



**Capital  
Development  
Board**  
Building a Better Illinois

**STATE OF ILLINOIS**  
JB PRITZKER, GOVERNOR  
JIM UNDERWOOD, EXECUTIVE DIRECTOR

BOARD MEMBERS  
Eileen Rhodes, Chair  
Pam McDonough, Vice Chair  
Saul Morse  
Beverly Potts  
Glyn M. Ramage  
Paul Roldan  
Tamakia J. Edwards

**MEMORANDUM**

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

**FROM:** Jim Underwood  
Executive Director

**DATE:** February 8, 2024

**SUBJECT:** Single Prime Delivery Method  
2023 Annual Report

As required by Section 30-30 of the Illinois Procurement Code (30 ILCS 500), the Capital Development Board is providing the 2023 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. 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  
Amber Dooley  
Lisa Hennigh  
Darnita Lee  
Kathryn Martin  
Jesse Martinez  
Tim Patrick  
Amy Romano

Capital Development Board  
CY2023 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	
<b>Pending Award</b>														
120-050-059	East Moline Correctional Center - Replace Roofing and Upgrade HVAC Systems and Remediate Hazardous Materials	East Moline/Rock Island County	TBD	2	0.00%	18.00%	3.00%	0.00%	2.00%	TBD	TBD	TBD	TBD	0%
120-135-070	Logan Correctional Center - Upgrade Ash Handling System	Lincoln/Logan County	TBD	1	0.00%	0.00%	0.00%	6.00%	1.00%	TBD	TBD	TBD	TBD	0%
120-175-141	Menard Correctional Center - Replace Heating and Ventilation Equipment	Menard/Randolph County	TBD	2	0.00%	0.00%	0.00%	4.00%	0.00%	TBD	TBD	TBD	TBD	0%
546-385-060	Marseilles Readiness Center - Rehabilitate Barrack's HVAC and Fire Suppression System	Marseilles/LaSalle County	TBD	4	0.00%	8.00%	3.00%	0.00%	0.00%	TBD	TBD	TBD	TBD	0%
630-000-269	Illinois Department of Transportation - Construct Maintenance Building and ADA Ramp and Railings	Statewide	TBD	2	0.00%	6.00%	4.00%	0.00%	1.00%	TBD	TBD	TBD	TBD	0%
<b>Awarded</b>														
040-050-031	Illinois Veterans' Home at LaSalle - Renovate Veterans' Home	LaSalle/LaSalle County	\$6,821,184	7	0.00%	20.00%	5.00%	0.00%	2.00%	20.04%	7.83%	0.00%	2.64%	3%
120-008-018	Illinois River Correctional Center - Replace Roofing Systems	Canton/Fulton County	\$5,255,890	6	0.00%	0.00%	0.00%	15.00%	2.00%	0.00%	0.00%	15.03%	2.02%	0%
120-050-055	East Moline Correctional Center - Replace Dietary Equipment	East Moline/Rock Island County	\$3,288,000	1	0.00%	10.00%	5.00%	0.00%	0.00%	11.16%	33.45%	0.00%	0.00%	1%
120-050-060	East Moline Correctional Center - Emergency Installation of Temporary and Permanent Chiller	East Moline/Rock Island County	\$984,600	3	0.00%	0.00%	0.00%	18.00%	0.00%	0.00%	0.00%	71.09%	0.00%	10%
120-075-074	Dixon Correctional Center - Replace Roofing Systems	Dixon/Lee County	\$5,139,100	3	0.00%	18.00%	5.00%	0.00%	2.00%	18.00%	5.18%	0.00%	5.17%	10%
120-125-020	Jacksonville Correctional Center - Replace Sallyport Gates	Jacksonville/Morgan County	\$1,535,000	2	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.30%	0.00%	0.00%	1%
120-135-080	Logan Correctional Center - Repair/Replace Roofing System on Vocational Building	Lincoln/Logan County	\$911,791	2	0.00%	6.00%	4.00%	0.00%	1.00%	10.97%	5.48%	0.00%	1.10%	0%
120-245-078	Vienna Correctional Center - Repair Baghouse and Replace Boiler	Vienna/Johnson County	\$2,194,000	3	0.00%	0.00%	0.00%	4.00%	0.00%	0.00%	0.00%	16.41%	0.00%	8%
291-000-019	Illinois State Police - Replace HVAC	Statewide	\$1,460,000	1	0.00%	18.00%	3.00%	0.00%	0.00%	18.23%	30.82%	0.00%	0.00%	17%
321-160-025	Illinois School for the Deaf - Install Security System	Jacksonville/Morgan County	\$4,944,494	1	0.00%	6.00%	4.00%	0.00%	2.00%	6.03%	4.01%	0.00%	2.00%	21%
321-160-026	Illinois School for the Deaf - Install Sprinkler Systems in the Administration Building	Jacksonville/Morgan County	\$2,915,193	1	0.00%	0.00%	0.00%	8.00%	1.00%	0.00%	0.00%	8.06%	1.03%	15%
321-210-007	Rushville Treatment and Detention Facility - Construct an Addition for Storage and Records Space	Rushville/Schuyler County	\$1,748,500	6	0.00%	0.00%	0.00%	6.00%	1.00%	0.00%	0.00%	6.29%	1.03%	0%
546-035-007	Marion Readiness Center - Construct an Addition to the Readiness Center	Marion/Williamson County	\$5,726,000	2	0.00%	6.00%	5.00%	0.00%	2.00%	6.12%	5.10%	0.00%	2.04%	1%
546-175-015	Kewanee Armory - Replace HVAC System and Rehabilitate Plumbing System	Kewanee/Henry County	\$4,195,000	4	0.02%	0.00%	0.00%	15.00%	2.00%	0.00%	0.00%	19.86%	2.48%	25%
546-275-012	Pontiac Armory - Replace HVAC System, Lower Roof, and Rehabilitate Exterior	Pontiac/Livingston County	\$4,103,500	3	0.00%	20.00%	5.00%	0.00%	2.00%	23.60%	10.28%	0.00%	2.05%	14%
546-290-013	Rock Falls Armory - Replace Roof; Upgrade Mechanical, Electrical, and Plumbing, and Repair Exterior	Rock Falls/Whiteside County	\$1,650,000	1	0.00%	20.00%	5.00%	0.00%	3.00%	20.00%	24.98%	0.00%	3.00%	7%
630-000-258	Illinois Department of Transportation - Demolish and Construct Buildings	Statewide	\$4,333,949	2	0.00%	0.00%	0.00%	10.00%	0.00%	0.00%	0.00%	10.02%	0.00%	2%
630-040-006	Illinois Department of Transportation - District 1: Oak Brook Team Section Headquarters - Install Trench Drains/Replace Roofing/Demolish & Construct Cold Storage Building	Villa Park/DuPage County	\$2,607,034	4	0.00%	20.00%	5.00%	0.00%	2.00%	21.92%	5.29%	0.00%	2.15%	10%
630-128-006	Illinois Department of Transportation - District 1: Stevenson Team Section Headquarters - Construct Salt Storage Bulding	McCook/Cook County	\$3,413,149	10	0.00%	25.00%	5.00%	0.00%	2.00%	26.16%	11.07%	0.00%	5.24%	25%
630-252-003	Illinois Department of Transportation - Morris Maintenance Storage Facility - Demolish and Construct Buildings/Remodel Storage Building	Morris/Grundy County	\$15,768,449	2	0.00%	28.00%	5.00%	0.00%	2.00%	28.16%	6.34%	0.00%	2.01%	10%
630-308-007	Illinois Department of Transportation - District 4: Morton Team Section Headquarters - Renovate and Construct a New Wash Area	Morton/Tazewell County	\$2,032,000	6	0.00%	0.00%	0.00%	15.00%	1.00%	0.00%	0.00%	15.03%	1.23%	0%
630-400-005	Illinois Department of Transportation - District 6: Litchfield Team Section Headquarters - Construct Salt Storage and Cold Storage Buildings	Litchfield/Montgomery County	\$1,949,000	2	0.00%	6.00%	4.00%	0.00%	1.00%	6.00%	4.00%	0.00%	1.10%	90%
630-442-058	Illinois Department of Transportation - Administration/Hanley Building - Construct Warehouses	Springfield/Sangamon County	\$9,430,000	5	0.00%	12.00%	5.00%	0.00%	2.00%	12.31%	8.30%	0.00%	2.32%	8%
630-500-004	Illinois Department of Transportation - Vandalia Maintenance Facility - Demolish and Construct Buildings and Replace Roofing System	Vandalia/Fayette County	\$4,426,642	6	0.00%	10.00%	5.00%	0.00%	1.00%	16.84%	5.16%	0.00%	1.07%	50%
750-045-030	Office of the Secretary of State - Capitol Complex - Upgrade Elevators	Springfield/Sangamon County	\$9,695,000	2	0.00%	0.00%	0.00%	12.00%	2.00%	0.00%	0.00%	12.38%	2.06%	8%
750-130-003	Office of the Secretary of State - Chicago West Driver Services Facility - Renovate HVAC	Chicago/Cook County	\$1,248,777	3	0.00%	20.00%	5.00%	0.00%	2.00%	20.02%	5.00%	0.00%	2.00%	25%

