



M E M O R A N D U M

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

FROM: Jim Underwood
Executive Director

DATE: February 16, 2023

SUBJECT: Single Prime Delivery Method
2022 Annual Report

As required by Section 30-30 of the Illinois Procurement Code (30 ILCS 500), the Capital Development Board is providing the 2022 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: Jennifer Boen
Abigayle Dompke
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**Capital Development Board
CY2022 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	
Pending Award														
546-305-016 Ph 1	Milan Readiness Center - Upgrade Vehicle Exhaust/Replace Roofs, HVAC, and Windows	Milan/Rock Island County	TBD	1	0.00%	0.00%	0.00%	10.00%	0.00%	TBD	TBD	TBD	TBD	0.00%
810-066-019 Ph 1	McHenry County College - Construct Career, Technical, and Manufacturing Center	Crystal Lake/McHenry County	TBD	5	0.00%	25.00%	5.00%	0.00%	3.00%	TBD	TBD	TBD	TBD	0.00%
810-084-013 Ph 1	Sauk Valley Community College - Replace Air Handlers and Cooling Towers	Dixon/Lee County	TBD	2	0.00%	18.00%	3.00%	0.00%	1.00%	TBD	TBD	TBD	TBD	0.00%
821-010-121 Ph 1	Illinois State University - Renovate Fume Hood Exhaust System	Normal/McLean County	TBD	1	0.00%	20.00%	5.00%	0.00%	2.00%	TBD	TBD	TBD	TBD	0.00%
Awarded														
006-100-011 Ph. 4	Capitol Building North Wing Renovation	Springfield/Sangamon County	\$243,500,000	1	6.00%	11.00%	4.00%	0.00%	3.00%	11.80%	4.58%	0.00%	3.18%	16.00%
039-150-184 Ph 2	Illinois State Fairgrounds - Plan & Begin Coliseum Renovation	Springfield/Sangamon County	\$15,735,398	2	0.11%	15.00%	5.00%	0.00%	2.00%	15.00%	11.69%	0.00%	2.00%	22.00%
039-150-189 Ph 1	Illinois State Fairgrounds - Repair Multipurpose Arena Grandstand	Springfield/Sangamon County	\$7,121,000	3	0.00%	0.00%	0.00%	10.00%	1.00%	0.00%	0.00%	10.07%	1.01%	54.00%
040-010-114 Ph 1	Illinois Veterans' Home at Quincy - Construct Domestic Water Loop	Quincy/Adams County	\$12,300,000	1	0.00%	0.00%	0.00%	15.00%	2.00%	0.00%	0.00%	15.00%	2.00%	5.00%
102-779-019 Ph 1	Eldon Hazlet State Park - Replace Roofing Systems/Siding and Rehabilitate Shower Buildings	Carlyle/Clinton County	\$1,715,780	2	0.00%	0.00%	0.00%	4.00%	1.00%	0.00%	0.00%	4.49%	1.08%	8.00%
104-600-018 Ph 1	Old State Capitol - Restore Interior and Exterior and Upgrade	Springfield/Sangamon County	\$9,987,000	3	0.00%	11.00%	5.00%	0.00%	1.00%	11.01%	5.01%	0.00%	1.00%	18.00%
120-140-017 Ph 2	Lincoln Correctional Center - Construct Bus Pad	Lincoln/Logan County	\$4,754,000	1	0.00%	7.00%	2.00%	0.00%	1.00%	7.09%	2.25%	0.00%	31.23%	18.00%
120-140-019 Ph 1	Lincoln Correctional Center - Replace Generators	Lincoln/Logan County	\$3,651,299	2	0.00%	5.00%	2.00%	0.00%	0.00%	5.00%	2.00%	0.00%	0.00%	6.00%
120-140-020 Ph 1	Lincoln Correctional Center - Replace Roofing System and Ventilators - Dietary Building	Lincoln/Logan County	\$357,334	4	0.00%	0.00%	0.00%	5.00%	0.00%	0.00%	0.00%	5.00%	0.00%	10.00%
120-300-008 Ph 1	Kewanee Life Skills Re-Entry Center - Replace Roofing Systems	Kewanee/Henry County	\$3,911,000	7	0.00%	10.00%	3.00%	0.00%	0.00%	10.83%	8.86%	0.00%	0.00%	1.00%
125-000-005 Ph 1	Department of Juvenile Justice - Construct and Renovate Facilities - Lincoln Site	Statewide	\$52,130,000	2	0.00%	15.00%	5.00%	0.00%	2.00%	15.01%	5.43%	0.00%	2.00%	90.00%
125-110-019 Ph 2	Illinois Youth Center St. Charles - Second Demolition Package	St. Charles/Kane County	\$761,100	2	0.00%	20.00%	5.00%	0.00%	1.00%	20.02%	37.31%	0.00%	5.14%	10.00%
250-000-022 Ph 2	Central Management Services - Renovate Building	Springfield/Sangamon County	\$56,248,574	6	0.01%	18.00%	5.00%	0.00%	2.00%	18.49%	5.41%	0.00%	2.71%	15.00%
250-041-012 Ph 1	Central Management Services - Springfield Regional Office Building - Upgrade HVAC System and Lighting	Springfield/Sangamon County	\$3,824,000	3	0.00%	0.00%	0.00%	7.00%	0.00%	0.00%	0.00%	20.88%	0.00%	15.00%
250-042-006 Ph 1	Central Management Services - Renovate the State Armory - Stabilization	Springfield/Sangamon County	\$23,950,000	2	0.00%	15.00%	5.00%	0.00%	2.00%	15.01%	10.86%	0.00%	2.00%	3.00%
291-101-012 Ph 1	Illinois State Police - Renovate Joliet Crime Laboratory	Joliet/Will County	\$6,969,800	4	0.00%	28.00%	5.00%	0.00%	2.00%	28.25%	5.03%	2.03%	0.00%	45.00%
321-010-104 Ph 2	Alton Mental Health Center - Renovate Maple Building	Alton/Madison County	\$2,794,000	5	0.00%	0.00%	0.00%	8.00%	0.00%	0.00%	0.00%	9.20%	0.00%	1.00%
321-015-098 Ph 1	Choate Mental Health and Developmental Center - Construct New Boiler Building and Upgrade Electrical Service	Anna/Union County	\$10,594,000	3	-1.08%	0.00%	0.00%	10.00%	1.00%	0.00%	0.00%	13.88%	0.00%	26.00%
321-210-005 Ph 1	Rushville Treatment and Detention Facility - Replace Electronic Lock Controls, CCTV and Intercom Systems	Rushville/Schuyler County	\$4,900,000	1	0.00%	0.00%	0.00%	10.00%	0.00%	0.00%	0.00%	10.16%	0.00%	27.00%
546-015-023 Ph 1	Bloomington Readiness Center - Construct Vehicle Maintenance Shop	Bloomington/McLean County	\$17,811,000	3	-0.30%	15.00%	5.00%	0.00%	2.00%	15.02%	7.65%	0.00%	2.03%	100.00%
546-170-009 Ph 1	Kankakee Armory - Renovate HVAC System	Kankakee/Kankakee County	\$3,165,000	6	0.00%	20.00%	5.00%	0.00%	2.00%	20.00%	5.00%	0.00%	2.00%	10.00%
546-190-013 Ph 1	Litchfield Armory Replace Roofing-HVAC System/Upgrade Electrical/Plumbing/Exterior & Interior Renovation	Litchfield/Montgomery County	\$3,430,000	3	0.00%	7.00%	5.00%	0.00%	2.00%	7.07%	5.89%	0.00%	2.04%	10.00%
546-260-027 Ph 1	Bartonville Readiness Center - Replace HVAC System	Peoria/Peoria County	\$4,620,000	4	0.00%	0.00%	0.00%	10.00%	0.00%	0.00%	0.00%	10.17%	0.00%	10.00%
546-325-085 Ph 1	Camp Lincoln - Mechanical Upgrade - Building #10	Springfield/Sangamon County	\$3,758,922	4	0.65%	7.00%	4.00%	0.00%	1.00%	7.00%	6.65%	0.00%	1.00%	28.00%
546-325-086 Ph 1	Camp Lincoln - Resurface POV Parking Lot Around Building 2	Springfield/Sangamon County	\$1,770,907	1	1.15%	4.00%	2.00%	0.00%	0.00%	6.64%	7.91%	0.00%	0.00%	98.00%
546-325-089 Ph 1	Camp Lincoln - Construct Storage Building	Springfield/Sangamon County	\$1,249,855	5	0.00%	7.00%	4.00%	0.00%	1.00%	11.48%	32.23%	0.00%	1.19%	17.00%
546-385-058 Ph 1	Marseilles Readiness Center - Construct Addition and Renovate Facility	Marseilles/LaSalle County	\$3,875,000	3	0.00%	20.00%	5.00%	0.00%	1.00%	20.02%	8.79%	0.00%	1.01%	1.00%
630-000-255 Ph 1	Illinois Department of Transportation - Construct New Material/Equipment Storage Buildings	Statewide	\$1,967,000	3	0.00%	4.00%	2.00%	0.00%	0.00%	4.02%	2.77%	0.00%	0.00%	45.00%

