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MEMBERS OF THE GENERAL ASSEMBLY

FROM: Jim Underwood

Executive Director

DATE: April 19, 2022

SUBJECT: Single Prime Delivery Method

2021 Annual Report

As required by Section 30-30 of the Illinois Procurement Code (30 ILCS 500), the Capital Development Board is providing the 2021 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 (abiding by Public Act 99-0257). 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.

Jim Underwood
Executive Director

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Capital Development Board

Cc: Abigayle Dompke
Amber Dooley
Tamakia Edwards
Kathryn Martin
Amy Romano
Ron Wright

Capital Development Board CY2021 Annual Report Single Prime Projects in Construction

CDB Project #	Project Title	City/County	Contract Award	# of Bidders	Change Order Rate (%)	Estal	olished BEP/VBI	E Goal(s) Percen	tage	Act	% of Project Construction Phase Work Complete			
						Minority	Women	Combined	Veteran	Minority	Women	Combined	Veteran	
Awarded		6 : 6:11/6	40.546.500.00	_	4.450/	7.000/	4.000/	0.000/	4.000/	7.000/	22.520/	0.000/	4.000/	44.000/
006-100-011 Ph. 2	Office of the Architect of the Capitol - Capitol Building North Wing Renovation	Springfield/Sangamon County	\$9,546,599.00	1	1.16%	7.00%	4.00%	0.00%	1.00%	7.02%	33.52%	0.00%	1.00%	41.00%
006-100-011 Ph. 3	Office of the Architect of the Capitol - Capital Building North Wing Renovation/Stratton North Parking Structure	Springfield/Sangamon County	\$42,351,000.00	3	0.00%	8.00%	5.00%	0.00%	2.00%	8.35%	12.62%	0.00%	2.04%	2.00%
025-010-030	Appellate Court Building - Renovate Building Interior and Exterior	Mt. Vernon/Jefferson County	\$1,317,600.00	2	0.00%	0.00%	0.00%	4.00%	0.00%	0.00%	0.00%	11.61%	0.00%	1.00%
039-150-192	Illinois State Fairgrounds - Update HVAC Controls	Springfield/Sangamon County	\$2,207,878.00	3	0.00%	0.00%	0.00%	8.00%	0.00%	0.00%	0.00%	8.06%	0.00%	3.97%
102-221-023	Illini State Park - Construct Building and Addition, Convert Existing Building	Marseilles/LaSalle County	\$1,768,350.00	2	1.74%	20.00%	5.00%	0.00%	3.00%	22.36%	23.14%	0.00%	4.12%	35.28%
102-432-026	Jake Wolf Memorial Hatchery - Replace Fish Hatchery Power & Control Systems	Topeka/Mason County	\$1,809,000.00	1	5.44%	7.00%	4.00%	0.00%	1.00%	7.14%	22.55%	0.00%	2.17%	44.39%
104-030-013	Dana Thomas House - Upgrade HVAC System/Fountain Repairs	Springfield/Sangamon County	\$865,555.00	2	1.12%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	10.63%
120-007-018	Western Illinois Correctional Center - Replace Cooling Tower & Refrigeration Equipment/Upgrade Temperature Control Syst	Mt. Serling/Brown County	\$1,338,000.00	1	0.00%	0.00%	0.00%	4.00%	0.00%	0.00%	0.00%	7.36%	0.00%	10.54%
120-095-019 Ph 1	Hill Correctional Center - Upgrade Touchscreens and Speakers in Housing Units	Galesburg/Knox County	\$3,493,106.00	1	0.00%	0.00%	0.00%	4.00%	0.00%	0.00%	0.00%	98.58%	0.00%	5.00%
120-135-069	Logan Correctional Center - Renovate Shower Rooms	Lincoln/Logan County	\$1,925,000.00	2	0.00%	0.00%	0.00%	8.00%	1.00%	0.00%	0.00%	23.21%	1.29%	8.56%
120-135-072	Logan Correctional Center - Replace Exterior Security Doors and Frames	Lincoln/Logan County	\$1,302,500.00	7	3.93%	0.00%	0.00%	7.00%	0.00%	0.00%	0.00%	9.99%	0.00%	44.05%
120-135-073	Logan Correctional Center - Construct Walk-In Freezer and Install New Chiller - Dietary	Lincoln/Logan County	\$1,140,000.00	1	0.00%	0.00%	0.00%	7.00%	0.00%	0.00%	0.00%	7.94%	0.00%	4.83%
120-175-133 Ph. 2	Menard Correctional Center - Replace Plumbing - South Cell House	Menard/Randolph County	\$4,865,000.00	2	28.00%	6.00%	3.00%	0.00%	1.00%	6.19%	3.16%	0.00%	1.07%	62.45%
250-000-022 Ph. 1	Central Management Services - Renovate Building	Statewide	\$2,753,720.00	4	2.39%	0.00%	0.00%	10.00%	0.00%	0.00%	0.00%	27.72%	0.00%	36.00%
250-000-022 Ph. 2	Central Management Services - Renovate Building	Statewide	\$56,248,574.00	6	0.00%	18.00%	5.00%	0.00%	2.00%	18.49%	5.41%	0.00%	2.71%	1.00%
250-020-043	Michael A. Bilandic Building - Upgrade Elevators	Chicago/Cook County	\$4,745,000.00	4	0.00%	25.00%	5.00%	0.00%	2.00%	25.02%	48.16%	0.00%	2.04%	13.21%
250-020-044	Michael A. Bilandic Building - Renovate the Bilandic Building	Chicago/Cook County	\$15,374,306.00	6	9.00%	28.00%	5.00%	0.00%	2.00%	28.38%	10.72%	0.00%	2.46%	45.00%
250-189-018	Springfield Computer Facility - Replace Chillers	Springfield/Sangamon County	\$2,081,397.00	3	0.00%	6.00%	3.00%	0.00%	1.00%	6.01%	3.04%	0.00%	1.03%	5.97%
291-221-018 Ph 1	State Police Training Academy - Upgrade HVAC System & Install Generator	Springfield/Sangamon County	\$6,110,323.00	2	0.00%	7.00%	4.00%	0.00%	1.00%	7.00%	27.42%	0.00%	1.01%	12.00%
546-096-010	Decatur Armory and Aviation Support Facility - Repair/Upgrade HVAC, Electrical and Plumbing Systems	Decatur/Macon County	\$1,339,093.00	3	0.00%	6.00%	4.00%	0.00%	0.00%	6.00%	4.02%	0.00%	0.00%	25.71%
546-115-036	East St. Louis Readiness Center - Repair Plumbing, Drainage, Lighting	East St. Louis/St. Clair County	\$2,436,700.00	1	8.00%	0.00%	0.00%	6.00%	0.00%	0.00%	0.00%	6.24%	0.00%	32.11%
546-325-083	Camp Lincoln - Repair or Replace HVAC System	Springfield/Sangamon County	\$266,400.00	2	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	35.43%
630-000-235 Ph 1	Department of Transportation - Building Renovation, New Wash Bay	Statewide	\$1,778,892.00	2	0.00%	5.00%	2.00%	0.00%	1.00%	5.06%	2.01%	0.00%	1.01%	1.00%
630-000-238 Ph. 1	Department of Transportation - Demolish and Construct Building, Remodel Existing Building & Construct Building	Statewide	\$1,016,900.00	6	4.05%	18.00%	3.00%	0.00%	1.00%	18.00%	21.35%	0.00%	1.00%	37.13%
630-000-238 Ph. 2	Department of Transportation - Demolish and Construct Building, Remodel Existing Building & Construct Building	Statewide	\$2,381,312.00	7	55.00%	25.00%	5.00%	0.00%	3.00%	25.28%	17.22%	0.00%	3.02%	37.13%
630-000-248	Department of Transportation - Demolish Buildings/Construct Buildings	Statewide	\$3,074,665.00	2	3.00%	6.00%	4.00%	0.00%	2.00%	6.09%	4.18%	0.00%	2.02%	3.35%
630-000-249	Department of Transportation - Remodel Restrooms/Remove Septic System and Install Oil-Water Separator	Statewide	\$273,000.00	3	4.44%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	59.02%

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						Minority	Women	Combined	Veteran	Minority	Women	Combined	Veteran	
Awarded														
630-000-251	Department of Transportation - Renovate Building	Statewide	\$7,337,000.00	5	1.78%	0.00%	0.00%	10.00%	1.00%	0.00%	0.00%	10.11%	1.50%	30.05%
630-000-255	Department of Transportation - Construct New Material/Equipment Storage Buildings	Statewide	\$1,711,000.00	6	0.00%	4.00%	2.00%	0.00%	0.00%	4.00%	2.00%	0.00%	0.00%	1.00%
630-397-004	Coalfield Rest Areas - Upgrade Sanitary Sewer System	Waggoner/Montgomery County	\$1,700,150.00	2	68.00%	0.00%	0.00%	6.00%	0.00%	0.00%	0.00%	6.25%	0.00%	53.54%
805-030-020 Ph 1	Illinois Math and Science Academy - Correct Water Infiltration - Academic Building	Aurora/Kane County	\$5,424,728.00	4	7.93%	20.00%	6.00%	0.00%	2.00%	20.09%	10.29%	0.00%	4.59%	15.00%
810-036-020	Illinois Central College - Construct Sustainability Education Center	East Peoria/Tazewell County	\$12,015,000.00	3	0.00%	9.00%	5.00%	0.00%	2.00%	9.05%	5.47%	0.00%	2.01%	25.00%
810-076-017	Prairie State College - Replace Mechanical Systems	Chicago Heights/Cook County	\$4,568,000.00	5	0.00%	20.00%	5.00%	0.00%	3.00%	20.41%	2.38%	0.00%	2.63%	5.11%
825-020-155	Southern Illinois University - Replace Campus Waterline	Carbondale/Jackson County	\$1,527,709.00	2	0.00%	0.00%	0.00%	6.00%	0.00%	0.00%	0.00%	6.00%	0.00%	0.00%
830-030-162	University of Illinois - Construct A Computer Design Research and Learning Center	Chicago/Cook County	\$78,813,058.00	8	0.24%	28.00%	5.00%	0.00%	3.00%	28.40%	5.31%	0.00%	3.11%	14.90%
Rebid Required														
120-140-017 Ph. 2	Lincoln Correctional Center - Construct Bus Pad	Lincoln/Logan County	To be awarded	TBD	0.00%	0.00%	0.00%	3.00%	0.00%	TBD	TBD	TBD	TBD	0.00%
120-140-019	Lincoln Correctional Center - Replace Generators	Lincoln/Logan County	To be awarded	TBD	0.00%	5.00%	2.00%	0.00%	0.00%	TBD	TBD	TBD	TBD	0.00%
125-080-004	Illinois Youth Center - Replace Security Locks, Doors, Windows, Furnishing and Equipment	Warrrenville/DuPage County	To be awarded	TBD	0.00%	20.00%	5.00%	0.00%	1.00%	TBD	TBD	TBD	TBD	0.00%
810-016-005	Malcolm X College - Replace Elevators	Chicago/Cook County	To be awarded	TBD	0.00%	25.00%	5.00%	0.00%	2.00%	TBD	TBD	TBD	TBD	0.00%
818-010-105	Western Illinois University - Replace Chiller & Construct Chilled Water Loop	Macomb/McDonough County	To be awarded	TBD	0.00%	7.00%	3.00%	0.00%	2.00%	TBD	TBD	TBD	TBD	0.00%
Bid Protest														
822-010-129	Northern Illinois University - Upgrade Steam Tunnel Distribution System	DeKalb/DeKalb County	To be awarded	3	0.00%	20.00%	5.00%	0.00%	3.00%	TBD	TBD	TBD	TBD	0.00%
Bid Cancelled														
830-010-349	University of Illinois - Renovate Altgeld Hall/Demolish Illini Hall & Construct New Facility	Champaign/Champaign County	To be awarded	TBD	0.00%	5.00%	3.00%	0.00%	1.00%	TBD	TBD	TBD	TBD	0.00%