

Surplus to Success (S2S) Program RFP Presentation

Presented By:
Erik Colon, Assistant Director
Clarence Carson, Senior Infrastructure Advisor



Agenda

1. Introduction to CMS
2. S2S Leadership
3. S2S Program Overview & Key Objectives
4. S2S Operations
5. S2S Procurement





Central Management Services (CMS)

The State of Illinois' central administrative agency providing essential operational and infrastructure support to **80+ State agencies, boards, and commissions.**

OUR BUREAUS

- Administrative Hearings
- Benefits
- Diversity and Inclusion
- Finance and Management
- Fleet Operations
- Governmental Affairs
- Human Resources
- Illinois Office of Communication and Information
- Internal Audits
- Labor Relations
- Legal Services
- Operational Excellence
- Personnel
- Property Management
- Strategic Sourcing
- Surplus Equipment Control
- Strategic Transformation

BY THE NUMBERS

- **800+** employees
- Coordinates benefits for **470,000+** lives
- Manages **\$9Billion+** annual budget
- **34.5%** BEP spend attainment in FY25

WHAT WE DO: BUREAU OF PROPERTY MANAGEMENT

- Manage 600+ State Buildings
- Plan and manage **site readiness work on surplus properties**
- Oversee **state-owned facilities, real estate, and leasing**
- Manage **space allocation and facility maintenance**
- Administer **surplus property programs**, including *Surplus to Success*





Leading with Our Core Values

MISSION

To deliver **efficient, cost-effective, and reliable services** that enable State government to operate effectively and serve all Illinois residents.

VISION

Trusted partner dedicated to the success of the State of Illinois through service, optimization, and inclusion.



S2S Leadership



Clarence Carson

Senior Infrastructure
Advisor



Erik Colon

Assistant Director



Jennifer Haley Perrin

Deputy Director
Bureau of Property
Management



Ron Wilson

Deputy Director Bureau
of Strategic Sourcing



Raven DeVaughn

Director



Aundra Williams

Assistant Director



Erin O'Boyle

Chief of Staff



Steven Booth

Deputy Chief of
Staff





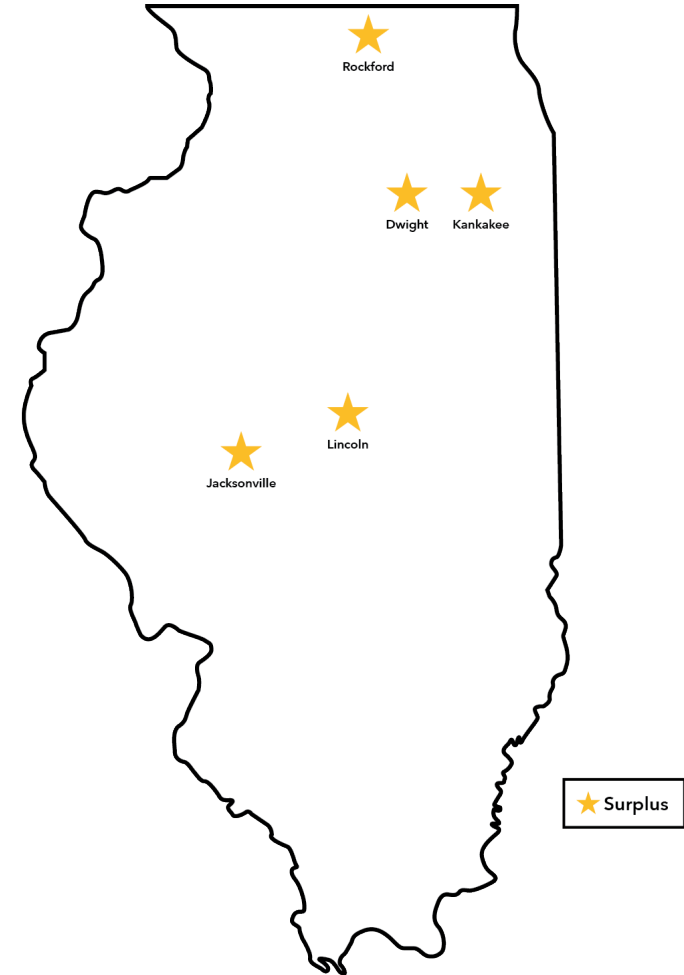
Surplus to Success (S2S) Overview

PURPOSE

On behalf of the State of Illinois, Governor Pritzker has authorized **\$300M** to prepare State-owned sites for private development within a new initiative deemed "Surplus to Success". The five sites are:

- **Dwight Correctional Center (DCC)**
- **Singer Mental Health Center (SMHC)**
- **Jacksonville Developmental Center (JDC)**
- **Lincoln Developmental Center (LDC)**
- **Shapiro Developmental Center (SDC)**

By repurposing these surplus properties, the Surplus to Success program seeks to drive economic development, enhance community well-being, and optimize the use of State resources.





Surplus to Success (S2S) Key Objectives



Site Remediation & Preparation

Cleaning up and repurposing State-owned sites that are no longer in use



Economic Revitalization

Stimulate economic growth, attract new businesses, and potentially generate billions in private investment



Community Enhancement

Revitalize local communities, increase property tax revenues, and reduce building maintenance costs for the State



S2S Site Updates

NOTE: CMS may issue one or more Design-Build Requests for Proposal (DB RFPs) for sites listed below following consultation with the awarded Bridging A/E.

Shapiro DC

Kankakee · Kankakee Co.

87

ACRES

Land
Vacant parcel

Campus
Active DHS

Jacksonville DC

Jacksonville · Morgan Co.

91

ACRES

Structures
Up to 18

Closed
2012 (est. 1851)

Footprint
~616,500 ± SF

Dwight CC

Dwight · Livingston Co.

160

ACRES

Structures
Up to 34

Closed
2013 (est. 1930)

Footprint
~393,140 ± SF

Lincoln DC

Lincoln · Logan Co.

73

ACRES

Structures
Up to 32

Closed
2002 (est. 1877)

Footprint
~464,492 ± SF

Singer MHC

Rockford · Winnebago Co.

94

ACRES

Structures
Up to 12

Closed
2012 (est. 1966)

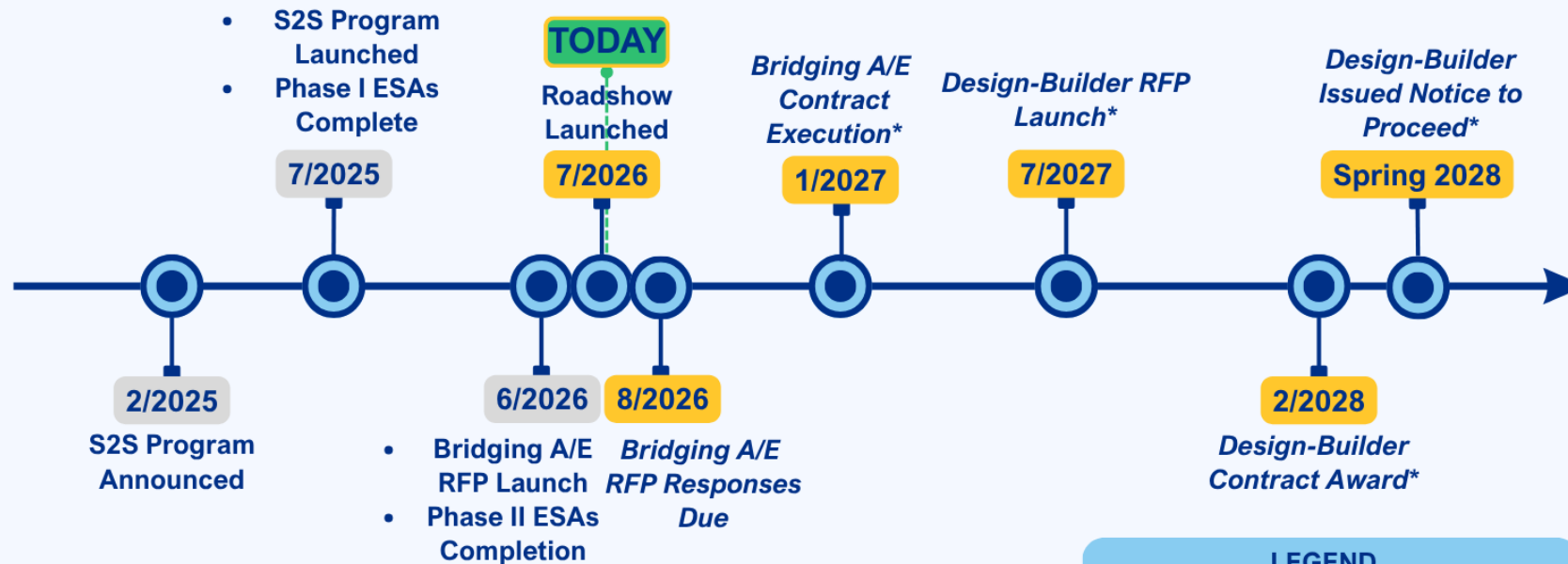
Footprint
~185,719 ± SF





Estimated Roadmap

Surplus to Success Timeline



REVISED: JULY 10, 2026

This timeline is current as of its revision date and may be subject to change due site conditions, procurement delays, and other items out of the control of the Illinois Department of Central Management Services.

LEGEND

* Denotes Anticipated Milestones
A/E: Architectural and Engineering
ESA: Environmental Site Assessment
RFP: Request for Proposal
S2S: Surplus to Success



S2S Procurement Process Details



Capital
Development
Board
Building a Better Illinois

INFORMATION

Surplus to Success Program **General Information** Website:

<https://cms.illinois.gov/agency/property/surplus-to-success.html>

Surplus to Success Program **Procurement Bulletin**:

<https://cdb.illinois.gov/procurement/bulletin/surplus-to-success.html>

Procurement related materials can be downloaded from the Bulletin.

- Updates, including responses to written questions and any RFP addenda, will be posted on the Bulletin.

Submit procurement questions to
CMS.S2Sprocurement@illinois.gov





RFP Procurement Considerations



Capital
Development
Board
Building a Better Illinois

CDB VENDOR REGISTRATION & PREQUALIFICATION PROCESS

* Vendors must be prequalified prior to bidding or providing applications for selection. The processing of prequalification applications may take up to 45 days from receipt of a completed application.

1. Please download the form(s):
<https://cdb.illinois.gov/content/dam/soi/en/web/cdb/business/library/documents/AEprequal.doc>
2. For assistance with prequalification, please email CDB.VendorReg@Illinois.gov
3. To inquire about an existing registration number, send an email to CDB.SubContractReg@illinois.gov
4. To apply for a new number, go to:
<https://cdb.illinois.gov/content/dam/soi/en/web/cdb/business/library/documents/vendor-registration.pdf>

NOTE: No additional or special certifications are required to participate in the S2S Program.



RFP Procurement Considerations

COMMISSION ON EQUITY AND INCLUSION (CEI) BUSINESS ENTERPRISE PROGRAM

BEP Mission

- The mission of CEI's Compliance unit is to ensure compliance in the State's procurement process regarding various aspects of supplier diversity contracting.

Compliance

- <https://cei.illinois.gov/purchasing-entity-resources/compliance.html>





Upcoming Informational Sessions



Governor JB Pritzker



Director Raven DeVaughn

Surplus to Success Informational Sessions

Join the Illinois Department of Central Management Services to learn about the Surplus to Success program, a \$300 million State of Illinois initiative to repurpose vacant, State-owned institutional properties for economic development. This large-scale project offers opportunities in demolition and remediation services. These sessions will outline the program's scope of work request for proposal (RFP) for professional services, as well as provide time for networking.

July 28, 2026

10:00am – 12:00pm

CMS Regional Complex

4800 W. Wabash Ave., Springfield, IL 62711

Springfield

July 30, 2026

10:00am – 12:00pm

555 W. Monroe St., Chicago, IL 60661

Chicago

[Register Here](#)

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Thank you!

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