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## MEMORANDUM

**TO:** THE OFFICE OF THE GOVERNOR

MEMBERS OF THE GENERAL ASSEMBLY

FROM: Jim Underwood

**Executive Director** 

**DATE:** July 1, 2021

**SUBJECT:** Single Prime Delivery Method

2019 Annual Report

As required by Section 30-30 of the Illinois Procurement Code (30 ILCS 500), the Capital Development Board is providing the 2019 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 he sitate to contact me.

Sincerely,

Jim Underwood

Executive Director

Capital Development Board

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

## Capital Development Board CY2019 Annual Report Single Prime Projects in Construction

CDB Project #	# Project Title	City/County	Contract Award	# of Bidders	Change Order Rate (%)	Established BEP/VBE Goal(s) Percentage				Actual BEP/VBE Goal(s) Percentage				% of Project Complete
						Minority	Women	Combined	Veteran	Minority	Women	Combined	Veteran	
120-075-062	Dixon Correctional Center - Repair/Replace Water Heaters	Dixon/Lee County	\$935,600	3	-1.12	8.00%	6.00%	0.00%	0.00%	8.70%	10.90%	0.00%	0.00%	90%
250-189-015	Central Management Services, Springfield Computer Facility - Replace Emergency Generator	Springfield/ Sangamon County	\$8,746,430	3	0.00	12.00%	4.00%	0.00%	1.00%	12.00%	21.80%	0.00%	1.00%	15%
546-010-003	Beardstown Readiness Center - Emergency Storm Damage Repairs	Beardstown/ Cass County	\$1,019,000	6	0.00%	6.00%	4.00%	0.00%	0.00%	6.00%	4.30%	0.00%	0.00%	92%
546-310-009	Crestwood Readiness Center - Upgrade Electrical and Lighting Systems	Robbins/Cook County	\$1,094,890	4	2.14%	25.00%	5.00%	0.00%	1.00%	25.10%	5.10%	0.00%	5.00%	80%
546-345-014	Sullivan Armory - Upgrade Plumbing System and Renovate Kitchen	Sullivan/ Moultrie County	\$1,982,800	5	-49.71%	0.00%	0.00%	10.00%	0.00%	0.00%	0.00%	11.00%	0.00%	80%
546-385-037	Marseilles Armory - Construct Automated Record Fire Range	Marseiles/ LaSalle County	\$3,461,000	4	0.00%	10.00%	5.00%	0.00%	2.00%	0.50%	5.80%	0.00%	0.00%	80%
630-000-208	Illinois Department of Transportation - Various Improvements - District 8	Statewide	\$1,657,748	5	1.08%	8.00%	4.00%	0.00%	0.00%	11.00%	14.10%	0.00%	0.00%	80%
630-000-212	Illinois Department or Transportation - Various Improvements	Statewide	\$1,059,786	5	-8.00%	20.00%	5.00%	0.00%	3.00%	20.40%	7.30%	0.00%	3.00%	100%
630-000-237	Illinois Department of Transportation - Replace Roof, Demolish and Construct Building	Statewide	\$777,100	2	1.23%	0.00%	0.00%	8.00%	1.00%	0.00%	0.00%	22.00%	1.20%	99%
630-000-240	Illinois Department of Transportation - Various Improvements	Statewide	\$1,652,000	3	0.84%	6.00%	4.00%	0.00%	0.00%	6.00%	4.00%	0.00%	0.00%	90%
830-080-017	University of Illinois, Springfield - Replace Air Handling Unit and Chiller - Health and Sciences Building	Springfield/ Sangamon County	\$2,241,000	2	0.05%	0.00%	0.00%	8.00%	1.00%	0.00%	0.00%	8.00%	1.10%	95%