

MEMORANDUM

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

FROM: Tamakia J. Edwards, Executive Director

DATE: February 21 2025

RE: Single Prime Delivery Method
2024 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 represented 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 which increases the opportunities for them 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 when the single prime delivery method is utilized.

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,



Tamakia J. Edwards
Executive Director
Capital Development Board

| Capital Development Board CY2024 Annual Report Single Prime Projects in Construction | | | | | | | | | | | | | | | |
|--|---|---------------------------------|-----------------|--------------|--------------------------|--|----------|-------|---------|-------------------------------------|----------|--------|---------|--|--|
| CDB Project Number | Project Title | City/County | Contract Award | # of Bidders | Change Order Rate (%) | Established BEP/VBE Goal(s) Percentage | | | | Achieved BEP/VBE Goal(s) Percentage | | | | Construction Percentage Complete | |
| | | | | | | Combined | Minority | Women | Veteran | Combined | Minority | Women | Veteran | | |
| Pending Award | | | | | | | | | | | | | | | |
| 291-048-006 | Illinois State Police - Chicago Forensic Laboratory - Renovate Laboratory | Chicago/Cook County | pending award | 9 | 0.00% | 0.00% | 20.00% | 5.00% | 3.00% | TBD | TBD | TBD | TBD | 0% | |
| Awarded | | | | | | | | | | | | | | | |
| 039-150-197 | Illinois Department of Agriculture - Illinois State Fairgrounds - Replace HVAC and Controls - Multiple Buildings | Springfield/Sangamon County | \$9,722,310.00 | 2 | 0.00% | 15.00% | 0.00% | 0.00% | 1.00% | 18.38% | 0.00% | 0.00% | 1.01% | 1% | |
| 039-150-199 | Illinois Department of Agriculture - Illinois State Fairgrounds - Rehabilitate Building - State Fire Museum | Springfield/Sangamon County | \$2,013,300.00 | 3 | 11.68% | 12.00% | 0.00% | 0.00% | 2.00% | 13.91% | 0.00% | 0.00% | 2.00% | 41% | |
| 040-050-032 | Illinois Department of Veterans' Affairs - Illinois Veterans' Home at LaSalle - Replace Roofing System | LaSalle/LaSalle County | \$3,347,000.00 | 6 | 0.15% | 0.00% | 20.00% | 5.00% | 2.00% | 0.00% | 20.17% | 5.08% | 2.06% | 4% | |
| 102-777-020 | Illinois Department of Natural Resources - Wayne Fitzgerrell State Park - Renovate Rend Lake Resort Facilities | Whittington/Franklin County | \$22,690,029.00 | 3 | 0.00% | 15.00% | 0.00% | 0.00% | 4.00% | 15.04% | 0.00% | 0.00% | 4.05% | 18% | |
| 104-021-021 | Illinois Department of Natural Resources - Cahokia Mounds Historic Site - Replace Mechanical and Electrical Systems, Improve Fire Safety and Security | Collinsville/St. Clair County | \$9,920,500.00 | 1 | 0.00% | 6.00% | 0.00% | 0.00% | 1.00% | 6.61% | 0.00% | 0.00% | 1.26% | 45% | |
| 120-007-016 | Illinois Department of Corrections - Western Illinois Correctional Center - Upgrade Dietary Equipment | Mount Sterling/Brown County | \$2,773,000.00 | 4 | 0.34% | 10.00% | 0.00% | 0.00% | 0.00% | 10.10% | 0.00% | 0.00% | 0.00% | 35% | |
| 120-075-074 Phase 2 | Illinois Department of Corrections - Dixon Correctional Center - Replace Roofing Systems | Dixon/Lee County | \$2,696,531.00 | 2 | 0.00% | 0.00% | 20.00% | 3.00% | 2.00% | 0.00% | 20.03% | 3.00% | 2.00% | 40% | |
| 120-175-149 | Illinois Department of Corrections - Menard Correctional Center - Sewer Assessment and Repairs | Menard/Randolph County | \$405,000.00 | 3 | 2.05% | 0.00% | 6.00% | 4.00% | 2.00% | 0.00% | 6.00% | 4.00% | 2.00% | 5% | |
| 120-215-068 | Illinois Department of Corrections - Sheridan Correctional Center - Replace Generator | Sheridan/LaSalle County | \$3,545,000.00 | 4 | 0.00% | 0.00% | 20.00% | 5.00% | 3.00% | 0.00% | 20.00% | 5.00% | 3.00% | 2% | |
| 120-225-010 | Illinois Department of Corrections - Taylorville Correctional Center - Upgrade Building Automation System and Fire Alarm System | Taylorville/Christian County | \$5,298,600.00 | 1 | 1.23% | 9.00% | 0.00% | 0.00% | 1.00% | 9.25% | 0.00% | 0.00% | 1.04% | 35% | |
| 120-255-029 | Illinois Department of Corrections - Shawnee Correctional Center - Replace Water Heaters | Vienna/Johnson County | \$1,760,000.00 | 4 | 0.00% | 0.00% | 7.00% | 3.00% | 2.00% | 0.00% | 7.00% | 3.70% | 21.14% | 100% | |
| 120-270-043 | Illinois Department of Corrections - Graham Correctional Center - Replace Freezers/Coolers | Hillsboro/Montgomery County | \$2,490,628.00 | 3 | 0.56% | 8.00% | 0.00% | 0.00% | 2.00% | 20.55% | 0.00% | 0.00% | 2.13% | 10% | |
| 250-045-007 | Illinois Department of Central Management Services - EJ Zeke Giorgi Center - Rockford Regional Office Building - Upgrade HVAC/Replace Lighting and Roofing System | Rockford/Winnebago County | \$7,388,307.00 | 4 | 0.94% | 0.00% | 20.00% | 5.00% | 2.00% | 0.00% | 22.46% | 5.01% | 2.03% | 55% | |
| 250-546-002 | Illinois Department of Central Management Services - Sangamo Building - Remediate Site and Demolish Buildings | Springfield/Sangamon County | \$9,218,000.00 | 3 | 0.03% | 0.00% | 14.00% | 5.00% | 3.00% | 0.00% | 14.54% | 5.41% | 4.68% | 15% | |
| 291-110-011 | Illinois State Police - Macomb Troop 4 Headquarters (District 14) - Emergency Communication Building and Tower Replacement | Macomb/McDonough County | \$1,411,106.00 | 4 | 0.00% | 0.00% | 0.00% | 8.00% | 0.00% | 0.00% | 0.00% | 17.56% | 0.00% | 40% | |
| 321-010-110 | Illinois Department of Human Services - Alton Mental Health Center - Renovate Willow Building for Occupancy | Alton/Madison County | \$27,907,000.00 | 1 | 0.00% | 10.00% | 0.00% | 0.00% | 3.00% | 10.12% | 0.00% | 0.00% | 3.00% | 3% | |
| 321-060-053 | Illinois Department of Human Services - Fox Development Center - Replace Closed Loop Piping, Fan Coils & Controls | Dwight/Livingston County | \$6,342,000.00 | 3 | 0.00% | 0.00% | 20.00% | 5.00% | 2.00% | 0.00% | 20.00% | 5.05% | 2.01% | 1% | |
| 321-160-028 | Illinois Department of Human Services - Illinois School for the Deaf - Install New A/C Units and New Building Automation Systems | Jacksonville/Morgan County | \$7,748,181.00 | 1 | 0.00% | 0.00% | 0.00% | 4.00% | 0.00% | 0.00% | 0.00% | 8.34% | 0.00% | 1% | |
| 546-110-015 | Illinois Department of Military Affairs - Dixon Readiness Center - Upgrade Restrooms and Locker Rooms/Replace Interior and Exterior Doors | Dixon/Lee County | \$1,986,000.00 | 2 | 0.00% | 0.00% | 18.00% | 5.00% | 2.00% | 0.00% | 18.22% | 19.11% | 9.97% | 20% | |
| 546-115-038 | Illinois Department of Military Affairs - East St. Louis Readiness Center - Replace HVAC System and Upgrade Electrical System | East St. Louis/St. Clair County | \$2,895,000.00 | 4 | 0.00% | 4.00% | 0.00% | 0.00% | 0.00% | 4.15% | 0.00% | 0.00% | 0.00% | 0% | |
| 546-160-014 | Illinois Department of Military Affairs - Joliet Readiness Center - Renovate Kitchen | Joliet/Will County | \$925,000.00 | 12 | 0.00% | 0.00% | 20.00% | 5.00% | 2.00% | 0.00% | 20.76% | 5.95% | 2.03% | 20% | |
| 546-235-022 | Illinois Department of Military Affairs - North Riverside Armory - Construct Vehicle Maintenance Shop | North Riverside/Cook County | \$22,523,000.00 | 5 | 0.00% | 0.00% | 28.00% | 5.00% | 2.00% | 0.00% | 28.05% | 5.03% | 2.05% | 55% | |
| 546-250-021 | Illinois Department of Military Affairs - Paris Maintenance Facility - Replace Electrical System and Upgrade Lighting | Paris/Edgar County | \$952,000.00 | 1 | 0.00% | 7.00% | 0.00% | 0.00% | 1.00% | 55.16% | 0.00% | 0.00% | 1.61% | 2% | |
| 546-282-004 | Illinois Department of Military Affairs - Rantoul Military Affairs - Demolish Buildings | Rantoul/Champaign County | \$3,495,000.00 | 3 | 0.00% | 12.00% | 0.00% | 0.00% | 0.00% | 27.94% | 0.00% | 0.00% | 0.00% | 0% | |
| 546-318-014 Phase 2 | Illinois Department of Military Affairs - Sparta Readiness Center - New Addition & Renovation of existing toilet area | Sparta/Randolph County | \$2,989,000.00 | 6 | 0.33% | 10.00% | 0.00% | 0.00% | 3.00% | 4.64% | 0.00% | 0.00% | 3.00% | 80% | |
| 630-000-252 Phase 2 | Illinois Department of Transportation - Statewide Program - Various Improvements | Statewide | \$617,700.00 | 1 | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 48.57% | 15% | |
| 630-000-268 | Illinois Department of Transportation - Statewide Program - Upgrade Pump Stations | Statewide | \$1,284,000.00 | 4 | 0.00% | 12.00% | 0.00% | 0.00% | 2.00% | 25.13% | 0.00% | 0.00% | 3.41% | 5% | |
| 630-000-270 | Illinois Department of Transportation - Statewide Program - Install Oil/Water Separators and Construct Buildings | Statewide | \$4,119,525.00 | 7 | 0.06% | 0.00% | 6.00% | 3.00% | 2.00% | 0.00% | 6.40% | 3.81% | 2.10% | 20% | |
| 630-000-273 | Illinois Department of Transportation - Statewide Program - Construct Storage Buildings with Fencing and Site Improvements | Statewide | \$4,263,000.00 | 4 | 0.18% | 8.00% | 0.00% | 0.00% | 1.00% | 8.02% | 0.00% | 0.00% | 1.81% | 85% | |

Capital Development Board
CY2024 Annual Report
Single Prime Projects in Construction

| CDB Project Number | Project Title | City/County | Contract Award | # of Bidders | Change Order Rate (%) | Established BEP/VBE Goal(s) Percentage | | | | Achieved BEP/VBE Goal(s) Percentage | | | | Construction Percentage Complete |
|-------------------------|---|-----------------------------|------------------|--------------|--------------------------|--|----------|-------|---------|-------------------------------------|----------|--------|---------|--|
| | | | | | | Combined | Minority | Women | Veteran | Combined | Minority | Women | Veteran | |
| | | | | | | | | | | | | | | |
| 630-000-274 | Illinois Department of Transportation - Statewide Program - Construct Salt Storage Structures/Replace Roofing Systems/Renovate Building | Statewide | \$3,028,519.00 | 4 | 0.00% | 15.00% | 0.00% | 0.00% | 0.00% | 15.00% | 0.00% | 0.00% | 0.00% | 5% |
| 630-000-280 | Illinois Department of Transportation - Statewide Program - Construct Salt Storage Structures | Statewide | \$3,428,000.00 | 6 | 0.19% | 0.00% | 20.00% | 5.00% | 3.00% | 0.00% | 20.13% | 7.29% | 3.07% | 77% |
| 630-397-005 | Illinois Department of Transportation - District 6: Coalfield Rest Areas (NB & SB) - Demolish and Construct Rest Area Facilities | Waggoner/Montgomery County | \$36,228,000.00 | 4 | 0.00% | 0.00% | 12.00% | 5.00% | 3.00% | 0.00% | 12.10% | 5.34% | 3.06% | 15% |
| 630-428-003 | Illinois Department of Transportation - Railsplitter Rest Area - Demolish and Construct Rest Areas and Vending Buildings | Sherman/Sangamon County | \$33,395,000.00 | 2 | 1.06% | 0.00% | 10.00% | 4.00% | 1.00% | 0.00% | 10.01% | 5.59% | 9.18% | 30% |
| 759-011-007 | Illinois School Board of Education - Phillip J. Rock Center and School - Renovate the Phillip J. Rock Center and School | Glen Ellyn/DuPage County | \$17,806,000.00 | 7 | -0.05% | 0.00% | 28.00% | 5.00% | 2.00% | 0.00% | 28.00% | 5.00% | 2.00% | 43% |
| 810-032-029 | Illinois Community College Board - William Rainey Harper College - Construct New Campus Facility | Palatine/Cook County | \$71,164,000.00 | 2 | 0.00% | 0.00% | 20.00% | 5.00% | 3.00% | 0.00% | 20.18% | 5.03% | 3.02% | 1% |
| 810-042-010 | Illinois Community College Board - Illinois Eastern Community College - Construct Applied Technology Center | Olney/Richland County | \$3,159,000 | 3 | 0.00% | 12.00% | 0.00% | 0.00% | 5.00% | 19.00% | 0.00% | 0.00% | 5.00% | 6% |
| 810-091-007 | Illinois Community College Board - Spoon River College Attendance Center - Renovate CTE/Nursing Building | Macomb/McDonough County | \$15,695,000.00 | 3 | 0.96% | 13.00% | 0.00% | 0.00% | 1.00% | 37.94% | 0.00% | 0.00% | 1.00% | 49% |
| 817-010-055 | Northeastern Illinois University - Construct an Education Building | Chicago/Cook County | \$94,554,300.00 | 3 | 0.00% | 0.00% | 28.00% | 5.00% | 3.00% | 0.00% | 28.52% | 5.00% | 3.22% | 1% |
| 817-010-082 | Northeastern Illinois University - Science Building - Upgrade HVAC System | Chicago/Cook County | \$2,483,000.00 | 3 | 0.00% | 0.00% | 20.00% | 5.00% | 2.00% | 0.00% | 32.15% | 37.11% | 2.10% | 0% |
| 822-010-132 | Northern Illinois University - Swen Parson Hall - Replace Roofing System | Dekalb/Dekalb County | \$4,764,000.00 | 9 | 0.26% | 0.00% | 20.00% | 5.00% | 2.00% | 0.00% | 34.00% | 9.00% | 2.00% | 75% |
| 825-040-031 | Southern Illinois University School of Medicine - Upgrade HVAC Systems | Springfield/Sangamon County | \$6,429,200.00 | 2 | 0.12% | 10.00% | 0.00% | 0.00% | 2.00% | 12.00% | 0.00% | 0.00% | 2.00% | 3% |
| 830-080-020 | University of Illinois - Replacing and Repairing Sanitary Sewer and Domestic Water Pipes | Springfield/Sangamon County | \$4,203,594.00 | 3 | 0.00% | 15.00% | 0.00% | 0.00% | 0.00% | 15.00% | 0.00% | 0.00% | 0.00% | 10% |
| Canceled Project | | | | | | | | | | | | | | |
| 830-000-084 | University of Illinois - Construct a New Discovery Partners Institute for Education and Research | Chicago/Cook County | \$196,599,000.00 | 2 | 0.00% | 0.00% | 30.00% | 5.00% | 3.00% | 0.00% | 30.00% | 5.02% | 3.00% | 3% |