

# FY25 ANNUAL REPORT

Capital Development Board



TAMAKIA EDWARDS  
Executive Director

# EXECUTIVE SUMMARY

The Capital Development Board (CDB) serves as the state's construction management agency. We are driven by our mission to provide high-quality, sustainable facilities that serve the public interest, while building the foundation for Illinois' transformation and innovation through expert oversight and impactful partnerships.

CDB's portfolio is vast and vital to the state's functional infrastructure. We lead the design and construction of diverse state-funded facilities, including:

- **Public Safety & Social Services:** Modernizing correctional centers and mental health facilities.
- **Education & Innovation:** Executing critical projects for community colleges and universities.
- **Natural Resources:** Enhancing state parks and conservation sites.

Beyond new construction, CDB is responsible for the ongoing renovation and rehabilitation of a massive state footprint. We support a portfolio of over 8,770 state-owned buildings comprising more than 100 million square feet of floor space. From critical deferred maintenance to large-scale modernization, our work ensures these assets remain safe, accessible, and efficient.

Guided by our core values of ethical service and quality excellence, we build Illinois' most critical infrastructure by partnering with state agencies, higher education institutions, and industry leaders. In every project, from design development to completion, we promote:

- **Sustainability:** Ensuring long-term environmental and fiscal health.
- **Accessibility:** Creating inclusive spaces for all Illinois residents.
- **Inclusion:** Expanding opportunities within the design and construction industries.

# F Y 2 5

## H I G H L I G H T S

CDB consistently managed 657 capital projects in various stages of design, construction and closeout, valued over \$7.7 billion in FY25. This includes 476 projects for client agencies and 181 projects for higher education institutions.

### Goals

- Ongoing management of the Rebuild Illinois capital program
- Continue addressing the backlog of critical deferred maintenance needs in Illinois
- Promoting diversity and inclusion in the design and construction industries

### 2025 Awards & Industry Recognition

- ACEC-Illinois Engineering Excellence Awards – Nettle Creek Aqueduct Replacement; Michael A. Bilandic Building Elevator Upgrade
- Construction Industry Service Corporation (CISCO) – Pride in Construction Award (Elgin Mental Health Center)
- COMTO Chicago – Executive Director Edwards named Mover of the Month (January 2025)
- ACEC-Illinois & NSPE – National QBS Merit Award for Excellence in Engineering Procurement
- Association of Conservation Engineers – 2025 Carl V. Anderson Conservation Engineering Award (Sahara Woods SFWA OHV Trail System)
- American Society of Civil Engineers – Outstanding Civil Engineering Award (Nettle Creek Aqueduct)
- International Union of Bricklayers & Allied Craftworkers – Best Precast Project (UIC CDLRC)

The Capital Development Board (CDB) employs a structured, multi-phase methodology to transition capital requests from initial concept to physical completion. This process ensures that every project aligns with the State's strategic goals while maintaining strict fiscal and regulatory integrity.

The process begins with a collaborative assessment between CDB staff and client agencies to prioritize infrastructure needs. Our technical teams conduct site surveys to establish preliminary scopes of work and develop comprehensive budgetary estimates.

CDB coordinates closely with the Governor's Office of Management and Budget (GOMB) to facilitate the strategic release of capital funding. This phased funding model typically supports initial design services followed by a subsequent release for construction contract awards, ensuring that financial commitments remain synchronized with project milestones.

To ensure the highest caliber of professional services, CDB utilizes a Qualifications Based Selection (QBS) framework for the procurement of architectural and engineering services. Design firms submit formal proposals that are rigorously evaluated by the CDB Selection Committee. Ranked recommendations are presented to the Capital Development Board for final approval. This merit-based approach guarantees that the most qualified professionals are selected to lead the design of Illinois' most critical assets.

Under CDB's technical oversight, the contracted design team advances through defined stages, including program analysis, schematic design, and design development. This iterative process ensures the final design meets the unique functional requirements of our clients while adhering to state standards. Prior to solicitation, CDB staff and the Chief Procurement Office (CDB-CPO) perform a joint review of the construction bidding documents. This ensures all specifications comply with the Illinois Procurement Code. Contracts are subsequently awarded through a transparent, public bidding process to the lowest responsive and responsible bidder.

CDB maintains active management throughout the entire design and construction lifecycle. Our project managers provide continuous oversight to monitor contractor performance, verify quality standards, and ensure adherence to both the project schedule and the approved budget. By maintaining a presence from the initial design development through the final inspection, CDB ensures that every facility is a sustainable, high-quality asset that serves the long-term interests of the State of Illinois.

## CDB Program Snapshot (6/30/2025)

Status	Estimated Project Budgets	Project Count
Board	\$1,327,423,592	104
Design	\$2,153,087,114	253
Construction	\$4,058,139,264	260
Closeout	\$204,944,489	40
<b>Grand Total</b>	<b>\$7,743,594,459</b>	<b>657</b>

State Agencies	Estimated Project Budgets	Project Count
Department of Agriculture	\$85,924,622	8
Department of Central Management Services	\$597,429,118	22
Department of Corrections	\$450,159,433	92
Department of Human Services	\$366,663,742	54
Department of Juvenile Justice	\$136,537,554	13
Department of Military Affairs	\$190,042,559	43
Department of Natural Resources	\$233,240,122	37
Department of Natural Resources/HPA	\$86,944,536	17
Department of Revenue	\$85,495,835	7
Department of Transportation	\$625,602,581	109
Department of Veterans' Affairs	\$386,760,763	26
IL Emergency Management Agency & Office of Homeland Security	\$14,000,000	2
Illinois State Police	\$192,949,272	16
Office of the Architect of the Capitol	\$771,958,165	2
Office of the Secretary of State	\$216,288,744	12
All Other Agencies	\$35,750,505	16
<b>Grand Total</b>	<b>\$4,475,747,551</b>	<b>476</b>

Higher Education	Estimated Project Budgets	Project Count
Chicago State University	\$110,839,977	12
Eastern Illinois University	\$146,402,460	2
Governors State University	\$14,679,350	3
IL State Board of Education	\$21,567,143	1
Illinois Board of Higher Education	\$709,952,517	3
Illinois Community College Board	\$756,309,725	110
Illinois State University	\$99,193,783	3
Northeastern Illinois University	\$143,130,526	6
Northern Illinois University	\$140,560,771	6
<b>Southern Illinois University</b>	<b>\$317,172,789</b>	<b>15</b>
SIU Carbondale	\$172,811,123	7
SIU Edwardsville	\$130,965,246	5
SIU School of Medicine	\$12,006,420	2
SIU Alton	\$1,390,000	1
<b>University of Illinois</b>	<b>\$649,511,854</b>	<b>15</b>
U of I Chicago	\$226,001,725	5
U of I Champaign	\$368,228,329	6
U of I Springfield	\$55,281,800	4
Western Illinois University	\$158,526,013	5
<b>Grand Total</b>	<b>\$3,267,846,908</b>	<b>181</b>

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