



Jim Underwood, Executive Director

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Chairman

## MEMORANDUM

Mark J. Ladd  
Glyn M. Ramage  
Michael Chin  
Stewart A. Munoz  
Peter J. O'Brien, Sr.

**TO:** Office of the Governor  
Members of the General Assembly

**FROM:** Jim Underwood, Executive Director *JU*

**DATE:** September 1, 2011

**RE:** Single Prime Pilot Program

Calendar Year 2011 Annual report to Governor's Office, General Assembly

This is an annual report as required by Section 30-30 of the Illinois Procurement Code (30 ILCS 500), to reflect two major points regarding the single prime with protected sub-contractor pilot program allowed by the Governor and the General Assembly as a building construction project delivery option. We are also providing the Auditor General with this report.

Wm. G. Stratton Building  
401 South Spring Street  
Third floor  
Springfield, Illinois  
62706-4050

The first reporting point reflects two completed projects to date, for the IEMA Center and the South Wing of the State Capitol. Details are included in the body of this report.

James R. Thompson Center  
100 West Randolph Street  
Suite 14-600  
Chicago, Illinois 60601-3283

The second reporting point shows the current approved list of single prime projects as well as the future possible list of projects over the next four calendar years. This list is not exhaustive.

Dunn-Richmond Economic  
Development Center  
150 East Pleasant Hill Road  
Carbondale, Illinois 62901

This method has proven to be a clear success to date. Change order rates have been reduced, ranging from 1% to 3% on the two completed projects and the two active projects that are in construction, as compared to 5% to 7% on multi prime projects. Further, on over \$114,000,000 in construction work over four separate locations across the state, only one claim has been requested.

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**Past Single Prime Projects (completed):**

**CDB single prime projects completed to date include:**

1. Construct State Emergency Operations Center. Total project costs were \$14,814,860. Change order percentage was less than 2%. Project was completed on schedule. No claims.
2. HVAC South Wing of the Capitol. Total construction costs were \$17,637,000. Including all alternates change order costs were \$1.9MM. Project was completed on schedule. No claims.

**Active Single Prime Projects (In design or construction stage):**

**CDB active single prime projects approved by the Procurement Policy Board (PPB) include:**

1. Construct Transportation Education Center at SIU-Carbondale. Total project amount for the construction contract at bid was \$43,512,000. Total change orders to date is less than .36% including pending issues. The project is 34% complete. No claims. On schedule.
2. Lincoln Hall Remodel - U of I U/C. Total project amount for the construction contract at bid was \$38,621,000. Total change orders to date is just over 3% and includes major elevator upgrades from the user agency and major sub-floor and structural repairs. The project has one claim on micro-piers and is tracking on time on a very challenging schedule. The project is 53% complete.
3. Performing Arts Center at WIU – Macomb Campus. This project is budgeted at \$71,835,768. The design contract is still pending modification approval for the full design contract. The bid would be at least one year away after full design contract approval.
4. Metro-East Forensic Laboratory – Illinois State Police. This project is budgeted at \$41,629,811. This project bid on June 30, 2011; the bids are under review.
5. Construct Community Technology Center – Illinois Valley Community College. Project budget is \$24,302,637. The project bid on August 25<sup>th</sup> and the bids are under evaluation.
6. Construct Student Services Center Addition – Parkland Community College of Champaign. The project budget is \$30,000,000. Estimated bid date is in October 2011. State and matching funds are in use.

### **Future Possible Projects:**

Our planned list of projects, listed below for the future single prime extended pilot program (SB1352), would be managed so as not to exceed our pilot authority on a per year basis. The list currently includes:

1. Lincoln's Challenge/Rantoul - \$37MM
2. Bloomington DMA Project for the Motorized Division - \$17MM.
3. State Wide Cook, Plan/Begin 200 Facility - \$48MM
4. City Colleges of Chicago, Construct Academic Building at Olive Harvey - \$30MM
5. Harper College, Renovate Engineering and Tech Center - \$16MM
6. College of Lake County, Student Services Building - \$36MM
7. College of Lake County, Class Room Building - \$17MM
8. Lakeland College, Construct Workforce Relocation Center - \$10MM
9. WIU Riverfront Campus, Phase 002, \$38MM
10. ISU Visual Arts Center Complex - \$54MM
11. NIU, Expand and Renovate Stevens Building - \$20MM
12. SIU – E, Construct and Renovate Science Lab - \$26MM
13. U of I, C/U, ECE Building - \$46MM (please note there are matching funds which reflect this project to almost \$90MM Plus work)
14. U of I C/U, Post Harvest Research Facility - \$20MM.
15. U of I Chicago, Upgrade Campus Infrastructure - \$18MM
16. CSU, Renovate Douglass Hall - \$16MM
17. Joliet, Plan/Begin Construction of Public Health Lab - \$15MM
18. Revenue Building Upgrades/Springfield - \$15MM
19. SOS, Springfield Motor Vehicle Services HVAC Renovation - \$16MM
20. Joliet JC, Construction Build-out of Academic space, City Center Campus - \$22MM.
21. Daley College/City Colleges of Chicago, Construct an Industrial Tech Center - \$33MM
22. U of I Chicago, Advanced Chemical Tech Building - \$43MM.
23. Stateville Correctional Center, Hospital Medical Facility - \$55MM
24. Stateville Correctional Center, Construct X House - \$20MM.

### **Single Prime Bidding Information:**

The CDB has bid and/or awarded seven single prime project with protected-subcontractors as follows:

- Project # 654-100-001, Construction State Emergency Operations Center; (There were 6 bidders. The low bid was under the estimate).
- Project # 006-100-004 phase 1, Capitol HVAC System Upgrade for the south wing; (There were 3 bidders. The low bid was under the estimate).
- Project # 830-010-327, Renovation Lincoln Hall at U of I Champaign; (There were 10 bidders. The low bid was under the estimate).

- Project # 825-020-143, Construct the Transportation/Education Center at SIU-C; (There 11 bidders. The low bid was under the estimate).
- Project # 291-125-001, Construct Metro East Laboratory for ISP; (These bids are still under review).
- Project # 006-100-004 phase 2, Capital HVAC system upgrade for the west wing; (We had three bidders. The bid is still being evaluated).
- Project # 810-046-016 phase 1, at the Illinois Valley Community College, Construct a Community Technology Center; (We had five bidders and the bids came in 6% over estimate. The College will meet on 9/12/11 to review and if acceptable sign off on award, since there is community college funds involved).

Please advise of any questions.

Cc: File