



Jim Underwood, Executive Director

Board Members
Peter J. O'Brien, Sr. February 4, 2013
Chairman

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To Governor Pat Quinn,
Auditor General William Holland and
Members of the General Assembly:

As required by Section 30-30 of the Illinois Procurement Code (30 ILCS 500), this report details the Capital Development Board's use of single prime contract construction delivery methods for calendar year 2012. Our report includes information on single prime projects completed to date, single prime projects in active design or construction, and future projects that may be delivered using the single prime method.

Current law limits CDB's use of single prime contracting to \$200 million per calendar year and requires that single prime projects have a construction budget of at least \$15 million. CDB must also obtain approval to use single prime from the Procurement Policy Board on a per project basis. Our single prime authority expires on July 1, 2015, under current law.

As the predominant delivery method used by other states and the construction industry as a whole, single prime contracting and construction management has proven successful for CDB. Given our current statutory limitations, we continue to receive far more requests from using agencies than we can accommodate to utilize single prime on their projects. Three of four completed single prime projects were finished on schedule and with no claims. We have had a total of 74 bidders for all completed and active projects to date. Minority and Female Business Enterprise (MFBE) goals have been met or exceeded on each single prime project.

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We hope you will find this report informative and useful. CDB looks forward to working with you to expand our use of this best practice construction approach. Should you have any questions about single prime contracting and construction management, please do not hesitate to contact me.

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Sincerely,

A handwritten signature in black ink, appearing to read "Jim Underwood", is written over a white background.

Jim Underwood
Executive Director
Capital Development Board

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Single prime projects completed

- Illinois Emergency Management Agency (IEMA) State Emergency Operations Center Phase 2, Springfield, IL -- Total project budget was \$14,991,419 for this new construction project. There were 6 bidders and the low bid was under the estimate. Change orders were under 2%. Project was completed on schedule and with no claims. The construction started on 11/10/04 and was substantially completed on 11/11/05.
- State Capitol Building South Wing Heating/Ventilating/Air Conditioning (HVAC) Renovations Phase 1, Springfield, IL -- Total project budget was \$27,769,358 for this major renovation project. There were 3 bidders and the low bid was under the estimate. Change orders were 11%. Project was completed on schedule with no claims. The construction started on 1/31/06 and was substantially completed on 6/30/08.
- Southern Illinois University Carbondale (SIUC) Transportation Education Center Phase 1, Carbondale, IL -- Total project budget was \$61,580,779 for this new construction project. There were 11 bidders and the low bid was under the estimate. Change orders were 2.7%. The project was completed one week late with no claims. The construction started on 6/5/10 and was substantially completed 8/31/12.
- University of Illinois Urbana-Champaign (UIUC) Lincoln Hall Renovation Phase 1, Champaign, IL -- Total project budget was \$62,402,428 for this renovation project. There were 10 bidders and the low bid was under the estimate. Total change orders to date are 6%. There are 5 claims. The project reached substantial completion in November 2012, six months late due to a lengthy punch list from the General Contractor. Construction started on 3/12/10 and was substantially complete on 11/29/12.

Single prime projects in active construction

- Illinois State Police (ISP) Metro East Forensic Laboratory Phase 1, Belleville, IL -- The project budget is \$41,692,811 for this new construction project. There were 6 bidders and the low bid was 3% over the estimate. Construction is currently 23% complete with a change order rate of 1.25%. The project is 21 weeks behind schedule due to steel fabrication and supply issues. Construction started on 11/3/11 and is projected to be completed on 11/2/13.
- Illinois Valley Community College (IVCC) Community Technology Center Phase 1, Oglesby, IL -- The project budget is \$30,264,212 for this combined new construction and existing renovation project. There were 5 bidders and the low bid was 6% over estimate. Construction is 58% complete and 6 weeks ahead of schedule with a change order rate of .33%. Construction started on 1/10/12 and is projected to be completed on 11/30/13.
- Parkland College Student Services Center Addition Phase 1, Champaign, IL -- The project budget is \$29,548,810 for this new construction project. There were 6 bidders and the low bid was 7.7% over the estimate. Construction is 47% complete and on schedule with a change order rate of .1%. The construction started on 4/13/12 and is projected to be completed on 11/14/13.
- University of Illinois Urbana-Champaign (UIUC) Electrical & Computer Engineering Building Phase 1, Champaign, IL -- The project budget is \$88,891,296 for this new construction project. There were 7 bidders and the low bid was under the estimate. Project is 33% complete with a change order rate of .25%. Construction started on 1/10/12 and is projected to be completed on 7/19/14. The project is on schedule.

- Department of Military Affairs (DMA) Readiness Center at Heartland Community College Phase 1, Normal, IL -- The project budget is \$19,670,616 for this new construction project. Project was bid on 8/30/12. There were 5 bidders and the low bid was under the estimate. The change order rate is 0%. The construction started on 10/15/12 and is projected to be completed on 4/9/14. The project is 5% complete and is on schedule.
- Governor's State University (GSU) Renovate E & F Wings Phase 1, University Park, IL -- The project budget is \$23,330,775 for this renovation project. There were 8 bidders and the low bid was 3% over the estimate with a change order rate of .97%. Construction started on 1/18/12 and is projected to be completed on 7/11/14. Construction is 50% complete and on schedule.
- Western Illinois University (WIU) Quad Cities Riverfront Campus Phase 2, Moline, IL -- The project budget is \$42,000,000 for this new construction project. Construction was bid on 10/16/12. There were 4 bidders and the low bid was below the estimate. The Notice of Award was issued on 12/20/12, and the Authorization to Proceed is pending at this time.
- State Capitol Building West Wing Heating/Ventilation/Air Conditioning (HVAC) Renovations Phase 2, Springfield, IL -- The project budget is estimated at \$56,000,000 in this second of four phases of major renovations at the Capitol. There were 3 bidders and the low bid was under the estimate. Change order rate is TBD at this time. Construction started on 10/7/11 and is projected to be completed by 5/17/13. The project is currently 62% complete to date and on schedule with a revised completion date of 5/17/13. Note: This procurement is governed by the Office of the Architect of the Capitol, not the CDB Chief Procurement Officer.

Single prime projects in active design

- Western Illinois University (WIU) Performing Arts Center Phase 1, Macomb, IL -- The estimated project budget is \$71,835,756 for this new construction project. Design is nearing completion. Awaiting release of construction funds. Project could be bid in first quarter 2013.
- Southern Illinois University Edwardsville (SIUE) Construct & Renovate Science Laboratory Phase 3, Edwardsville, IL -- The estimated project budget is \$54,964,442 for this renovation project. Awaiting release of construction funds. Project could be bid in fall 2013.

Possible future single prime projects

- Department of Military Affairs (DMA) Lincoln's ChalleNGe Academy, Rantoul, IL – est. \$38M
- College of Lake County (CLC) Student Services Building, Waukegan, IL – est. \$48M
- College of Lake County (CLC) Classroom Building, Grayslake – est. \$24M
- Illinois State University (ISU) Visual Arts Center Complex, Bloomington, IL – est. \$54M
- Northern Illinois University (NIU) Expand & Renovate Stevens Building, DeKalb, IL – est. \$26M
- University of Illinois Chicago (UIC) Upgrade Campus Infrastructure, Chicago, IL – est. \$20M
- Joliet Junior College (JJC) City Center Campus, Joliet, IL – est. \$26M
- University of Illinois Chicago (UIC) Advanced Chemical Technology Building, Chicago, IL – est. \$104M
- Illinois Department of Corrections (IDOC-Stateville) Construct X-House, Crest Hill, IL – est. \$25M
- Northeastern Illinois University (NEIU) Education Building, Chicago, IL – est. \$73M
- Southern Illinois University Carbondale (SIUC) Communications Building, Carbondale, IL – est. \$76M
- Department of Military Affairs (DMA) Aviation Support Facility, Kankakee, IL – est. \$52M