



Building a Better Illinois

JIM UNDERWOOD • Executive Director

October 23, 2014

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

As required by Section 30-30 of the Illinois Procurement Code (30 ILCS 500), this is our annual report on the Capital Development Board's use of single prime construction contracting. 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 delivery 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 each project. Under current law, our single prime authority sunsets on July 1, 2015.

Single prime is the predominant delivery method used by other states and the construction industry as a whole. Only three states – Illinois, Pennsylvania and Wisconsin – use multiple prime contracting as their primary delivery method. We continue to receive far more single prime requests from using agencies than we can accommodate given our current statutory limitations.

Single prime contracting has proven extremely successful for CDB. Seven of 11 completed single prime projects were finished on schedule and with no claims. We have had a total of 95 bidders for all completed and active projects to date. Change order rates on single prime projects are consistently lower than on multiple prime projects. Minority and female business participation goals have been met or exceeded on every single prime project.

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

Sincerely,

Jim Underwood  
Executive Director  
Capital Development Board

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## Single prime projects completed

- Western Illinois University Quad Cities Riverfront Campus Phase 2, Moline, IL -- Total construction cost to date is \$29,815,314. There were 4 bidders. Building reached substantial completion on 8/28/14. Change order rate was 1.4%. Project had no claims.
- Department of Military Affairs Readiness Center at Heartland Community College, Normal, IL -- Total construction cost to date is \$17,389,583. There were 5 bidders. Substantial completion was granted on 6/30/14. Change order rate was 2.85%. Project had no claims.
- Illinois State Police Metro East Forensic Laboratory, Belleville, IL -- Total construction cost to date is \$26,782,687. There were 6 bidders. Substantial completion was granted on 5/08/14. Change order rate was 3.9%.
- Parkland College Student Services Center, Champaign, IL -- Total construction cost to date is \$26,208,841. There were 6 bidders. Substantial completion was granted on 4/25/14. Change order rate was 1.5%.
- Governors State University Renovate E & F Wings, University Park, IL -- Total construction cost to date is \$19,255,192. There were 8 bidders. Substantial completion was granted 3/17/14, two months ahead of schedule. Change order rate was 2.71%. Project had no claims.
- State Capitol Building West Wing Renovations, Springfield, IL -- Total construction cost to date is \$52,816,306. There were 3 bidders. Substantial completion was granted on 12/15/13. Change order rate was 22%. Project had no claims. Note: This procurement was governed by the Office of the Architect of the Capitol, not the CDB Chief Procurement Office.
- Illinois Valley Community College Community Technology Center Phase 1, Oglesby, IL -- Total construction cost was \$21,629,518. There were 5 bidders and the low bid was 6.6% over the estimate. Change order rate was 2.3%. Project reached substantial completion on 10/29/13, one month ahead of schedule.
- University of Illinois at Urbana-Champaign Lincoln Hall Renovation Phase 1, Champaign, IL -- Total construction cost was \$41,060,608. There were 10 bidders and the low bid was under the estimate. Change order rate was 6% and included major user-requested upgrades and structural repairs needed due to undiscovered conditions in this 1908 building. There were 5 claims. The project was granted substantial completion on 11/29/12.
- Southern Illinois University Carbondale Transportation Education Center, Carbondale, IL -- Total construction cost was \$44,662,749. There were 11 bidders and the low bid was under the estimate. Substantial completion was granted on 8/31/12. Change order rate was 2.7%. Project had no claims.
- State Capitol Building South Wing Heating/Ventilating/Air Conditioning Renovations, Springfield, IL -- Total construction cost was \$19,568,810. There were 3 bidders and the low bid was under the estimate. Change order rate was 11%. Project reached substantial completion on 6/30/08, on schedule and with no claims.



- Illinois Emergency Management Agency State Emergency Operations Center, Springfield, IL -- Total construction cost was \$12,569,017. There were 6 bidders and the low bid was under the estimate. Change order rate was less than 2%. Project reached substantial completion on 10/01/05, on schedule and with no claims.

### **Single prime projects in construction**

- University of Illinois Urbana-Champaign Electrical & Computer Engineering Building, Champaign, IL -- Total construction cost to date is \$72,181,239. There were 7 bidders. Project is 96% complete with a change order rate of 1.53%. Substantial completion is projected for 12/31/14.
- Triton College Renovate Technology Building, River Grove, IL -- Total construction cost to date is \$14,589,000. There were 7 bidders and the low bid was 2% over the estimate. Project is currently 65% complete to date with a change order rate of .04%. Substantial completion is scheduled for 4/01/15.
- Northern Illinois University Expand & Renovate Stevens Building, DeKalb, IL -- Total construction cost to date is \$21,628,000. There were 7 bidders and the low bid was under the estimate. Project is 22% complete to date with a change order rate of .25%. Substantial completion is scheduled for 10/03/15.
- Southern Illinois University Edwardsville Construct & Renovate Science Laboratory Phase 3, Edwardsville, IL -- Construction budget is \$26,367,000. There were 6 bidders. Project is 1% complete to date. No change orders to date. Substantial completion is scheduled for 3/08/16.
- Department of Military Affairs Aviation Support Facility, Kankakee, IL -- Construction budget is \$43,500,000. There were 5 bidders. No change orders to date. Project is 1% complete. Substantial completion is scheduled for 6/15/16.
- Department of Military Affairs Lincoln's Challenge Academy, Rantoul, IL -- Construction budget is \$38,140,000. There were 6 bidders. No change orders to date. Project is 12% complete. Substantial completion is scheduled for 7/30/16.

### **Single prime projects in design**

- Renovate & Upgrade Illinois Youth Center, Joliet, IL -- Estimated construction budget is \$16,270,000. Design is 50% complete. Project is scheduled to bid in December 2014.
- College of Lake County Classroom Building, Grayslake, IL -- Estimated construction budget is \$21,784,900. The project bid 4/09/14 and the low bid was over the estimate. Additional funding has been added by the college. Project was re-bid on 10/08/14. The bid results are under review.
- Western Illinois University Performing Arts Center, Macomb, IL -- Estimated construction budget is \$73,937,333. Design is nearing completion. Project will bid in January 2015.

### Possible future single prime projects

- University of Illinois Chicago Advanced Chemical Technology Building, Chicago, IL -- Estimated project budget is \$106,500,000. Project is in the 50% construction document design stage. Project is expected to bid in mid-2015.
- College of Lake County Student Services/Adult Education Center, Waukegan, IL -- Estimated construction budget is \$47,902,700. Project is in the program analysis/schematic design stage.
- Illinois State University Visual Arts Complex, Bloomington, IL – Estimated construction budget is \$46,750,000. Project is currently in the program analysis stage of design and is projected to bid in mid-2015 if construction funds are available.
- Joliet Junior College City Center/Adult Education Facility, Joliet, IL -- Estimated construction budget is \$22,889,370. Project could bid in January 2015 if funds are available. The project is at the 100% construction document design stage.
- Northeastern Illinois University Education Building, Chicago, IL -- Estimated construction budget is \$64,977,200. Project is in the program analysis stage of design.
- Southern Illinois University Carbondale Communications Building, Carbondale, IL -- Estimated construction budget is \$70,000,000. \$4,255,400 has been released for design. The project is currently in the schematic design phase. A future appropriation is needed to provide construction funding.
- South Suburban College Applied Health Center, South Holland, IL – Estimated construction budget is \$52,000,000. Project is in the program analysis stage of design. A future appropriation is needed to provide construction funding.

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