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MEMORANDUM

TO: THE OFFICE OF THE GOVERNOR
MEMBERS OF THE GENERAL ASSEMBLY

FROM: Jim Underwood
Executive Director

DATE: August 4, 2021

SUBJECT: Single Prime Delivery Method
2020 Annual Report

As required by Section 30-30 of the Illinois Procurement Code (30 ILCS 500), the Capital Development Board is providing the 2020 Annual Report to the Governor's Office and the General Assembly (attached hereto).

The report provides information on the project budget and established Business Enterprise Program (BEP) goals for any single prime procurement which has been bid by the Capital Development Board during the previous year (abiding by Public Act 99-0257). The projects listed on this report are still in process so the actual BEP goals may increase as more work is completed on the project(s).

The single prime procurement method creates true partnerships between prime contractors and BEP firms versus the multiple prime method where vendors struggle to break out work that they self-perform. The single prime method also allows scope of work to be bundled together and therefore BEP goals can be increased on the project. When using the single prime with protected subcontractor method, BEP vendors are not burdened with providing bond and access to capital challenges. Single prime creates an environment for small contractors to quickly build capacity to bid as a prime contractor on CDB projects. This method also keeps the bidding environment vibrant; as subcontractors provide competitive pricing to the prime contractor, thus, providing a true partnership. This partnership reduces claims and schedule impacts to the State because the coordination struggles that traditionally occur in the multi prime method are vastly reduced with the single prime method.

We hope you will find this report informative and useful. CDB looks forward to demonstrating the efficiencies and benefits of the single prime construction delivery method. Should you have any questions, please do not hesitate to contact me.

Sincerely,

Jim Underwood
Executive Director
Capital Development Board

Cc: Abigayle Dompke
Amber Dooley
Tamakia Edwards
Kathryn Martin
Amy Romano
Ron Wright

**Capital Development Board
CY2020 Annual Report
Single Prime Projects in Construction**

CDB Project # & Status	Project Title	City/County	Contract Award	# of Bidders	Change Order Rate (%)	Established BEP/VBE Goal(s) Percentage				Actual BEP/VBE Goal(s) Percentage				% of Project Construction Phase Work Complete
						Minority	Women	Combined	Veteran	Minority	Women	Combined	Veteran	
Pending Award														
039-150-184 Ph. 2	Department of Agriculture - Renovate/Repair Coliseum	Springfield/ Sangamon County	Pending Award	7	0.00%	13.00%	5.00%	0.00%	2.00%	TBD	TBD	TBD	TBD	0.00%
039-150-189	Department of Agriculture - Repair MultiPurpose Arena Grandstand	Springfield/ Sangamon County	Pending Award	4	0.00%	8.00%	3.00%	0.00%	1.00%	TBD	TBD	TBD	TBD	0.00%
250-100-008	Department of Central Management Services - Upgrade HVAC Systems	Springfield/ Sangamon County	Pending Award	3	0.00%	0.00%	0.00%	6.00%	0.00%	TBD	TBD	TBD	TBD	0.00%
546-282-003 Ph.2	Department of Military Affairs - Install Emergency Generators	Rantoul/Champaign County	Pending Award	2	0.00%	6.00%	4.00%	0.00%	1.00%	TBD	TBD	TBD	TBD	0.00%
Awarded														
039-150-190	Department of Agriculture - Replace HVAC at the Emmerson Building	Springfield/ Sangamon County	\$1,488,852.00	5	0.00%	4.00%	2.00%	0.00%	0.00%	4.00%	2.20%	0.00%	0.00%	69.00%
120-230-133	Department of Corrections - Replace HVAC - Health Care Unit	Joliet/Will County	\$2,975,555.00	9	1.16%	20.00%	5.00%	0.00%	3.00%	20.00%	5.00%	0.00%	3.00%	63.00%
125-110-019	Department of Juvenile Justice - Illinois Youth Center St. Charles - Demolish Buildings	St. Charles/Kane County	\$1,424,900.00	4	0.00%	20.00%	5.00%	0.00%	0.00%	28.40%	5.10%	0.00%	0.00%	75.00%
321-115-071	Department of Human Services - Replace Absorber with an Air-Cooled Chiller	Hines/Cook County	\$1,192,000.00	9	0.00%	20.00%	5.00%	0.00%	0.00%	TBD	TBD	TBD	TBD	0.00%
546-250-020	Department of Military Affairs - Replace HVAC System and Plumbing and Interior Renovation	Paris/Edgar County	\$2,606,000.00	4	0.00%	7.00%	3.00%	0.00%	1.00%	15.80%	1.20%	0.00%	1.00%	15.00%
546-280-013	Department of Military Affairs - Repair HVAC System, Interior Renovation, Upgrade Electrical and Plumbing Systems	Quincy/Adams County	\$720,916.00	3	2.62%	4.00%	2.00%	0.00%	0.00%	5.50%	3.60%	0.00%	0.00%	85.00%
546-325-080	Department of Military Affairs - Renovate AGO Building	Springfield/ Sangamon County	\$1,058,000.00	7	-0.53%	6.00%	3.00%	0.00%	0.00%	6.70%	18.90%	0.00%	0.00%	55.00%
624-060-038	Department of Revenue - Renovate Parking Structure	Springfield/ Sangamon County	\$5,278,886.00	5	0.00%	6.00%	3.00%	0.00%	0.00%	6.00%	3.00%	0.00%	0.00%	7.00%
750-110-001	Office of the Secretary of State - Update Fire Alarm and Sprinkler System	Springfield/ Sangamon County	\$749,900.00	1	0.00%	0.00%	0.00%	6.00%	0.00%	0.00%	0.00%	9.00%	0.00%	35.00%
805-030-023	Illinois Board of Higher Education - Replace Heating and Cooling Systems - Illinois Math and Science Academy	Aurora/Kane County	\$3,249,000.00	5	0.00%	25.00%	5.00%	0.00%	1.00%	25.00%	9.70%	0.00%	15.00%	15.00%
810-056-024	Illinois Community College Board - Construct Student Services/Adult Education Center Waukegan Campus	Waukegan/Lake County	\$30,427,490.00	6	0.00%	28.00%	5.00%	0.00%	3.00%	30.80%	5.90%	0.00%	3.30%	25.00%
810-074-021	Illinois Community College Board - Reconstruct Courtyard - Parkland College	Champaign/ Champaign County	\$1,087,540.00	6	0.00%	0.00%	0.00%	10.00%	0.00%	0.00%	0.00%	10.30%	0.00%	75.00%
815-010-077	Eastern Illinois University - Upgrade HVAC/Plumbing Systems - Coleman Hall and Life Sciences Building	Charleston/Coles County	\$6,174,000.00	3	0.00%	10.00%	5.00%	0.00%	1.00%	10.20%	5.10%	0.00%	1.20%	10.00%
Close Out														
630-000-239	Department of Transportation - Various Improvements - Mt. Sterling Office and Maintenance Storage Building	Mt. Sterling/ Brown County	\$1,058,000.00	3	1.92%	6.00%	3.00%	0.00%	1.00%	4.80%	22.10%	0.00%	0.70%	100.00%