James Cockrell presented the following Single Bid.

Single Bid – DVA – Illinois Veterans Home

CDB Project No. 040-020-077, Phase 1

Install Building Automation System and Automatic Flush Valves and Mixing Valves

Henson Robinson Company

Single Bid.....\$1,545,000.00

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

David Ealey presented the following Modification:

Modification – IDR – Willard Ice Building

CDB Project No. 624-060-042, Phase 1

Repair/Waterproofing Sub-Surface Loading Dock Roof and Landscaping

Fehr-Graham & Associates LLC

Modification.....\$441,600.00

Chair Rhodes questioned the timing of when the discovery of the failing concrete was found.

Crystal Kitchen explained that it was discovered when the roof deck was exposed.

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

David Ealey presented the following Modification:

Modification – Eastern Illinois University – Utility Tunnel System

CDB Project No. 815-010-084, Phase 1

Repair Utility Tunnels

Henneman Engineering

Modification.....\$315,920.00

Board Member Araceli Garza was added to the roll call.

Chair Rhodes inquired about the timeline and scope of the utility tunnels. David Ealey explained the timing of the project as well as the abatement services.

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

Brent Lance presented the following A/E selection recommendations for PSB 332:

1.	825-020-163	Southern Illinois University Gower Translational Research Center, Carbondale – Jackson County Renovate Gower Tower Translational Research Center 1. FGM Architects, Inc. 2. White & Borgognoni Architects, P.C. 3. AAIC, Inc.	Appropriation: \$6,900,000 Project Cost: \$6,900,000
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Pam McDonough moved and Beverly Potts seconded a motion to approve the previous A/E selections from PSB 332. Chair Rhodes called for a vote and the motion was approved unanimously.

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

1.	546-235-025	Department of Military Affairs North Riverside Armory, Cook County Demolition of Buildings 12 and 13 1. Valdes Engineering Company 2. JP Architects Ltd. 3. Rubinos & Mesia Engineers, Inc.	Appropriation: \$3,000,000 Project Cost: \$3,000,000
2.	546-385-066	Department of Military Affairs Marseilles Readiness Center, LaSalle County Replace and Expand Parking Lot 1. The HOH Group, Inc. 2. Dewberry Engineers Inc. 3. Valdes Engineering Company	Appropriation: \$5,000,000 Project Cost: \$5,000,000

3.	630-036-010	Department of Transportation District 1: New Lenox Team Section Headquarters, Will County Demolish Buildings and Construct Office/Maintenance Building and Brine Station 1. Valdes Engineering Company 2. Batir Architecture Ltd. Gannett Fleming Architects Inc	Appropriation: \$12,900,000 Project Cost: \$37,500,000
4.	573-000-005CM	Department of Public Health Statewide Program Construct a Public Health Laboratory – Construction Manager Services – Chicago 1. M. A. Mortenson Company dba Mortenson Construction	Appropriation: \$27,100,000 Project Cost: \$226,356,700
5.	630-000-325	Department of Transportation Statewide Program Demolish and Construct Storage Buildings, Renovate Restroom and Breakroom 1. Eggemeyer Associates Architects Inc. 2. Civil Design Inc. 3. Blank, Wesselink, Cook & associates Inc.	Appropriation: \$338,000 Project Cost: \$4,220,000
6.	630-156-003	Department of Transportation District 2: Geneseo Team Section Headquarters, Henry County Construct Addition, Demolish and Construct Buildings and Addition 1. Mode Architects, P.C. 2. Design Mavens Architecture PLLC 3. Evan Lloyd Associates Inc.	Appropriation: \$2,210,000 Project Cost: \$6,050,000
7.	630-300-005	Department of Transportation District 4: Macomb Team Section Headquarters, McDonough County Demolish and Construct Vehicle Maintenance Building 1. Blank, Wesselink, Cook & Associates Inc. 2. GreenAssociates Inc. 4. Hurst-Rosche Inc.	Appropriation: \$3,400,000 Project Cost: \$5,800,000
8.	630-634-001	Department of Transportation District 4: Peoria Traffic Operations Sign Shop, Peoria County Demolish and Construct Vehicle Maintenance Building 1. Design Mavens Architecture PLLC 2. Gannett Fleming Architects Inc. 3. Valdes Engineering Company	Appropriation: \$450,000 Project Cost: \$6,250,000

Ama Addai recused herself from the vote to approve project #573-000-005CA.

Saul Morse moved and Beverly Potts seconded a motion to approve the previous A/E selections from PSB 333. Project # 573-000-005CA was not included in the vote. Chair Rhodes called for a vote and the motion was approved unanimously.

Brent Lance presented Project # 573-000-005CA from PSB 333:

1.	573-000-005CA	Department of Public Health Statewide Program Construct a Public Health Laboratory – Commissioning Services – Chicago 1. Hanson Professional Services Inc. 2. WSP USA Buildings Inc. Interface Engineering Inc.	Appropriation: \$27,100,000 Project Cost: \$226,356,700
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Pam McDonough moved and Saul Morse seconded a motion to approve the project # 573-000-005CA which is contained in PSB 333. Chair Rhodes called for a vote and the motion was approved unanimously. Member Addai did not vote.

Trevor Parnell presented the Energy Code Rulemaking, 71 Ill. Adm. Code 600.

Beverly Potts, Pam McDonough, and Saul Morse expressed their concerns about the mandatory requirements. Araceli Garza asked who the members were of the Energy Council. Lisa Hennigh and Trevor Parnell addressed the concerns of the board and explained the make-up of the Energy Council.

Chair Rhodes asked for Public Comment.

Public comments were given by Ramiro Hernandez with the Illinois Chamber of Commerce, Margaret Vaughn with the Chicago Roofing Contracts Association, Sara Decatoire and Pete Stefani with Home Builders and Remodelers Association, Erin Sherman with RMI, and Danish Murtaza with Peoples Gas and North Shore Gas.

Based on the discussion, it was determined that the Commercial Envelope Requirements would be removed from the rulemaking.

Ama Addai moved, and Pam McDonough seconded a motion to approve the revised rules. Chair Rhodes called for a vote. A Roll Call was taken, and the votes were recorded as follows:

Chairman Rhodes YES
Araceli Garza YES

Pam McDonough YES
Saul Morse YES

Ama Addai YES
Beverly Potts NO

With 5 YES vote, and 1 NO vote, the motion was approved.

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

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

Lisa Hennigh Presented the Active Project Status Report Summary.

Pam McDonough moved and Araceli Garza seconded a motion to move to Executive Session. Chair Rhodes called for a vote, and the motion was approved unanimously.

Executive Session was convened at 12:48 p.m.

Beverly Potts moved and Pam McDonough seconded a motion to return to open session. Chair Rhodes called for a vote, and the motion was approved unanimously.

Regular session was reconvened at 1:24 p.m.

Ms. Romano presented Personnel Action Resolution 24-02 Executive Director Salary (5 ILCS 120/2(c)(1)).

Beverly Potts moved and Araceli Garza seconded a motion to approve the Executive Director's Salary. Chair Rhodes called for a vote, and the motion was approved unanimously.

After the Semi-Annual Review of the Closed Session Minutes (5 ILCS 120/2(c)(21)) in Executive Session, Ms. Romano, General Counsel, recommended the following:

Executive Session Minutes to be opened:

Item#	Meeting Date
25-8	12-09-25
25-9	12-09-25

Executive Meeting Minutes to stay closed:

Item #	Meeting Date
26-1	04-14-26

Executive Session Verbatim Recordings to be Destroyed:

Item #	Meeting Date
24-3	07-09-24
24-4	07-09-24
24-5	10-08-24
24-6	10-08-24
24-7	12-10-24
25-1	01-14-25
25-2	03-11-25

Pam McDonough moved and Ama Addai seconded a motion to approve Executive Session Items. 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 Saul Morse seconded a motion to adjourn. Chair Rhodes called for a vote, and the motion was approved unanimously.

The meeting adjourned at 1:28 p.m.

Executive Session Minutes Placeholder

CDB Project No. 810-018-009, Phase 1

Replace Road, Parking Lot, and Storm Drain
City Colleges of Chicago, Olive Havey
Chicago, Cook County, Illinois

CDB Project Manager: Natasia McDade

Subject: Single Bid Award



Project History:

Work includes reconstruction of the main student asphalt parking lot that includes 353 parking stalls and rehabilitation of the ring road through campus. The following will be required: Pulverizing and compaction of the existing asphalt parking lot, pavement and base material, removal of the ring road asphalt surface and repair of concrete base as required, installation of proposed soil and sedimentation control items, asphalt surface course in the parking lot and ring road. Also included in the project will be the addition of (3) emergency call boxes and (3) security cameras that will be tied to the campus security network. Project was bid under multi-prime specifications requesting bids for both General and Electrical Trades.

Requested Action:

A single bid was received for the electrical trade on May 5th, 2026. Seven (7) plan rooms and sixteen (16) contractors held plans for this trade totaling 36 for the entire project.

Architect/Engineer: Rubinos & Mesia Engineers, Inc.
200 S Michigan Ave, Suite 1500
Chicago, IL 60604

<u>TRADE</u>	<u>BASE BID + ALT 1</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Electrical	\$417,437.00	\$110,830.00	276%

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

Quantum Crossing LLC
111 E Wacker Dr, Suite 990
Chicago, IL 60611
Electrical Work: \$417,437.00



M E M O R A N D U M

TO: Blanca Rivera, Region 1 Manager

FROM: Natasia McDade, Senior Project Manager

DATE: July 13, 2026

RE: Single Bid – CDB Project No 810-018-009 Ph1
Replace Road, Parking Lot, and Storm Drain
City Colleges of Chicago, Olive Harvey

Blanca,

The project referenced above was bid as a Multi- Prime General & Electrical trade for the reconstruction of the parking lots and addition of emergency call boxes with security cameras. Project documents were made available for bidders from March 16th until May 5th giving bidders 7 weeks to submit bids. Seven plan rooms and sixteen contractors held plans for this project.

We received one bid from Quantum Crossing LLC; this company was also 1 of 3 contractors that attended the pre-bid meeting. This project is a high priority for the client as the road has become hazardous and has forced the client to provide several temporary patches. Expanding the EM call stations into the entire parking lot provides more security coverage for the college.

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

cc: Chris Crawford, Construction Admin Assistant

June 9, 2026



Rubinos &
Mesia
Engineers, Inc.

Mrs. Natasia McDade
State of Illinois Capitol Development Board
Olive Harvey College Parking Lot and Ring Road Improvements
CDB Project #: 810-018-009

RE: Bid Analysis Letter

Dear Ms. McDade,

The following is Rubinos & Mesia Engineers' (RME) bid analysis and recommendations for the Olive Harvey College Parking Lot and Ring Road Improvements project. The scope includes the reconstruction of a new parking lot and ring road, located at Olive Harvey College, Chicago IL. The parking lot project will add storm water drainage and detention structures that will be connected to the existing stormwater drainage system on the site. The parking lot scope also includes the removal and installation of new site security cameras and Emergency stations. Site security scope will be required to run new conduit for electric and data to the new security cameras and emergency stations. The Ring Road scope includes full depth reconstruction of approximately 25% of the length of the road and the remainder will be milled and replaced, and the full road will be full striped. The work was divided into two (2) Prime Contractors including:

1. General Work
2. Electrical Work

Bid Results

Each bidder provided lump sum costs for their respective scope of work.

1. General Work

There was three (3) pre-qualified bidders that submitted proposals for the General scope of work. One bidder was found to be non-responsive and will not be used for this project.:

<u>Contractor</u>	<u>Base</u>		
1) Drive Construction, Inc.	\$2,703,000.00		
2) Pacific Construction Services, LLC	\$2,913,340.00		
3) Cordos Development & Associates LLC	\$3,048,958.00		
	<u>Low Bid</u>	<u>Div 01 Target Value</u>	<u>Comments</u>
Base Bid	\$2,703,000.00	\$2,169,632.00	
\$ Variance from Target +(-)	\$ -533,368.00		
% Variance from Target +(-)	-24.58%		

General Work

There was one (1) pre-qualified bidder that submitted proposals for the Electrical scope of work:

<u>Contractor</u>	<u>Base</u>	<u>Alternate 1</u>
1) Quantum Crossings LLC	\$417,437.00	\$43,992.00

Bidder Recommendations Letter
810-018-009 Olive Harvey College Parking Lot and Ring Road Improvements
Page 2 of 3

Rubinos &
 Mesia
 Engineers, Inc.

	<u>Low Bid</u>	<u>Div 02 Target Value</u>	<u>Comments</u>
Base Bid	\$417,437.00	\$102,325.00	
\$ Variance from Target +(-)	\$ -315,112.00		
% Variance from Target +(-)	-276.65%		

Single Bidder-Electrical

RME has reviewed the preliminary bid results for the Electrical Scope of Work from May 5th, 2026. Contractor's Bid Opening, for the above referenced project. As you are aware, there was a single bidder for this scope. The single bidder was Quantum Crossings LLC.

RME recommends that a wavier be granted to allow the single bid to be accepted and that the Division 02 Work contract be awarded to Quantum Crossings LLC. We make that recommendation based on the following:

- Quantum Crossings LLC is a qualified contractor.
- Quantum Crossings LLC has long history of successful project completions.
- Their base bid of \$417,437.00, while over construction cost estimate, prepared by RME, of \$102,325.00. The scope is critical to the safety and security of the parking lot.

Pricing Trends

Current industry trends have been seen where unstable material costs and the inability of contractors to hold pricing any longer than 14 days, are causing escalation and adjustments of costs to account for this because despite the constant changing of costs in the construction industry, contractors are still required to submit a bid that cannot be changed at any point thru the duration of the contract.

It appears that bidders had a good understanding of the project scope, schedule, and other requirements. It is believed that the difference in their respective bids was due to escalation and adjustments for future labor and material costs.

RME Recommendations

Based upon the bid results and interviews, RME recommends awarding the Parking Lot C3 Improvements 2022 project to the lowest apparent bidder for the Prime Contract Bid Division as follows:

Award Scenario

<u>Contactor</u>	<u>Base Bid</u>	<u>Alt Bid</u>	<u>Total</u>
Division 01 – General Work Duce Construction Company.	\$2,703,00.000	-	\$2,703,000.00
Division 02 – Electrical Work Quantum Connection LLC	\$417,437.00	\$43,992.00	\$ 461,42900
Recommended Contract Amount for Division 01			\$3,164,429.00

Bidder Recommendations Letter
810-018-009 Olive Harvey College Parking Lot and Ring Road Improvements
Page 3 of 3

Sincerely,

RME
Rubinos & Mesia Engineers, Inc

Rubinos &
Mesia
Engineers, Inc.


Project Engineer



Public Construction Bidders

Filer By:
Project Name equals 810-018-009-01 Replace Road, Parking Lot, and Storm Drain
Status equals Open
Company Name does not contain Illinois Capital Development Board

	Bid Submitted	Bidding Status	Date Invited	First Name	Last Name	Company Name	Email	Contact Phone
Bid Package Name 810-018-009 Electrical 85 (18 records)								
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	03.20.2026	Ian	Langley	Knoeschel Engineering Inc	ian.langley@knoeschel.com	3126493673
	No	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	03.19.2026	Rachael	McDow	Schroeder Asphalt Services, Inc.	rachael@schroederasphalt.com	8159234380
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	03.13.2026	Stephanie	Foster	Southern Illinois Builders Association	projects@si-ba-ago.org	6186240055
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	03.25.2026	Anthony	Anderson	Patriot X LLC	anthony@patriotx.us	6189674064
	No	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	03.18.2026	Tbi	Hlab	Cordoe	tbi@cordoe.net	3124641788
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	03.17.2026	Bohdana Sameluk	Eagle	Mazarini Inc.	bohdana@mazarinigroup.com	312-210-9562
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	04.10.2026	Hanaa	Letaief	Builders Avenue	hanaa@buildersavenue.org	(708) 232-3919
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	03.20.2026	George	Walton	Quantum Crossings, LLC	gwalton@quantumcrossings.com	(312)467-0065
	No	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	03.14.2026	Vince	Cordoe	Cordoe Development & Associates LLC	vince@cordoe.net	7739089008
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	04.08.2026	Outtar	Singh	Pan-Oceanic Engineering Co., Inc.	estimating@panoceanicinc.com	7736018408
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	03.23.2026	David	Laskin	David Laskin Construction	daskinconstruction@gmail.com	6036602993
	No	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	03.26.2026	Raymond	Andresen	Veterans Vac Services	Raymond@veteransvac.com	8159637700
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	03.24.2026	Ayan	Aqeel	QTO Sol	muhammadyan.qtoeol@gmail.com	3125440023
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	04.08.2026	Liam	Barry	McDonagh Demo	liam.b@mcdonaghdemo.com	7732767707
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	03.18.2026	Pete	Hickling	Public Electric Construction Co.	pete.peco@gmail.com	847-520-5700
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	03.16.2026	eplan	reporter	ePlan	eplan@eplanbidding.com	(573) 447-7130
Bid Package Name 810-018-009 General 81 (20 records)								
	No	Pending(0), Will Not Bid(1), Will Bid(0), Awarded(0), Revoked(0)	03.19.2026	SARV	SINGH	Brown & Momen, Inc.	sarvesh1@gmail.com	7734933743
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	03.23.2026	Austin	Maneval	Maneval Construction Co Inc	amaneval@manevalconst.com	2246886685
	No	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	04.03.2026	Tbi	Hlab	Cordoe	tbi@cordoe.net	3124641788
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	04.06.2026	Michael	Daly	Brandenburger Plumbing, Inc.	mdaly@brandenburgerplumbing.com	773-779-8350
	No	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	03.19.2026	Brandi	Windhab	Abbey Construction Co., Inc.	bwindhab@abbeycoo.inc	6305857220
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	03.24.2026	Mariaa	Preshood	Allen Preshood Concrete Construction Inc	mpreshood@apconcreteconstruction.com	3126000334
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	03.24.2026	Ayan	Aqeel	QTO Sol	muhammadyan.qtoeol@gmail.com	3125440023
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	03.16.2026	eplan	reporter	ePlan	eplan@eplanbidding.com	(573) 447-7130
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	03.17.2026	Rick	Sheppard	Lindahl Bros., Inc.	rweheppard@lindahlbros.com	6305951080
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	03.16.2026	Stephanie	Foster	Southern Illinois Builders Association	projects@si-ba-ago.org	6186240055
	No	Pending(0), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	04.09.2026	Liam	Barry	McDonagh Demo	liam.b@mcdonaghdemo.com	7732767707
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	03.16.2026	Devon	Travous	Capital Development Board	Devon.Travous@illinois.gov	2174151029
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	03.25.2026	Anthony	Anderson	Patriot X LLC	anthony@patriotx.us	6189674064
	No	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	03.20.2026	George	Walton	Quantum Crossings, LLC	gwalton@quantumcrossings.com	(312)467-0065
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	03.31.2026	Patrick	Thompson	VEYA Inc.	patrick@veyainc.com	217 607-1500
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	04.10.2026	Hanaa	Letaief	Builders Avenue	hanaa@buildersavenue.org	(708) 232-3919
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	04.01.2026	Morgan	Stinson	ConstructConnect	content@constructconnect.com	8003642059
	No	Pending(0), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	03.16.2026	Erin	Sheridan	Pacific Construction Services LLC	esheridan@pacificconstructionus.com	7732901561
	No	Pending(1), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	03.18.2026	Anshul	Patil	Drive construction inc	apatil@driveconstruction.com	3124780798
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	03.26.2026	Raymond	Andresen	Veterans Vac Services	Raymond@veteransvac.com	8159637700
Grand Totals (36 records)								

Project Number: 102-777-020

Description: Renovate Rend Lake Resort Facilities
Wayne Fitzgerald State Park
Whittington, Franklin County, IL

Client Agency: Department of Natural Resources (DNR)

Architect/Engineer: Trivers Associates, Inc.
218 West Main, Suite F
Belleville, IL, 62220

Total Project Budget: \$26,416,300.00
Unobligated Funds: \$395,532.54
Total Spent to Date: \$15,815,698.46
Percent Complete: 65% of Project Construction completed to date.

Project Manager: Luke Montgomery



Project History: The Wayne Fitzgerald State Park is an 84-building facility established in 1975.

Construction repairs to missing and deteriorated elements of building envelope assemblies and interior finishes of Rend Lake Resort's (11) Duplex Cabins, Schooner and Flagship Boatels, Banquet facilities within the Conference Center, Restaurant and Bar Facilities, Gift Shop, boat ramps, docks, fishing piers, swimming pool, tennis courts, parking lots, security lighting, landscaping, and other recreational facilities at the site. The Exterior and Interior project scope includes structural framing, wall siding, sheathing, soffits; porch, balcony, railings, and dock decking; exterior finishes; interior finishes; plumbing fixtures, and lighting fixtures; MEP systems; commercial food service equipment; pool equipment; paving; and playground equipment.

During construction, the existing conditions that have been revealed to the project team have been substantially different than what was observable during design from visual inspection and what the record documentation showed. As a result, there have been 227 RFI's and counting. Through these RFI's, 125+ change orders have been generated and have delayed the construction timeline beyond the contracted duration.

Description of RFP Change: Change Order G-116 provides fair and reasonable compensation for the extended general conditions that are required by the contract. It extends the Substantial Completion date from 5/7/2026 to 12/31/2026. It also extends the Final Acceptance date from 8/5/2026 to 3/31/2027. Lastly it will extend the Contract End Date from 8/5/2027 to 3/31/2028.

Requested Action: We are requesting board approval of Change Order G-116 in the amount of \$487,330.62 to extend the contract schedule and provide the necessary General Conditions to ensure the project is completed efficiently with the proper oversight from the contractor.

Contractor	Trade	Change Order Amount	Original Contract	% Change
Fager McGee Commercial Construction	General	\$ 487,330.62	\$ 21,453,000.00	2.27%
Total All Change Orders		\$ 487,330.62	\$ 21,453,000.00	2.27%



MEMORANDUM

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

FROM: Luke Montgomery, Senior Project Manager

DATE: 8/24/2026

RE: Change Order G-116
Fager-McGee Commercial Construction, Inc.
102-777-020 Renovate Rend Lake Resort Facilities
Wayne Fitzgerald State Park - Franklin County

This project involves the renovation of 16 buildings across the resort complex with the goal of returning the facility to fully operational status after being vacant since December 2016. The prolonged vacancy and absence of a managing operator have resulted in significant deterioration of building systems and site features.

As construction has progressed, numerous existing conditions have been uncovered that differ substantially from what was observable during design or indicated in the historic record. Many concealed elements of the cabins, boatels, conference center, and site infrastructure required clarification, redesign, or additional scope to ensure safe and appropriate repairs. These discoveries have resulted in a significant number of inquiries and scope adjustments, including 227 RFIs and more than 125 change orders issued to date. These clarifications and changes have extended the contractor's time on site well beyond the original contract duration. The delays experienced reflect the complexity of renovating a large, aging facility with multiple structures where true conditions could only be fully understood once selective demolition and detailed investigation began.

Throughout this process, the contractor's Superintendent has provided an exceptional level of leadership and coordination. He has consistently demonstrated flexibility in managing work across the site and has maintained momentum even as unforeseen conditions required adjustments to workflow. His proactive approach in identifying issues early, presenting cost-effective solutions, and bringing questions to the project team ahead of time has been instrumental in preventing delays. On several occasions, his foresight allowed the project to continue progressing without interruption while clarifications were addressed, avoiding situations where work could have otherwise come to a complete standstill. His diligence and commitment to maintaining steady progress on such a complex project have directly contributed to the success achieved to date, and he should be commended for these efforts.

With approximately 65% of construction complete, the cumulative effect of RFI-driven clarifications, added scope, and unforeseen conditions has required extended contractor supervision, coordination, scheduling, documentation, and administrative support. Change Order G-116 provides fair and reasonable compensation for these extended general conditions. It formally adjusts the project timeline by extending Substantial Completion from May 7, 2026 to December 31, 2026, Final Acceptance from August 5, 2026 to March 31, 2027, and the Contract End Date from August 5, 2027 to March 31, 2028. These extensions accurately reflect the additional effort required to address unexpected existing conditions while maintaining safe, orderly, and efficient progress

across the many facilities included in this project.

The requested change order amount is \$487,330.62, which represents a 2.27% increase to the contractor's original contract value of \$21,453,000.00. This cost aligns with industry standards for extended general conditions of a project of this scale, duration, and complexity. Continued contractor presence is essential to ensure proper oversight, coordination, and progress through the revised schedule.

The project team recommends approval of Change Order G-116. This adjustment is necessary to support efficient completion of the work and to ensure the contractor can continue providing the level of supervision and management required for a project of this size and complexity.



REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 6/16/2026

Change Order Number: G 116

1. (Contractor's Name, Address, Telephone, Fax & Attention)
Fager-McGee Commercial Construction
347 South Williams Street Murphysboro, IL 62966

CDB Project #: 102-777-020 Phase #: 1
CDB Project Name: Renovate Resort Facilities – Rend Lake
& Location: Wayne Fitzgerald State Recreation Area – Franklin County

Office: (618) 617-3900
Attn: Adam Hubbard

Mobile/Cell: (618) 300-9704
e-mail: ahubbard@fager-mcgee.com

CDB Contract #: 25042281
Contract Work: General

REQUEST for change by: **Using Agency**

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

REASON for change: Due to the large volume of undiscovered conditions, RFI's, and subsequent change orders beyond the contractor's control the contract must be extended to allow for the completion of the project.

3.

DESCRIPTION of change including reference to drawings and specifications revised new drawings and specifications issued.
Provide General Conditions for the extended construction duration.

4. Extend the Substantial Completion Date from 5/7/2026 to 12/31/2026
Extend the Final Acceptance Date from 8/5/2026 to 3/31/2027
Extend the Contract End Date from 8/5/2027 to 3/31/2028

The Standard Certifications, V23.1, are hereby incorporated into the contract.

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

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

CONSIDERATION:

6. Work to be accomplished in 238 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 \$487,330.62

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 Trivers
Digitally signed by Amanda McAllister
Date: 2026.08.18 08:21:15-05'00'
BY  signature
Amanda McAllister print name
Project Manager title

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER FIRM NAME

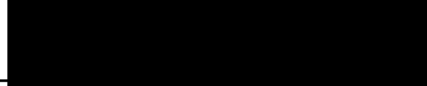
7. DATE:
BY _____ signature
print name
title

PRIME CONTRACTOR FIRM NAME
Digitally signed by Yeyo Granados
Date: 2026.07.20 16:38:17-05'00'
BY  signature
Yeyo Granados print name
VP of Construction title

APPROVE as to form and content:

USING AGENCY name Department of Natural Resources
DATE:
BY _____ signature
print name
title

CDB/PM APPROVE 08/18/2026

BY  signature
Luke Montgomery print name
Region 3 Senior 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)

Project Number: 546-115-038, Phase 1

Description: Replace HVAC System and Upgrade
Electrical System
East St. Louis Readiness Center
East St. Louis, St. Clair County, Illinois

Using Agency: DMA

Architect/Engineer: Henneman Engineering, Inc.
2464 West Port Plaza Dr.
Champaign, IL 61822

Total Project Budget: \$3,180,978.00
Unobligated Funds: \$0.00
Total Spent to Date: \$1,205,633.16
Percent Complete: 38% of Project completed to date

Project Manager: Mark Hendricks



Project History: The ATP was issued March 6, 2025. In June, the contractor submitted an RFI that led to the discovery that the building's existing 1200A electrical service was insufficient for the units already purchased. Upgrading the service to 2500A required redesign work and coordination with Ameren, who determined a transformer upgrade and larger pad were necessary. Due to archaeological restrictions, a waiver from IDNR was obtained. An RFPCO was issued, and the initial pricing received in January 2026 revealed long switchgear lead times. To maintain progress, the RFPCO was revised to use existing electrical capacity and allow installation of prioritized units to avoid temporary heating.

The project scope includes removal of all existing heating and cooling infrastructure, including wall fin heaters, associated piping, pumps, boilers, air handling units, ductwork, condensing units, and related electrical conduit and wiring. The new system will consist of multi-split air-conditioning units with all required ductwork, piping, electrical components, and control system instrumentation. To avoid disturbing areas with a high likelihood of archaeological findings, the project design intentionally eliminates any excavation activities.

Description of RFP Change: Change order H-002 will include the installation of the 2500A electrical service with the increased capacity to support additional mechanical loads. Circuits for the new MSAC units will be revised as well as the implementation of temporary circuit reconfigurations for select power equipment until the full electrical upgrade service is complete.

Requested Action: We ask for board approval of Change Order H-002 in the amount of \$787,683.00 for the installation of 2500A electrical service and temporary circuit reconfiguration for select power equipment.

Contractor	Trade	Change Order Amount	Original Contract	% Change
A&W Plumbing and Heating, Inc	Heating	\$787,683.00	\$2,895,000.00	27%
Total All Change Orders		\$787,683.00	\$2,895,000.00	27%



MEMORANDUM

DATE: August 25, 2026
TO: David Ealey
FROM: Mark Hendricks
RE: 546-115-038 RFPCO H-002

Request for Board Approval of RFPCO H-002

Project: 546-115-038 Replace HVAC System and Upgrade Electrical System
AE: Henneman Engineering
Contractor: A&W Plumbing
Cost of RFPCO: \$787,683.00

The original project scope involved replacing the existing HVAC system with MSAC units, including all associated ductwork and electrical components. After mobilizing on site, the contractor, A&W Plumbing, prepared to install the MSAC units when their electrician identified an issue with the building's circuitry. Subsequent review by the Architect/Engineer confirmed that the building's existing 1200A electrical service was insufficient to support the units as designed. An upgrade to a 2500A service is required to power the equipment already on site.

Ameren was consulted and verified that no upgrades were needed to the overhead or underground primary wiring. However, they determined that the existing transformer must be replaced with a larger unit. The increased transformer size necessitates construction of a larger concrete pad and new building connections. Although the project team explored alternatives to avoid excavation due to archaeological sensitivities, input from DMA supported proceeding with a below-grade duct bank and expanded transformer pad, both of which require excavation.

IDNR was contacted and issued an avoidance permit with the condition that all work must cease if bones or artifacts are encountered. An osteologist must examine any findings before work can resume. To support this requirement, American Resources Group—an archaeological firm familiar with the site—has been contracted on an as-needed basis during excavation activities.

RFPCO H-002 was issued to increase electrical service to the building, including installation of new switchgear. The contractor's pricing indicated a switchgear lead time of nearly one year. To maintain progress, the project team redesigned portions of the circuitry within the change order to enable installation of selected MSAC units using the existing electrical capacity. Revised pricing was submitted, and after several rounds of clarification between the contractor and CDB, the change order is now under review with Estimating.

cc: David Ealey



**REQUEST FOR PROPOSAL
&
CHANGE ORDER**

Date: 2/13/2026

Change Order Number: H 002

1. (Contractor's Name, Address, Telephone, Fax & Attention)
A&W Plumbing and Heating, Inc.
11 Alliance Ave., Murphysboro, IL, 62966

Office: (618) 687-5862
Attn: Ryan Hines

Mobile/Cell: ()
e-mail: rhines@awplumbingil.com

CDB Project #: 546-115-038 Phase #: 1
CDB Project Name: Replace HVAC System and Upgrade Electrical
System
& Location: East St. Louis Readiness Center

CDB Contract #: 25046883
Contract Work: Heating

REQUEST for change by: A/E

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

REASON for change: Electrical service to building is not adequate to support specified HVAC equipment. On review with Ameren and the submitted shop drawings for the new air conditioning/heat pump units, the existing 1200A service was determined to need an upgrade. The proposed service upgrade is for a 2500A service.

3.

DESCRIPTION of change including reference to drawings and specifications revised new drawings and specifications issued. Provide new electrical service with larger capacity to serve added mechanical loads. Reconfigure circuits serving new MSAC units as indicated in attached drawings. Reconfigured circuits contemplate preliminary connections to some equipment prior to electrical service upgrade. Refer to fourteen (14) attached electrical sheets and attached electrical specification section 26 05 43 - Ducts and Raceways for Electrical Systems. Electrical sheets include the following sheet numbers: E000, ED101, ED102, ED200, E101, E102, E200, E300, E301, E400, E401, E402, E403, and E500.

4.

2/2/26 2/2/26

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

IMPORTANT NOTICE

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

CONSIDERATION:

Work to be accomplished in 450 Calendar Days from Approval of RFPCO.

The Contract Sum is Increased \$787,683.00

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

by the total sum of \$851,059.00

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

026
signature
print name
title

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER FIRM NAME

5/26
signature
print name
title

PRIME CONTRACTOR
FIRM NAME

8/25/26
signature
print name
title

APPROVE as to form and content:

USING AGENCY name

DATE:

BY signature
print name
title

CDB/PM APPROVE

DATE: 8-25-2026

BY signature
print name
title

CDB APPROVE change order

DATE

BY signature
print name
title

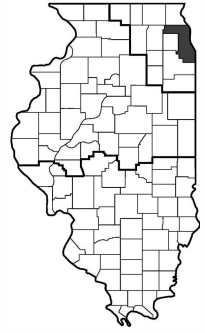
8.	FOR CDB USE ONLY	Type of Change	% Assess	Package No.	CO Date	CO No.	CO AMOUNT add (deduct)

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

Project Number	Firm/Job Description	Estimated Total Project Cost
546-026-001	Replace Parking Lots, Lighting and Fencing Department of Military Affairs Forest Park Readiness Center - Cook County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Terra Engineering, Ltd. The HOH Group, Inc. Valdes Engineering Company	\$6,000,000

A/E SELECTION COMMITTEE RECOMMENDATIONS

9/08/2026



CDB PROJECT NO: 546-026-001

PROJECT DESCRIPTION: Replace Parking Lots, Lighting and Fencing

PROJECT LOCATION: Department of Military Affairs
Forest Park Readiness Center - Cook County

APPROPRIATION AMOUNT: \$6,000,000

ESTIMATED TOTAL PROJECT COST: \$6,000,000

PROJECT SCOPE OF WORK:

The Forest Park Readiness Center (DMA026-0001) is a 76,000 square foot, 1-story building constructed in 1955.

The scope of work provides for replacing approximately 8,500 square yards of parking lot, including upgrading lighting, all pavement marking and signage, and drainage. Replace fencing and all associated equipment and material. The parking lot will require two motor vehicle and two pedestrian entry and exit locations, as well as electric vehicle charging stations as required.

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

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

The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. 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 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.

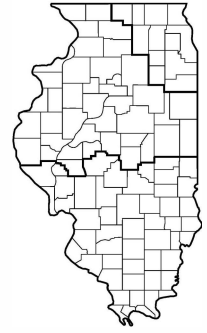
PROFESSIONAL SERVICES BULLETIN VOLUME: 333

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

Project Number	Firm/Job Description	Estimated Total Project Cost
630-000-326	Construct Building and Replace/Repair Roofing System and Upgrades to Salt Dome Department of Transportation Statewide Program <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Globetrotters Engineering Corporation Gregory Ramon Design Studio, Inc. Senga Architects Inc.	\$1,925,000
630-000-327	Construct Buildings and Office and Equipment Storage Building Renovations Department of Transportation Statewide Program <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Blank, Wesselink, Cook & Associates, Inc. Hurst-Rosche, Inc. White & Borgognoni Architects, P.C.	\$3,925,000
630-010-002	Demolish & Construct EB & WB Weigh Stations, Construct Truck Inspection Building Department of Transportation District 1: New Lenox - Frankfort Weight Stations EB/WB - Will County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Architrave, Ltd. Carlile Architects LLC Mode Architects, P.C.	\$5,000,000
630-276-004	Demolish Bldgs, Construct Drive-through Bldg, Replace Roof System & Renovation Department of Transportation District 4: Wenona Team Section Headquarters - Marshall County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Gannett Fleming Architects, Inc. Senga Architects Inc.	\$7,830,000

A/E SELECTION COMMITTEE RECOMMENDATIONS

9/08/2026



CDB PROJECT NO: 630-000-326

PROJECT DESCRIPTION: Construct Building and Replace/Repair Roofing System and Upgrades to Salt Dome

PROJECT LOCATION: Department of Transportation
Statewide Program

APPROPRIATION AMOUNT: \$844,000

ESTIMATED TOTAL PROJECT COST: \$1,925,000

PROJECT SCOPE OF WORK:

The District 1 Rodenburg Team Section Headquarters - Schaumburg, Cook County, is a five-building facility established in 1993. The scope of work provides for constructing an approximately 3,200 square foot heated storage building.

The District 1 Alsip Team Salt Storage/Domar (D0169) is a 6,358 square foot, one-story building constructed in 1988. The scope of work provides for repairing/replacing the existing roofing system, including shingles, wood roof deck, and structural roof members, concrete walls, new gabled entry, and electrical components as necessary.

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

If hazardous materials are encountered, they will be addressed outside of this contract.

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

The A/E will 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.

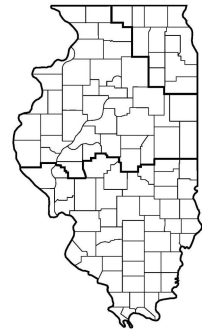
A combined MBE/WBE goal of 18 percent is applicable to the A/E team.

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 334

A/E SELECTION COMMITTEE RECOMMENDATIONS

9/08/2026



CDB PROJECT NO: 630-000-327

PROJECT DESCRIPTION: Construct Buildings and Office and Equipment Storage Building Renovations

PROJECT LOCATION: Department of Transportation
Statewide Program

APPROPRIATION AMOUNT: \$1,025,000

ESTIMATED TOTAL PROJECT COST: \$3,925,000

PROJECT SCOPE OF WORK:

The District 7 Charleston Storage Facility, Coles County, is a five-building facility established in 1953. The Metal Storage Building (IDOT328-0002) is a 2,160 square foot, one-story building constructed in 2020. The scope of work provides for the installation of heat, insulation, extension of utility services and lighting upgrades within the existing building.

The District 7 Browns Team Section Sub Headquarters, Wabash County, is a three-building facility established in 1983. The scope of work provides for the construction of an approximately 5,850 square foot material and equipment storage building. The building shall have concrete walls, approximately five open access bays, man doors, concrete floor/apron, enclosed ceiling, front overhang and electrical service. The work also provides for the construction of a brine building with heat and insulation, concrete spill containment, overhead door, concrete apron and all brine production equipment (including tanks).

The District 7 Browns Office/Maintenance Building (D7121) is a 13,300 square foot, one-story building constructed in 1983. The scope of work provides for the renovation of approximately 3,150 square feet of offices, breakroom, ready room, utility areas, and restrooms of the existing space within the building. The work shall include interior reconfiguration, accessibility improvements, including replacement of finishes, doors, ceiling, flooring, windows and interior walls as needed. The work also provides for the installation of emergency eyewash station, plumbing upgrades, HVAC improvements, window replacement, electrical upgrades, lighting improvements, and related building system modifications required to support the renovated spaces.

The District 7 Fairfield Team Section Headquarters, Wayne County, is a five-building facility established in 1960. The scope of work provides for the construction of an approximately 5,850 square foot material storage building. The building shall have concrete walls, five open access bays, concrete floor/apron, front overhang and electrical service. The work also provides required site work, utility connections, grading, and drainage.

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

The project shall include temporary office space, restrooms, and utilities during construction at the Browns Team Section Sub Headquarters.

If hazardous materials are encountered, they will be addressed outside of this contract.

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

The A/E will 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.

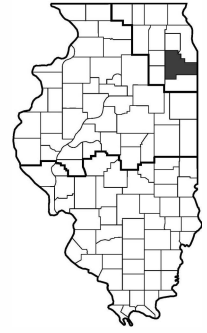
A combined MBE/WBE goal of 18 percent is applicable to the A/E team.

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PROFESSIONAL SERVICES BULLETIN VOLUME: 334

A/E SELECTION COMMITTEE RECOMMENDATIONS

9/08/2026



CDB PROJECT NO: 630-010-002

PROJECT DESCRIPTION: Demolish & Construct EB & WB Weigh Stations, Construct Truck Inspection Building

PROJECT LOCATION: Department of Transportation
District 1: New Lenox - Frankfort Weight Stations EB/WB - Will County

APPROPRIATION AMOUNT: \$5,000,000

ESTIMATED TOTAL PROJECT COST: \$5,000,000

PROJECT SCOPE OF WORK:

The District 1 New Lenox - Frankfort Weight Station, Eastbound (D0061), is a 450 square foot, one-story building constructed in 1972. The District 1 New Lenox - Frankfort Weight Station, Westbound (D0060), is a 450 square foot, one-story building constructed in 1972.

The scope of work provides for demolition of buildings D0061 and D0060 and constructing new buildings, weighing systems and communications. The existing scale pits will remain and be re-used. The work at the Westbound location only will construct a new approximately 20-foot x 100-foot commercial vehicle inspections building with inspection pit.

The site work can include, but not limited to, new pavement, storm sewer, earth excavation and drainage work.

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

If hazardous materials are encountered, they will be addressed outside of this contract.

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

The A/E will 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.

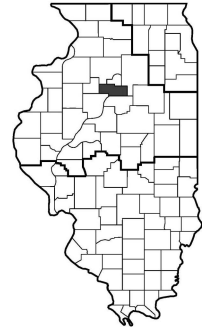
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PROFESSIONAL SERVICES BULLETIN VOLUME: 334

A/E SELECTION COMMITTEE RECOMMENDATIONS

9/08/2026



CDB PROJECT NO: 630-276-004

PROJECT DESCRIPTION: Demolish Bldgs, Construct Drive-through Bldg, Replace Roof System & Renovation

PROJECT LOCATION: Department of Transportation
District 4: Wenona Team Section Headquarters - Marshall County

APPROPRIATION AMOUNT: \$1,566,000

ESTIMATED TOTAL PROJECT COST: \$7,830,000

PROJECT SCOPE OF WORK:

The District 4 Wenona Team Section Headquarters, Marshall County, is a 6-building facility established in 1962.

The 4-Bay Truck Storage (IDOT276-0001) is a 4,000 square foot, one-story building constructed in 1992. The Material Bin (D0363) is a 2,503 square foot, one-story building constructed in 1962. The scope of work provides for demolishing buildings IDOT276-0001 and D0363 and constructing a drive-through maintenance building to accommodate approximately 15 vehicles, a wash bay, mechanic shop, offices, ready room, restrooms with shower, parts and material storage, and brine making room. The site work includes site drainage to accommodate the new facility and repair or replacement of the perimeter fence and gate.

The 6-Bay Truck Storage (D0324) is a 7,792 square foot, 2 story building, constructed in 1962. The scope of work provides for replacing the roofing system, including all attendant accessories, which may include replacement of insulation, gutters, and decking. The work also includes replacing the existing window systems, personnel entry doors and approximately 1,200 square feet of vinyl siding.

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

If hazardous materials are encountered, they will be addressed outside of this contract.

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

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

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PROFESSIONAL SERVICES BULLETIN VOLUME: 334

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

Project Number	Firm/Job Description	Estimated Total Project Cost
630-000-328	Construct Buildings at Various Sites Department of Transportation Statewide Program <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Evan Lloyd Associates, Inc. GreenAssociates Inc Hurst-Rosche, Inc.	\$7,250,000
630-000-329	Renovate and Construct Buildings at Various Locations Department of Transportation Statewide Program <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Bloom Companies, LLC Carlile Architects LLC Senga Architects Inc.	\$6,200,000
630-000-330	Repair and Improve Buildings and Construct Brine Containments Department of Transportation Statewide Program <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> AAIC, Inc. Civil Design, Inc. EDM Incorporated	\$1,500,000
630-282-004	Demolish and Construct New Maintenance Facility Department of Transportation District 4: Biggsville Team Section - Henderson County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Blank, Wesselink, Cook & Associates, Inc. Evan Lloyd Associates, Inc. Hurst-Rosche, Inc.	\$6,125,000

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

Project Number	Firm/Job Description	Estimated Total Project Cost
630-442-059	Replace Exterior Ceiling Lighting and Repair Retaining Walls Department of Transportation Administration/Hanley Building - Springfield, Sangamon County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Senga Architects Inc.	\$1,000,000
815-010-085	Replace Roofing Systems Eastern Illinois University Eastern Illinois University - Charleston, Coles County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Architrave, Ltd. Design Mavens Architecture PLLC White & Borgognoni Architects, P.C.	\$7,656,700
825-020-164	Construct New Ag Greenhouse & Renovate Botany Greenhouse Southern Illinois University Southern Illinois University - Carbondale, Jackson County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> AAIC, Inc. Eggemeyer Associates Architects Inc. White & Borgognoni Architects, P.C.	\$8,432,000

A/E SELECTION COMMITTEE RECOMMENDATIONS
9/8/2026



CDB PROJECT NO: 630-000-328
PROJECT DESCRIPTION: Construct Buildings at Various Sites
PROJECT LOCATION: Department of Transportation
Statewide Program
APPROPRIATION AMOUNT: \$1,650,000
ESTIMATED TOTAL PROJECT COST: \$7,250,000

PROJECT SCOPE OF WORK:

The Jacksonville Team Section Headquarters is a 5-building facility established in 1955. The scope of work provides for construction of a new 4-bay, approximately 2,400 square feet material storage building with concrete push walls. The site work shall include concrete aprons, and connection of downspouts to the drainage system.

The Litchfield Team Section Headquarters is a 6-building facility established in 1956. The scope of work provides for construction of a new approximately 4,000 square feet heated storage building at the Litchfield Maintenance Facility. Site work includes construction of approximately 3,000 linear feet of fencing with two gates.

The Mt. Sterling Team Section Sub Headquarters is a 4-building facility established in 1973. The scope of work provides for construction of an approximately 1,000 square feet pull-through heated building for the storage and distribution of emulsion. The work includes two new 4,000-gallon emulsion tanks and secondary containment system. The site work shall include concrete approaches and exits, and connection of downspouts to the drainage system. The scope of work also provides for construction of an approximately 4,000 square feet drive through truck wash facility, including oil/water separator, truck wash and undercarriage wash system. The site work shall include concrete approaches and exits, and connection of downspouts to the drainage system.

The Pittsfield Team Section Headquarters is a 5-building facility established in 1968. The scope of work provides for construction of a new 5-bay, approximately 7,000 square feet heated equipment storage building. The site work shall include concrete approaches and exits, and connection of downspouts to the drainage system.

If hazardous materials 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.

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PROFESSIONAL SERVICES BULLETIN VOLUME: 335

A/E SELECTION COMMITTEE RECOMMENDATIONS
9/8/2026



CDB PROJECT NO:	630-000-329
PROJECT DESCRIPTION:	Renovate and Construct Buildings at Various Locations
PROJECT LOCATION:	Department of Transportation Statewide Program
APPROPRIATION AMOUNT:	\$1,240,000
ESTIMATED TOTAL PROJECT COST:	\$6,200,000

PROJECT SCOPE OF WORK:

The Milan Equipment Storage Building 1 (D0208) is a 10,500 square foot, 2-story building established in 1955. The scope of work provides for the installation of new floor drains, and an oil-water separator.

The Milan Equipment Storage Building (D0059) is an 11,200 square foot, 1-story building established in 2007. The scope of work provides for the replacement of the existing roof, upgrading lighting, replacing the insulation and overhead doors.

The scope at the Milan Yard also includes connecting the yard to the municipal sanitary sewer system and decommissioning the existing septic system.

The Morrison Equipment Storage Building (D0274) is a 5,440 square foot, 1-story building established in 1976. The scope of work provides for the construction of an approximately 2,000 square feet addition incorporating office, break room, and restroom, along with the renovation of an existing restroom. The work also includes replacing damaged exterior siding.

The Morrison Equipment Storage Building (D0162) is a 2,000 square foot, 1-story building established in 1980. The scope of work provides for the demolition of the existing equipment storage building and the construction of a new approximately 3,600 square feet heated equipment storage building. The building shall have floor drains that connect to an existing oil-water separator, as well as electrical service for welding machines.

The Oregon Equipment Storage Building (D0220) is a 5,930-square-foot, 2-story building established in 1961. The scope of work provides for renovation of an existing garage bay to serve as a breakroom, renovating existing restrooms, and upgrading HVAC. The work also provides for the construction of a new stand-alone wash bay, approximately 1,800 square feet, that includes the relocation of the existing oil-water separator from inside the building to the exterior.

The Oregon Equipment Storage Building (D0253) is a 5,200 square foot 1-story building established in 1998. The scope of work provides for replacing the metal roofing system, gutters and downspouts, and snow guards.

If hazardous materials 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.

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

PROFESSIONAL SERVICES BULLETIN VOLUME: 335

A/E SELECTION COMMITTEE RECOMMENDATIONS
9/8/2026



CDB PROJECT NO:	630-000-330
PROJECT DESCRIPTION:	Repair and Improve Buildings and Construct Brine Containments
PROJECT LOCATION:	Department of Transportation Statewide Program
APPROPRIATION AMOUNT:	\$1,500,000
ESTIMATED TOTAL PROJECT COST:	\$1,500,000

PROJECT SCOPE OF WORK:

The Mitchell Salt Storage Dome (D0873) is a 5,278 square foot, 1-story building established in 1998. The scope of work provides for structural repairs to the existing concrete walls.

The Carrollton Team Section Headquarters is a 6-building facility established in 1972. The scope of work provides for the construction of a secondary containment system for salt brine and calcium storage with spill containment that meets current code requirements, including necessary equipment, accessories, and a concrete loading area.

The Greenville Salt Storage/Domar (D0882) is a 2,921 square-foot, 1-story building established in 1990. The scope of work provides for structural repairs to the existing concrete walls.

The Jerseyville Team Section Headquarters is a 7-building facility established in 1959. The scope of work provides for the construction of a secondary containment system for salt brine and calcium storage with spill containment that meets current code requirements, including necessary equipment, accessories, and a concrete loading area.

The Troy Team Section Headquarters is a 6-building facility established in 1984. The scope of work provides for the construction of a secondary containment system for salt brine and calcium storage with spill containment that meets current code requirements, including necessary equipment, accessories, and a concrete loading area.

The Wood River Pole Building (D8810) is a 4,032 square-foot, 1-story building constructed in 1994. The scope of work provides for adding insulation and heat to the existing building.

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PROFESSIONAL SERVICES BULLETIN VOLUME: 335

A/E SELECTION COMMITTEE RECOMMENDATIONS
9/8/2026



CDB PROJECT NO:	630-282-004
PROJECT DESCRIPTION:	Demolish and Construct New Maintenance Facility
PROJECT LOCATION:	Department of Transportation District 4: Biggsville Team Section - Henderson County
APPROPRIATION AMOUNT:	\$818,000
ESTIMATED TOTAL PROJECT COST:	\$6,125,000

PROJECT SCOPE OF WORK:

The Maintenance Storage Building (D0425) is an approximately 6,410 square foot, 1-story building established in 1973. The Maintenance Storage 2 Building (D0426) is an approximately 1,448 square foot, 1-story building established in 1973.

The scope of work provides for the demolition of two maintenance storage buildings. The work also provides for constructing an office and vehicle storage building, including heated storage for 10 trucks, offices, restrooms, storage rooms, locker rooms, and ready room with kitchenette to accommodate approximately 20 employees. The work will include the replacement of the existing fuel station, including a 2,000 gallon above ground fuel tank, and associated site work to provide proper site drainage.

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

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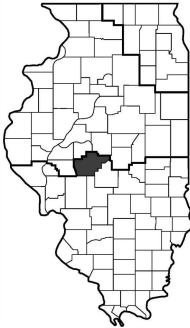
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PROFESSIONAL SERVICES BULLETIN VOLUME: 335

A/E SELECTION COMMITTEE RECOMMENDATIONS
9/8/2026



CDB PROJECT NO:	630-442-059
PROJECT DESCRIPTION:	Replace Exterior Ceiling Lighting and Repair Retaining Walls
PROJECT LOCATION:	Department of Transportation Administration/Hanley Building - Springfield, Sangamon County
APPROPRIATION AMOUNT:	\$400,000
ESTIMATED TOTAL PROJECT COST:	\$1,000,000

PROJECT SCOPE OF WORK:

The Transportation Administration Building (D0600) is a 27,091 square foot, 4-story building established in 1965.

The scope of work provides for repairing or replacing the exterior ceiling lighting fixtures. The work will also provide for patching or repairing cracks on walls, which could include interior, exterior basement or retaining walls to mitigate water infiltration. The scope of work at the southeast retaining wall includes cleaning clogged drains and repairing or replacing any broken drains.

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

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PROFESSIONAL SERVICES BULLETIN VOLUME: 335

A/E SELECTION COMMITTEE RECOMMENDATIONS
9/8/2026



CDB PROJECT NO: 815-010-085
PROJECT DESCRIPTION: Replace Roofing Systems
PROJECT LOCATION: Eastern Illinois University
Eastern Illinois University - Charleston, Coles County
APPROPRIATION AMOUNT: \$7,656,700
ESTIMATED TOTAL PROJECT COST: \$7,656,700

PROJECT SCOPE OF WORK:
The Eastern Illinois University, Charleston, is an 81-building facility established in 1898. The Old Main #1 Building (T1022) is a 78,766 square foot, 7-story building established in 1898. The Booth Library #10 (T1005) is a 165,187 square foot, 6-story building established in 1950. The McAfee Gymnasium (T1021) is a 70,448 square foot, 4-level building established in 1937. The Klehm Hall (T1001) is an 86,994 square foot, 3-story building established in 1966.

The scope of work provides for replacement of roofing systems on the Old Main #1 Building, the Booth Library, the McAfee Gymnasium, and the Klehm Hall, totaling approximately 131,000 square feet. The work will also include gutters, downspouts, flashings, trims, and all attendant accessories as necessary.

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

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

The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. 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.

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PROFESSIONAL SERVICES BULLETIN VOLUME: 335

A/E SELECTION COMMITTEE RECOMMENDATIONS
9/8/2026



CDB PROJECT NO: 825-020-164
PROJECT DESCRIPTION: Construct New Ag Greenhouse & Renovate Botany Greenhouse
PROJECT LOCATION: Southern Illinois University
Southern Illinois University - Carbondale, Jackson County
APPROPRIATION AMOUNT: \$8,432,000
ESTIMATED TOTAL PROJECT COST: \$8,432,000

PROJECT SCOPE OF WORK:
The Southern Illinois University - Carbondale is a 393-building campus established in 1832. The Botany Greenhouse 0019 (S0016) is an 8,779 square foot, 1-story building established in 1957. The Agriculture Building 0026 (S0022) is a 79,250 square foot, 3-story building established in 1957.

The scope of work provides for constructing a new agricultural sciences teaching greenhouse and renovating the existing Botany teaching greenhouse and associated headhouse facilities. The new agricultural sciences greenhouse will include a modern greenhouse structure with environmental controls, heating, cooling, ventilation, irrigation systems, electrical systems, shade systems, and lighting suitable for instructional use. The work shall include connecting the new greenhouse to the existing agricultural sciences headhouse, along with modifications and modernization of the headhouse as required to support the new greenhouse. The work shall also include site development, utility connections, and associated infrastructure necessary to support the new facility.

The scope of work shall also include renovating the Botany Greenhouse and headhouse facilities. Renovations will include abatement of hazardous materials, structural repairs to the greenhouse framing and enclosure systems, and replacement or upgrade of mechanical, electrical, and plumbing systems, including heating, ventilation, lighting, and environmental controls. The work shall also include interior renovations to the headhouse to support instructional and research activities and accessibility improvements, along with installation of greenhouse support systems such as shade systems, supplemental lighting, and related infrastructure.

The scope shall include associated controls tying into the campus Building Automation System, along with any necessary electrical, mechanical, and utility modifications to support the overall work being performed.

Teams that include a specialized greenhouse consultant may be given preference.

Hazardous materials may be encountered.

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

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PROFESSIONAL SERVICES BULLETIN VOLUME: 335

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

Project Number	Firm/Job Description	Estimated Total Project Cost
120-075-082	Replace Exterior Stairs for 4 Buildings Department of Corrections Dixon Correctional Center - Lee County <i>SELECTED FIRM:</i> Mode Architects, P.C.	\$750,000
821-010-124	Construct a STEM Lab Illinois State University Illinois State University - Normal, McLean County <i>SELECTED FIRM:</i> Stantec Architecture, Inc.	\$60,000,000
821-010-125	Replace Roofing System - Fell Hall Illinois State University Illinois State University - Normal, McLean County <i>SELECTED FIRM:</i> Bailey Edward Design, Inc.	\$5,000,000
822-010-143	Assess Sloped Roofing & Masonry Walls for Water Infiltration - Swen Parson Hall Northern Illinois University Northern Illinois University - DeKalb, DeKalb County <i>SELECTED FIRM:</i> Wiss, Janney, Elstner Associates, Inc.	\$TBD
830-080-023	Replace Elevators University of Illinois University of Illinois - Springfield, Sangamon County <i>SELECTED FIRM:</i> Farnsworth Group, Inc.	\$1,480,000

CDB PROJECT NO: 120-075-082

PROJECT DESCRIPTION: Replace Exterior Stairs for 4 Buildings

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

PROJECT AMOUNT: \$750,000

PROJECT SCOPE OF WORK:

The Dixon Correctional Center, Lee County, is a 97-building facility established in 1916. BC027: The Residence (BC027) is a 25,577 square foot, 3-story building established in 1937. BC029: The Residence (BC029) is a 16,037 square foot, 3-story building established in 1937. BC066: The Residence (BC066) is a 21,888 square foot, 3-story building established in 1936. BC108: The Stores Building (BC108) is a 65,751 square-foot, 3-story building established in 1964.

The scope of work provides for removal of the existing concrete stairs, ramp and metal railings and installing new code compliant stairs and railings at four buildings. It also includes any additional pavement at landings to make the stairs and ramps, code compliant.

ARCHITECT/ENGINEER: Mode Architects, P.C. (29890)
Chicago, IL 60654

CDB PROJECT NO:821-010-124

PROJECT DESCRIPTION:Construct a STEM Lab

PROJECT LOCATION:Illinois State University
Illinois State University - Normal, McLean County

PROJECT AMOUNT:\$60,000,000

PROJECT SCOPE OF WORK:
The Illinois State University, Normal. is an 189-building facility established in 1896.

The scope of work includes bidding and construction services for a new Science Technology Engineering and Math Building to serve the campus, local, and state communities and contribute to workforce development. This project will provide modern laboratories and teaching spaces to support enrollment geared toward workforce development in engineering, nursing, data science, biology, chemistry, pre-medicine, and ecological sciences.

ARCHITECT/ENGINEER:Stantec Architecture, Inc. (31616)
Chicago, IL 60604

CDB PROJECT NO: 821-010-125

PROJECT DESCRIPTION: Replace Roofing System - Fell Hall

PROJECT LOCATION: Illinois State University
Illinois State University - Normal, McLean County

PROJECT AMOUNT: \$5,000,000

PROJECT SCOPE OF WORK:

The Illinois State University is a 189-building facility established in 1896. The Fell Hall #039 (U0084), is a 95,856 square foot, 5-story building established in 1900.

The Fell Hall roof replacement project includes the removal and replacement of the existing sloped and flat roofing systems, associated drainage components, and deteriorated exterior trim elements. Work includes moisture testing of the existing gypsum roof deck, selective replacement of deteriorated sheathing and substrate, installation of a self-adhering roofing membrane, and construction of a new ventilated roof assembly with ridge and soffit ventilation. The sloped roof will receive a new synthetic slate roofing system and the flat roof to be a single ply 90mil EPDM. Deteriorated wood cornices, dormer trim, and integrated gutters will be replaced with new architectural aluminum components, while new aluminum gutters, fascia, and downspouts will provide improved drainage performance. The project also includes installation of new aluminum guardrails at the flat roof perimeter to enhance safety and maintenance access while preserving the historic character of the building.

ARCHITECT/ENGINEER: Bailey Edward Design, Inc. (29506)
Champaign, IL 61821

CDB PROJECT NO:	822-010-143
PROJECT DESCRIPTION:	Assess Sloped Roofing & Masonry Walls for Water Infiltration - Swen Parson Hall
PROJECT LOCATION:	Northern Illinois University Northern Illinois University - DeKalb, DeKalb County
PROJECT AMOUNT:	\$TBD

PROJECT SCOPE OF WORK:

The Northern Illinois University - DeKalb, is a 96-building facility established in 1895. The Swen Parson Hall (U1040) is a 158,987 square foot, 10-story building established in 1952.

The scope of work provides for a focused assessment of the sloped roof areas and the masonry walls surrounding those roof sections at Swen Parson Hall to investigate ongoing water infiltration following completion of the recent roof replacement project. The A/E shall perform a comprehensive evaluation of the sloped roofing system, associated flashings, penetrations, roof-to-wall interfaces, and the adjacent masonry walls as applicable to identify the source, pathways, and extent of water infiltration.

The assessment shall include thermal imaging, moisture testing, water testing, exploratory investigation, or other diagnostic methods as determined necessary. Thermal imaging shall also include adjacent new roof sections to identify the extent of potential water saturation beyond the sloped roof areas.

The A/E shall document all findings and provide recommendations for corrective action necessary to address identified deficiencies, prevent continued water infiltration, and protect the building from further deterioration. Recommendations shall identify and prioritize required repairs, distinguish roofing deficiencies from masonry wall deficiencies where practicable, and include associated probable construction costs to assist the CDB in establishing the scope and funding necessary for corrective work.

ARCHITECT/ENGINEER:	Wiss, Janney, Elstner Associates, Inc. (7191) Northbrook, IL 60062
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CDB PROJECT NO:	830-080-023
PROJECT DESCRIPTION:	Replace Elevators
PROJECT LOCATION:	University of Illinois University of Illinois - Springfield, Sangamon County
PROJECT AMOUNT:	\$1,480,000

PROJECT SCOPE OF WORK:

The University of Illinois - Springfield, is a 55-building facility established in 1880. The Brookens Library (U2092) is a 194,994 square foot, 5 story building established in 1975. The Public Affairs Center (U2093) is a 198,672 square foot, 6-story building established in 1979.

The scope of work includes the removal and replacement of the elevators in the Brookens Library (BRK) and any necessary repair, modernization and upgrades to the elevators, cabs, machine rooms, hoist ways and pit spaces in the Public Affairs Center (PAC). Work shall include but not limited to the following.

- The demolition and removal of existing elevators and associated support systems and replacement with new, properly configured, designed and code complaint elevators.
- Support areas in BRK are not conditioned spaces and therefore may require HVAC and plumbing upgrades to support new elevator equipment.
- Evaluations will need to be made on the condition and suitability of existing power feeds and any requirements for back up emergency power. Deteriorated conduits, conductors with old insulation and any associated service panels should be considered for replacement.
- Evaluations of the elevator controllers, machines, closed loop door operators, LED fixtures, ADA upgrades, cab interiors, safety devices, motors, and ropes need to be completed to determine suitability for continued use or recommendations for replacement.
- Project should be designed and laid out to allow for a phased replacement approach that ensures safe occupancy of the facility during construction.
- Repairing, replacing or adding any signage, lighting, flooring, interior finishes, etc. that could be incidental to or impacted by the installation of the new elevators or elevator components.
- Evaluations of recommended spare parts to include spare boards, drive, door motor, door edge, control operating buttons and hall buttons for future use by contracted service technicians.

This project will have an expedited design schedule with bid documents anticipated by December.

Hazardous materials may be encountered and therefore remediation of any hazardous materials, including potential asbestos, shall be included in the scope of this project. Any required barriers necessary to allow the building to remain occupied must also be included in the project. Any undiscovered conditions found during the project deemed necessary for the upgrades, shall also be included.

If applicable, the design will need to comply with all required federal, state and local municipality codes for elevator conveyance systems.

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

The A/E shall assess the project for eligibility under applicable utility incentive programs, energy grants, rebates, and other funding opportunities. The A/E shall identify all qualifying programs and shall prepare, coordinate, and submit all required applications, calculations, supporting documentation, and related materials necessary to obtain available incentives for the 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.

ARCHITECT/ENGINEER: Farnsworth Group, Inc. (34869)
Springfield, IL 62704

SUBJECT: *Emergency Selection / Informational Item*

Project Number	Firm/Job Description	Estimated Total Project Cost
125-003-013	Emergency Boiler Failure Assessment, Abatement and Restoration Department of Juvenile Justice Illinois Youth Center - Harrisburg, Saline County <i>SELECTED FIRM:</i> Marcum Engineering, LLC	\$TBD
818-010-115	Emergency Roof Systems and RTU Replacement Western Illinois University Western Illinois University - Macomb, McDonough County <i>SELECTED FIRM:</i> Cordogan, Clark & Assoc., Inc.	\$3,367,500

CDB PROJECT NO:	125-003-013
PROJECT DESCRIPTION:	Emergency Boiler Failure Assessment, Abatement and Restoration
PROJECT LOCATION:	Department of Juvenile Justice Illinois Youth Center - Harrisburg, Saline County
PROJECT AMOUNT:	\$TBD

PROJECT SCOPE OF WORK:

The Illinois Youth Center - Harrisburg, is a 20 building facility established in 1965. The Dietary/Stores E (BW005) is a 24,757 square foot, 1-story building established in 1965.

The scope of work provides for emergency architectural and engineering services associated with the boiler explosion in the dietary mechanical room at IYC Harrisburg. Services shall include assessment of the damaged boiler, associated mechanical and structural systems, and suspected asbestos-containing materials disturbed by the incident. The A/E shall coordinate with the Illinois State Fire Marshal, environmental consultants, and other authorities having jurisdiction, as applicable, to evaluate the extent of damage and document findings.

Based on the assessment, the A/E shall develop recommendations for emergency stabilization, temporary restoration of steam and hot water service to maintain facility operations, asbestos abatement, debris removal, and permanent system repairs or replacement. The A/E shall prepare emergency procurement documents, cost estimates, and supporting technical documentation as necessary to facilitate emergency response and recovery efforts and shall provide expedited engineering services and on-site technical support during emergency stabilization and restoration activities.

ARCHITECT/ENGINEER: Marcum Engineering, LLC (30193)
Marion, IL 62959

CDB PROJECT NO: 818-010-115

PROJECT DESCRIPTION: Emergency Roof Systems and RTU Replacement

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

PROJECT AMOUNT: \$3,367,500

PROJECT SCOPE OF WORK:

The Western Illinois University - Macomb, is a 114-building facility established in 1899. The Western Hall 260 (T4028) is a 123,208 square foot, 2-story building established in 1962. The Simpkins Hall #5, also known as COFAC Recital Hall (T4023) is a 149,540 square foot, 5-story building established in 1937.

The scope of work provides for replacement of roofing systems on the COFAC Recital Hall and Western Hall and all attendant accessories, including masonry work required at parapets to ensure integrity of flashings and roofing systems. The work also includes replacement of select HVAC equipment on Western Hall roof.

The A/E shall assess the project for eligibility under applicable utility incentive programs, energy grants, rebates, and other funding opportunities. The A/E shall identify all qualifying programs and shall prepare, coordinate, and submit all required applications, calculations, supporting documentation, and related materials necessary to obtain available incentives for the project.

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

The A/E is encouraged to include an independent cost estimator 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 redesign of the project should bids received exceed project funding.

ARCHITECT/ENGINEER: Cordogan, Clark & Assoc., Inc. (28573)
Aurora, IL 60506

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