



BOARD MEMBERS

Eileen Rhodes
Chair

Glyn M. Ramage

Pam McDonough

Beverly Potts

Saul Morse

Hipolito Roldan

David Sidney

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

CDB Chicago Office
555 W. Monroe
8th Floor
Chicago, Illinois 60661

**Dunn-Richmond Economic
Development Center**
1740 Innovation Drive
Suite 258
Carbondale, Illinois
62903-6102

**IDOT District 3
Headquarters**
700 East Norris Drive
Second Floor
Ottawa, Illinois
61350-0697

**Southern Illinois
University- Edwardsville**
70 Hairpin Drive
Rendleman Hall, Room 0232
P.O. Box 1018
Edwardsville, Illinois
62026-1042

217.782.2864
217.524.0565 FAX
217.524.4449 TDD
www.illinois.gov/cdb

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

FROM: Jim Underwood
Executive Director

DATE: April 19, 2022

SUBJECT: Single Prime Delivery Method
2021 Annual Report

As required by Section 30-30 of the Illinois Procurement Code (30 ILCS 500), the Capital Development Board is providing the 2021 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 data on this report demonstrates how using 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 sub-contractors 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
CY2021 Annual Report
Single Prime Projects in Construction**

CDB Project #	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	
Awarded														
630-000-251	Department of Transportation - Renovate Building	Statewide	\$7,337,000.00	5	1.78%	0.00%	0.00%	10.00%	1.00%	0.00%	0.00%	10.11%	1.50%	30.05%
630-000-255	Department of Transportation - Construct New Material/Equipment Storage Buildings	Statewide	\$1,711,000.00	6	0.00%	4.00%	2.00%	0.00%	0.00%	4.00%	2.00%	0.00%	0.00%	1.00%
630-397-004	Coalfield Rest Areas - Upgrade Sanitary Sewer System	Waggoner/Montgomery County	\$1,700,150.00	2	68.00%	0.00%	0.00%	6.00%	0.00%	0.00%	0.00%	6.25%	0.00%	53.54%
805-030-020 Ph 1	Illinois Math and Science Academy - Correct Water Infiltration - Academic Building	Aurora/Kane County	\$5,424,728.00	4	7.93%	20.00%	6.00%	0.00%	2.00%	20.09%	10.29%	0.00%	4.59%	15.00%
810-036-020	Illinois Central College - Construct Sustainability Education Center	East Peoria/Tazewell County	\$12,015,000.00	3	0.00%	9.00%	5.00%	0.00%	2.00%	9.05%	5.47%	0.00%	2.01%	25.00%
810-076-017	Prairie State College - Replace Mechanical Systems	Chicago Heights/Cook County	\$4,568,000.00	5	0.00%	20.00%	5.00%	0.00%	3.00%	20.41%	2.38%	0.00%	2.63%	5.11%
825-020-155	Southern Illinois University - Replace Campus Waterline	Carbondale/Jackson County	\$1,527,709.00	2	0.00%	0.00%	0.00%	6.00%	0.00%	0.00%	0.00%	6.00%	0.00%	0.00%
830-030-162	University of Illinois - Construct A Computer Design Research and Learning Center	Chicago/Cook County	\$78,813,058.00	8	0.24%	28.00%	5.00%	0.00%	3.00%	28.40%	5.31%	0.00%	3.11%	14.90%
Rebid Required														
120-140-017 Ph. 2	Lincoln Correctional Center - Construct Bus Pad	Lincoln/Logan County	To be awarded	TBD	0.00%	0.00%	0.00%	3.00%	0.00%	TBD	TBD	TBD	TBD	0.00%
120-140-019	Lincoln Correctional Center - Replace Generators	Lincoln/Logan County	To be awarded	TBD	0.00%	5.00%	2.00%	0.00%	0.00%	TBD	TBD	TBD	TBD	0.00%
125-080-004	Illinois Youth Center - Replace Security Locks, Doors, Windows, Furnishing and Equipment	Warrrenville/DuPage County	To be awarded	TBD	0.00%	20.00%	5.00%	0.00%	1.00%	TBD	TBD	TBD	TBD	0.00%
810-016-005	Malcolm X College - Replace Elevators	Chicago/Cook County	To be awarded	TBD	0.00%	25.00%	5.00%	0.00%	2.00%	TBD	TBD	TBD	TBD	0.00%
818-010-105	Western Illinois University - Replace Chiller & Construct Chilled Water Loop	Macomb/McDonough County	To be awarded	TBD	0.00%	7.00%	3.00%	0.00%	2.00%	TBD	TBD	TBD	TBD	0.00%
Bid Protest														
822-010-129	Northern Illinois University - Upgrade Steam Tunnel Distribution System	DeKalb/DeKalb County	To be awarded	3	0.00%	20.00%	5.00%	0.00%	3.00%	TBD	TBD	TBD	TBD	0.00%
Bid Cancelled														
830-010-349	University of Illinois - Renovate Altgeld Hall/Demolish Illini Hall & Construct New Facility	Champaign/Champaign County	To be awarded	TBD	0.00%	5.00%	3.00%	0.00%	1.00%	TBD	TBD	TBD	TBD	0.00%