



Jim Underwood, Executive Director

Board Members
Peter J. O'Brien, Sr.
Chairman

MEMORANDUM

Glyn M. Ramage
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Anthony J. Garippo

TO: Aaron Carter, Executive Director, PPB
FROM: Jim Underwood, Executive Director, CDB
DATE: October 24, 2012
RE: CDB Design Build Notification
Integrated Bioprocessing Research Lab
University of Illinois Urbana/Champaign
CDB Project Number 830-010-032

Per Section 5 of the Design Build Procurement Act (30 ICLS 537/5), the Capital Development Board is providing an advisory copy of its written determination to the Procurement Policy board that the use of the design build delivery method is in the best interest of the state for this project. Please consider the following three factors that CDB considered in making this decision.

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401 South Spring Street
Third Floor
Springfield, IL 62706-4050

James R. Thompson Center
100 West Randolph Street
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Chicago, IL 60601-3283

Dunn-Richmond Economic
Development Center
1740 Innovation Drive
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1. After the project was put on hold due to cost concerns, the original design firm of record and the CDB were unable to come to an agreement on terms for a re-start. Rather than start over with a new design-bid-build selection, a design-build selection will result in significant time savings. The design build method will allow this project to start construction during the summer of 2013, whereas construction would likely not begin until Spring 2014 if design build were not used.
2. The project scope has just been reviewed and recently fully updated during the last year by the CDB and the University. This scope is suitable to a design-build project delivery option.
3. The Capital Development Board will select a bridging design partner. They will use their expertise along with the CDB and the University of Illinois to define a scope and performance criteria for an effective design build project for this scope of work.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Underwood", is written over the typed name.

Jim Underwood
Executive Director