

Capital Development Board's Half-Billion Dollar Central Illinois Building Construction Outreach

Wednesday, August 25, 2021 11:00 am – 1:30 pm

Housekeeping Remarks

- Please adhere to CDC guidelines and continue to wear facemasks as recommended.
- This outreach event may be recorded.
- Please silence all cell phones.
- Restrooms are located on the first floor near the elevator and along the NW corridor of this floor.
- There will be an interactive Q&A following the formal presentation.
- There will also be networking time after the Q&A session.





Doing business with the State of Illinois Capital Development Board

Executive Director Jim Underwood



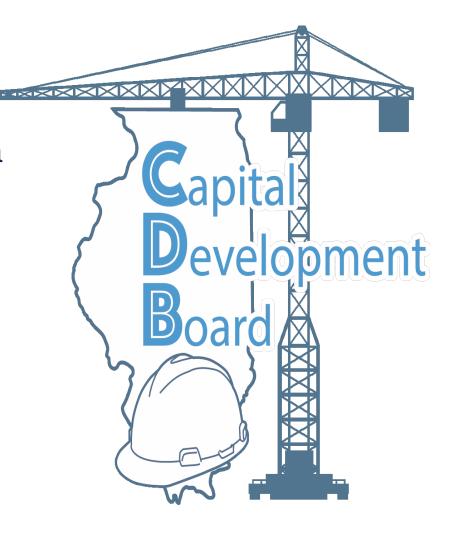
CDB would like to welcome all elected officials in attendance

Agency Information

- CDB has supported the State of Illinois since 1972
- Oversees construction for:
 - Prisons
 - College and university buildings
 - Mental health hospitals
 - Facilities at State parks
- Responsible for over 8,770 stateowned buildings

Agency Mission

- Efficiently manage the vertical construction projects and capital planning in Illinois for State Agencies and Higher Education Institutions
- Ensure that quality capital projects are delivered on schedule and on budget
- Provide a fair and inclusive environment to support diversity efforts in the design and construction industries



Rebuild Illinois

• Historic bi-partisan capital infrastructure plan passed in 2020

 Over \$430M has been invested in state facilities and colleges throughout the state, balancing strategic new construction with critical deferred maintenance projects

Rebuild Illinois

- **\$2.7B** for public higher education campus improvements
- **\$2.4B** for deferred maintenance at State Facilities

- **\$1.1B** for strategic new construction and large-scale renovations
- **\$850M** in grant programs supporting healthcare, education, and innovative projects throughout Illinois

JESSE MARTINEZ



CDB Fair Employment Practices (FEP) Administrator



Prequalification

Two types of designations vendors will encounter at CDB:

- 1. Prequalification the process that CDB uses to verify that vendors meet requirements to be able to contract directly with the CDB. Some consultants, subconsultants also may need to be prequalified. Subcontractors included with the Single-Prime must also be prequalified
- 2. Vendor Registration for subcontractors, consultants and material suppliers that do not wish to be prequalified and bid directly with CDB. Subcontractors are not required to be prequalified

Both Prequalification and Registration are active for three years.

- Firms must be prequalified the day PRIOR to bidding or providing submittals for selection
- Prequalification applications may take up to 45 days, vendors are urged to prequalify as soon as possible

Prequalification



Prequalification's Application

Three different types:

- 1. Architect/Engineer
- 2. Contractor
- 3. Construction Manager/ Program Manager

Architects/ Engineers



Architects, Engineers and Land Surveyors who are licensed by the Illinois Department of Financial and Professional Regulation (IDFPR) – this is a requirement for entity and individuals.



This requirement is applicable to firms that are either prime or consultants on a CDB project and perform services licensed by IDFPR.





Contractor

Prime Contractor wishing to contract directly with the CDB

Subcontractors who will perform work as a Protected Subcontractor as defined for the Single Prime Delivery method also required to Prequalify Who Needs to be Prequalified as a Construction Manager/Program Manager? Tier 1: Construction Managers and Program Managers with experience in projects valued at \$5 million to \$15 million.

Tier 2: Construction Managers and Program Managers with experience in projects valued at a minimum of \$15 million.

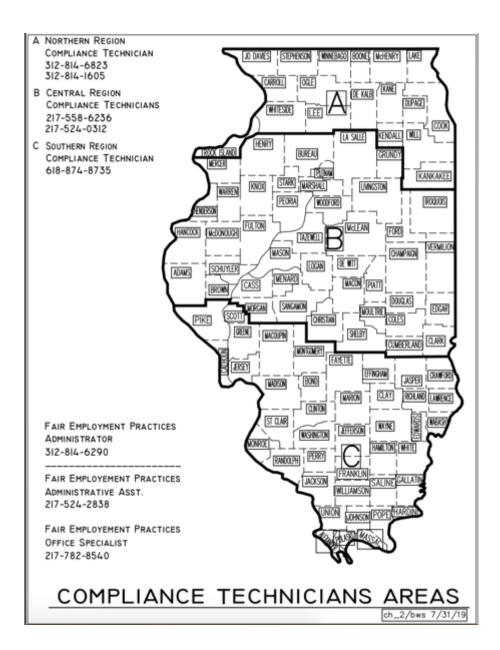
Prequalification Application

There is emphasis of documentation associated with each application:

- Architect/Engineer: IDPR License, References
- Contractor: Non-Residential Experience,
 Bonding Capacity, References
- Construction Manager/Program Manager: Experience, References
- All need SBE, SOS, Financial Disclosure, and licenses specifically for specialties such as Asbestos, Plumbing, Roofing and Lead Abatement

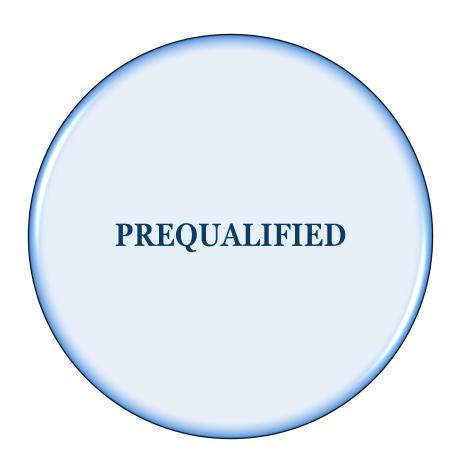
Goals

- Construction Projects over \$250K
- A/E Projects over \$1M



• • • • • • • • •







Register with the Illinois Procurement Gateway

The system includes the following key features:

- Automated online vendor registration
- Online directory of registered vendors with search capabilities
- Elimination of the need to submit multiple paper-based forms

Higher Education

Chief Procurement Office for Institutions of Higher Education Room 522 Stratton Office Building 401 South Spring Street Springfield, IL 62706

(217) 558-5143 • (217) 558-5407 eec.cpohe@illinois.gov website: cpohe.illinois.gov

General Services

Chief Procurement Office for **General Services** Room 714 Stratton Office Building 401 South Spring Street Springfield, IL 62706

(217) 558-2231 • fax: (217) 558-5407 website: cpogs.illinois.gov

Department of Transportation

Chief Procurement Office for Department of Transportation Room 200 Hanley Office Building 2300 South Dirksen Parkway Springfield, IL 62706

(217) 558-5434 • fax (217) 558-5407 email cpo.transportation@illinois.gov website: cpodot.illinois.gov



PathwayToProcurement.illinois.gov

Capital Development Board

Chief Procurement Office for Capital Development Board Room 318 Stratton Office Building 401 South Spring Street Springfield, IL 62706

(217) 558-2156 • fax: (217) 558-5407 email: CDB.CPO@illinois.gov website: cpocdb.illinois.gov

RETURN WITH BID

Α	ALTERNATE BID No									
Г	CI	DB Prequalification								Г
1		or Registration								
1	1	Number, Name of	Proposed		MBE/WBE/VBE					
1	M	BE/WBE/VBE Firm	\$ Value of		Designation	Trade Performed or			CDB Use Only	
1		Address	Subcontract	Telephone	And	Supply	Description /		CMS	
		City State Zip		Number	Certifying Agency	Provided	Scope of Work		Expiration Date	
Г					☐ MBE ☐ WBE					П
1	l.				□ VBE					
1					☐ Certified by CMS					
Г					☐ MBE ☐ WBE					Г
2	2.				□ VBE					
1					☐ Certified by CMS					
Г					☐ MBE ☐ WBE					Г
3	3.				□ VBE					
					☐ Certified by CMS					
ALTERNATE BID No.										
Г		CDB								
1	P	requalification or								
1		gistration Number,								
1		Name of								
1	1	MBE/WBE/VBE	Proposed		MBE/WBE/VBE					
1		Firm	\$ Value of		Designation	Trade Performed or Supply			CDB Use Only	
1		Address	Subcontract	Telephone	And		Description /		CMS	
L		City State Zip		Number	Certifying Agency	Provided	Scope of Work		Expiration Date	
Г	T				☐ MBE ☐ WBE					
1	l.				□ VBE					
2.					☐ Certified by CMS					
					☐ MBE ☐ WBE					П
	2.				□ VBE					
L					☐ Certified by CMS					
					☐ MBE ☐ WBE					
3	ı I				□ VBE					
1 2	'· I									

4105

CDB-00 41 05 November 1, 2018 CDB (*Project Number)

00 41 05 - 3

(*Specify as appropriate)

FOR CDB USE ONLY: Original Amendment # Date Amended

Good Faith Effort

- Reasonable number of MBE/WBE/VBE/PBE
- Work selected
- Not imposing any conditions
- Engaged Fair Employment Practices (FEP)
- Attended Capital
 Development Board pre-bid meetings
- Provided copies of all bid solicitation letters
- Mathematical errors

GOOD FAITH EFFORT DOCUMENTATION CHECKLIST

- Based on available trades a reasonable number of MBE/WBE/VBE firms were contacted. A list
 of all MBE/WBE/VBE firms contacted and the dates they were contacted, including documentation
 from those firms.
- The work selected by the bidder for allocation to MBE/WBE/VBE firms was selected in order to increase the likelihood of achieving the specified participation.
- The bidder negotiated, in good faith, with the potential MBE/WBE/VBE firms by not imposing any conditions which are not similarly imposed on all other subcontractors and suppliers, or by denying benefits ordinarily conferred on subcontractors or suppliers for the type of work for which bids were solicited
- 4. The bidder **engaged Fair Employment Practices** (FEP) to provide assistance in efforts to achieve the specified participation.
- 5. The bidder attended Capital Development Board (CDB) pre-bid meeting for the project.
- Bidder provided evidence, such as a log of telephone contacts including time and date of call, telephone number and name of the person called.
- The bidder provided copies of all bid solicitation letters to MBE/WBE/VBE firms. Letters should contain, as a minimum:
 - Project title and location.
- Classification of work items for which quotations are requested.
- Date, time and place quotations are due.
- · Returnable acknowledgment of solicitation.
- 8. Mathematical errors may be corrected with a Revised 4105 form.

FEP will consider all other evidence of good faith efforts made by the bidder to secure eligible MBE/WBE/VBE firms to meet the specified goal. CDB will take into account the performance of other bidders in satisfying the contracts specified MBE/WBE/VBE participation. For example, when the apparent low successful bidder fails to commit to the contract goals, but other bidders commit to the goals, CDB will raise the question of whether, with additional efforts, the apparent successful bidder could have committed to the goal.

665

State of Illinois CAPITAL DEVELOPMENT BOARD

BIDDING & CONTRACT REQUIREMENTS

Document 00665 - MBE/WBE/VBE Subcontractor Supplier Certification

rime	Firm Registration Number	Subcontractor/Supplier Firm Registration Number					
DB P	roject No.:	Subcontractor's/Supplier's Name					
CDB C	contract #:	Official Address (Street)					
Project Contra	t Title:ctor's Name	(City, State, Zip Code)					
Official	Address (Street)	Area Code and Telephone					
City, S	State, Zip Code)	Email Address					
Area C	ode and Telephone	CMS Certified: ☐ Yes ☐ No Certification Expiration: Check One: ☐ Subcontractor ☐ Supplier					
	Subcontractor/Supplier certifies that the proposed subcontra	act will be in the amount of					
	\$	for (Commodity Codes) work.					
I.	☐ Native American or Alas	☐ Hispanic ☐ Asian American					
	B. WBE or						
	C. Veteran owned						
		ities, Women, and Persons with Disabilities Act (30 ILCS 575) and the Illinois					
_	Procurement Code (30 ILCS 500/45-57). See reverse side.						
II.		ul function by performing, managing and supervising the work. he work with its own workforce subject to the subcontract (30% minimum of					
	total cost of contract).	,					
	☐ Yes ☐ No A portion of this work will be	e subcontracted to a lower tier, non-MBE/WBE/VBE firm.					
	If yes, \$ will be subcontracted	to a lower tier firm.					
	☐ Yes ☐ No If a trucking company, % of to	the subcontract will be performed with trucks it owns using drivers it employs.					
	Supplier certifies that it:						
	= =	ansaction through which funds are passed.					
		the sale of these products or is a manufacturer.					
V.		herein is true and correct, and that the Subcontractor/Supplier will comply with					
		ent supplement), Article 00 43 39. The subcontractor agrees, if Contractor is Subcontractor/Supplier agrees to immediately notify CDB of all changes to its					
		ve been known, by the Subcontractor/Supplier. This includes expiration of the					
	MBE/WBE/VBE certification.	re been known, by the baboonteactor/bappines. This includes expension of the					
<i>l</i> .		ent shall be delivered to CDB in accordance with Article 00 51 40.2 of the					
	Standard Documents for Construction (SDCs), and CDB submitted pursuant to the SDCs and all other documents re	shall be given complete and accurate information on all forms required to be equested by CDB regarding the actual work performed on the project and the					
	payments under the subcontract.						
	IT IS A CRIME UNDER THE LAWS OF THE STATE OF ILLIN	NOIS TO OBTAIN A STATE CONTRACT BY MAKING FALSE STATEMENTS					
	ctfully submitted, signed and sealed this day of	1					
		Signature					
Ву		_					
		Title					

SIGNATURE REQUIRED



Delivery Methods

CDB selects construction delivery method based on project's: complexity, scope, completion timeline, geographic area, user agency's request, and availability of skilled workforce.

- Multiple Prime
- Single Trade
- Single Prime
- Design-Build
- Construction Management
- Design Assist
- Small and Emergency Projects



Single Prime with Protected Subs

- The protected subcontractor concept is unique in State Procurement Delivery
- Project can be of various sizes of construction budgets in value to utilize this tool
- Over 80 completed and in-progress single-prime projects currently
- Fosters strong teamwork
- Reduces change orders
- Limits claims
- Meets schedules

Design-Build

- Works under a single contract to provide design & construction services
- A bridging firm is selected to assist with preliminary design & development of the RFP
 - Works with CDB and the user agency to develop project scope & performance criteria
- CDB then incorporates this information into an RFP, which is published for design-build teams to respond with proposals
- The selection process attributes 75% of weighted selection criteria to technical evaluation factors (quality, experience, etc.) and 25% of weighted selection criteria to the total project cost & schedule



Design-Build awards are heavily based on the experience and the quality of the design professional and contractor teams

Design-Build



Design—Build relies on a single point of responsibility contract and is used to minimize risks and to reduce the delivery schedule by overlapping the design phase and construction phase of a project



The Design-Build contract uses a firm fixed price, providing the State a set price for the project



The Design-Build standard documents for construction are also on the reference library on our webpage: http://www2.illinois.gov/cdb/

Key Project Management Tools

- FEP Goals
- Stored material Logs (SML)
- Lien Waivers (Prime and Subcontractor)
- CPM Schedules (Critical to Success)
- Contractor's Schedule of Values (CSV's)
- Electronic Payments (30 days)
- CPO (Chief Procurement Office)



Springfield, IL

CDB Project #: 250-000-022

Major Renovation to house 650 State employees

Very Aggressive Schedule – Must Achieve Substantial Completion by 12-31-2022



CMS – Renovation of Building for Office Space Springfield, IL

Phase 1 - Demolition

\$6 million Construction Cost

Bidding October 2021

10% combined MBE / WBE Goals



Phase 2 - Renovation

\$53 million Construction Cost

Bidding November 2021

18% MBE, 5% WBE, 2% VBE Goals

CAPITAL DEVELOPMENT BOARD

RENOVATE BUILDING FOR OFFICE SPACE

CDB OUTREACH PRESENTATION 2021 august 25



A/E TEAM

JGMA
BURO HAPPOLD
DAVID MASON + ASSOCIATES
SCHULER SHOOK
SITE DESIGN
THRESHOLD ACOUSTICS
EDWARD PECK DESIGN
VIRTUAL ENERGY SOLUTIONS
HUS ARCHITECTURE
CRISTINA PETREA
EVANS CONSTRUCTION
RELIABLE ENVIRONMENTAL



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SITE

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EXISTING CONDITIONS

BUILDING EXTERIOR COMPOSITION INTERIOR EXISTING CONDITIONS

REPURPOSE BUILDING

SPACE TRANSFORMATION
PHASE 1 - DEMOLITION
PHASE 2 - RENOVATION

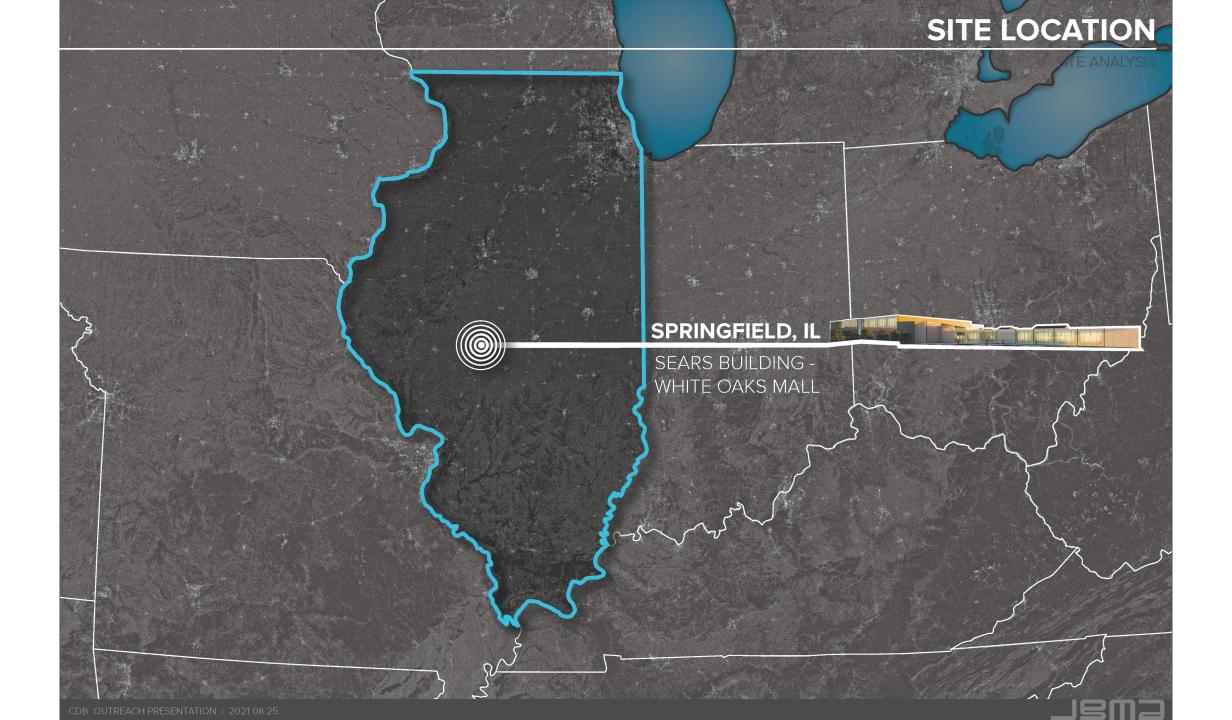
SUSTAINABILITY

LEED



SITE

SITE LOCATION 3D AERIAL VIEW



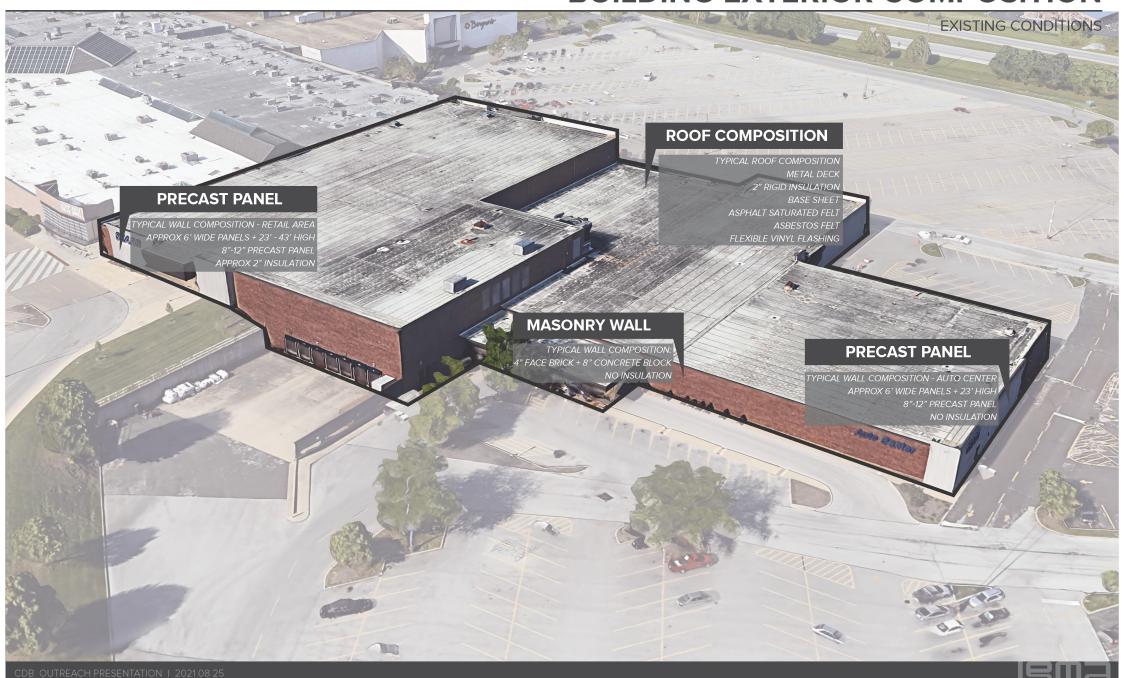
3D AERIAL VIEW



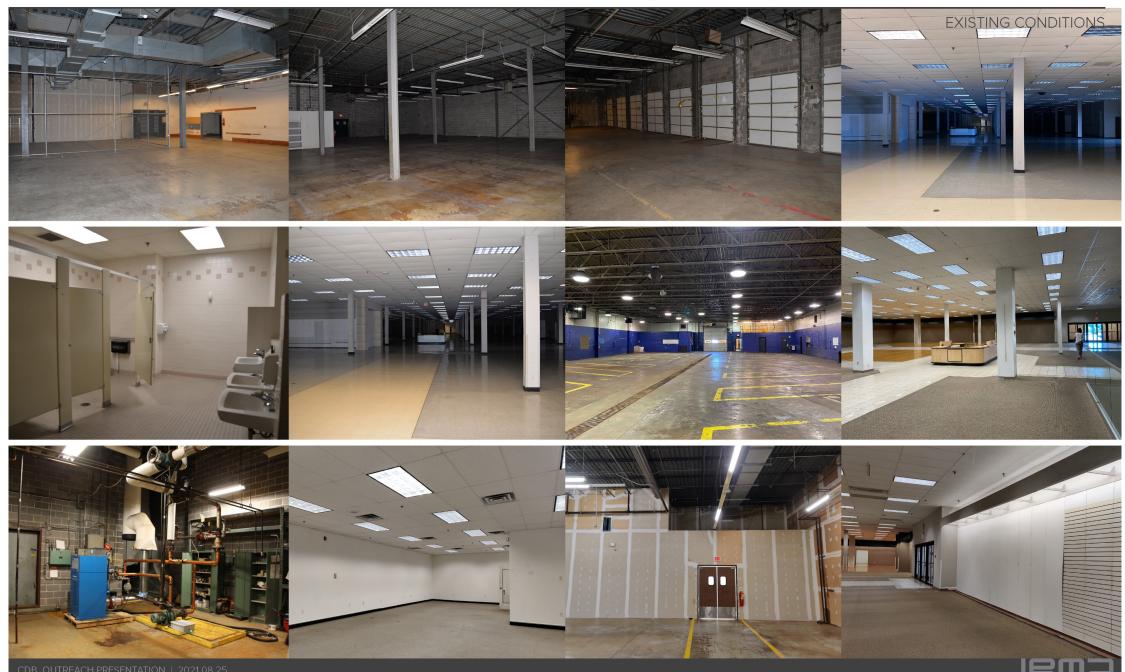
EXISTING CONDITIONS

BUILDING EXTERIOR COMPOSITION INTERIOR EXISTING CONDITIONS

BUILDING EXTERIOR COMPOSITION



INTERIOR EXISTING CONDITIONS



REPURPOSE BUILDING

SPACE TRANFORMATION
PHASE 1 - DEMOLITION
PHASE 2 - RENOVATION

SPACE TRANSFORMATION

REPURPOSED BUILDING

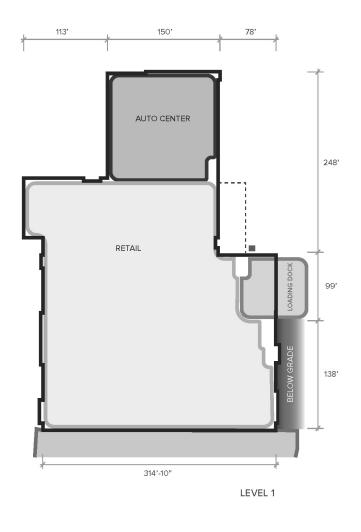


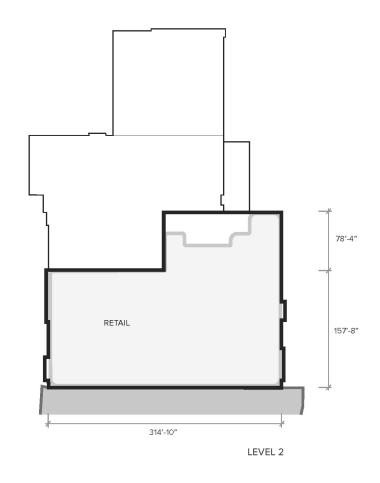






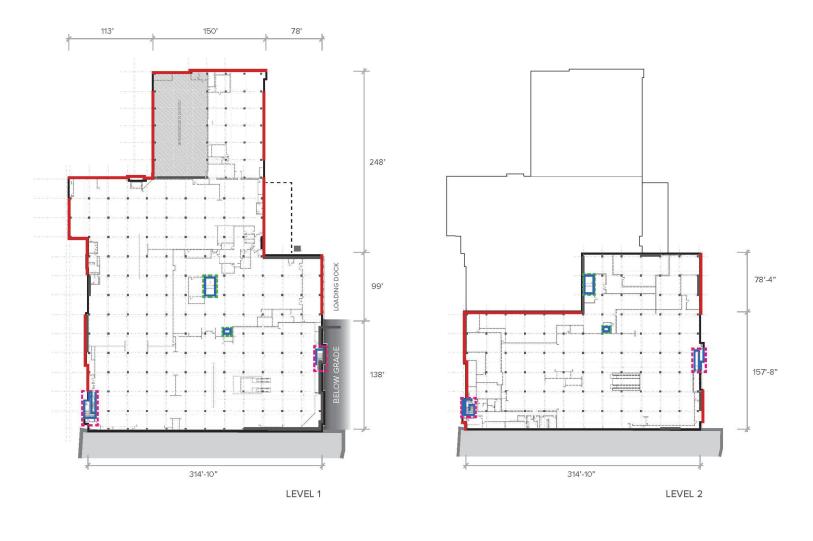
PHASE 1 - DEMOLITION





DEMOLITION DIAGRAM

PHASE 1 - DEMOLITION



THE FOLLOWING EXISTING CONDITIONS WILL BE REMOVED:

- ALL MEP/FP/IT/AV/SECURITY SYSTEMS, INTERIOR FINISHES,
- EXTERIOR WALLS,
- CONCRETE SLAB AUTO CENTER SERVICE AREAS,
- ELEVATORS AND ESCALATORS, AND;
- ROOF ASSEMBLY UP TO THE ROOF DECK.

THE FOLLWOING EXISTING CONDITIONS TO REMAIN:

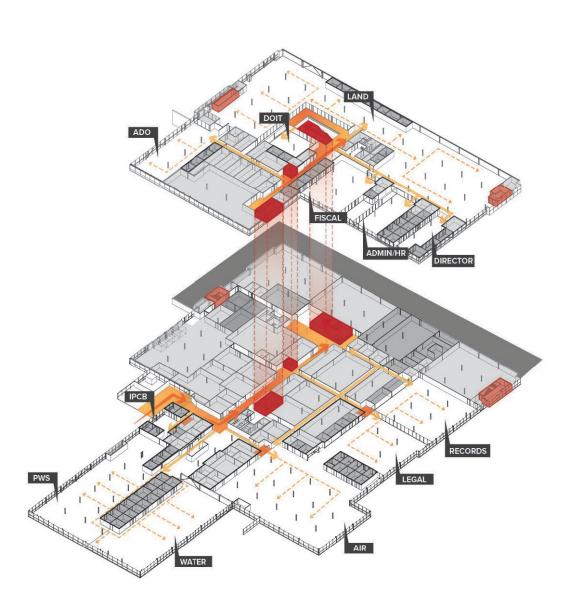
- EXISTING STRUCTURE AND
- STAIRS AND ELEVATOR CORE

TO DEMO
TO REMAIN
TO REPLACE
TO UPGRADE



PROGRAM LAYOUT AND CIRCULATION

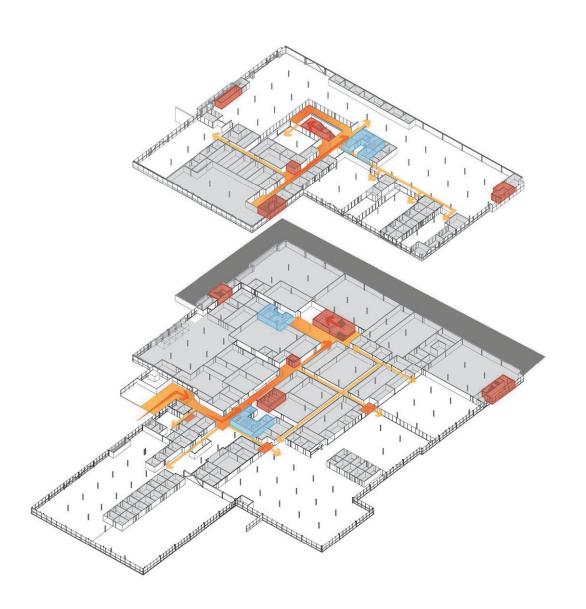
PHASE 2 - RENOVATION

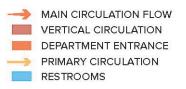




RESTROOMS LOCATIONS

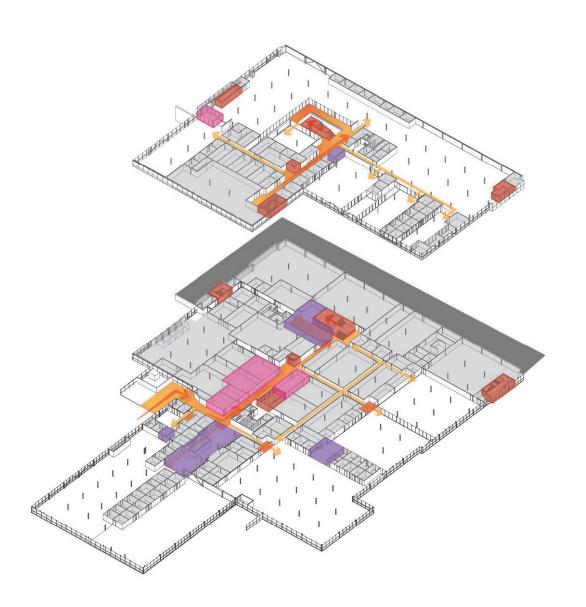
PHASE 2 - RENOVATION

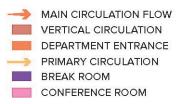




COMMON AREAS

PHASE 2 - RENOVATION





SUSTAINABILITY

LEED



PURSUING LEED SILVER CERTIFICATION



LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

	1		Credit	Integrative Process	1
8	5	3	Locat	tion and Transportation	16
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
2			Credit	High Priority Site	2
2	2	1	Credit	Surrounding Density and Diverse Uses	5
1	2	2	Credit	Access to Quality Transit	5
	1		Credit	Bicycle Facilities - 5 showers might be req'd, 2.5% and 5% bike park	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles - priority parking signage	1

3	4	3	Susta	ninable Sites	10
Υ			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
	2		Credit	Site Development - Protect or Restore Habitat	2
	1		Credit	Open Space	1
		3	Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
	1		Credit	Light Pollution Reduction	1

2	7	2	Water	Efficiency	11
Υ			Prereq	Outdoor Water Use Reduction	Required
Υ	1		Prereq	Indoor Water Use Reduction	Required
Υ	<u> </u>		Prereq	Building-Level Water Metering	Required
1	1		Credit	Outdoor Water Use Reduction	2
1	3	2	Credit	Indoor Water Use Reduction	6
	2		Credit	Cooling Tower Water Use	2
	1		Credit	Water Metering	1

7	21	5	Energ	gy and Atmosphere	33
Υ			Prereq	Fundamental Commissioning and Verification	Required
Υ	1		Prereq	Minimum Energy Performance	Required
Υ	1		Prereq	Building-Level Energy Metering	Required
Υ	1		Prereq	Fundamental Refrigerant Management	Required
3		3	Credit	Enhanced Commissioning	6
3	13	2	Credit	Optimize Energy Performance	18
	1		Credit	Advanced Energy Metering	1
	2		Credit	Demand Response	2
	3		Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
	2		Credit	Green Power and Carbon Offsets	2

Project Name: CDB EPA Springfield

Date: 12/1/2020 Issue: SD - COST

6	5	2	Mater	ials and Resources	13
Υ			Prereq	Storage and Collection of Recyclables	Required
Υ			Prereq	Construction and Demolition Waste Management Planning	Required
	3	2	Credit	Building Life-Cycle Impact Reduction	5
2			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

9	7	0	Indoo	r Environmental Quality	16
Υ			Prereq	Minimum Indoor Air Quality Performance	Required
Υ			Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
1	1		Credit	Indoor Air Quality Assessment	2
	1		Credit	Thermal Comfort	1
2			Credit	Interior Lighting	2
	3		Credit	Daylight	3
	1		Credit	Quality Views	1
	1		Credit	Acoustic Performance	1

6	0	0	Innovation	6
1			Credit Innovation/Pilot/EP	1
1			Credit Innovation/Pilot/EP	1
1			Credit Innovation/Pilot/EP	1
1			Credit Innovation/Pilot/EP	1
1			Credit Innovation/Pilot/EP	1
1			Credit LEED Accredited Professional	1

2	2	0	Regional Priority	4
1			Credit Regional Priority: Advanced Energy Metering (1pt threshold)	1
1			Credit Regional Priority: Enhanced Indoor Air Quality (2pt threshold)	1
	1		Credit Regional Priority: Site Development protect habitat (2pt threshold)	1
	1		Credit Regional Priority: High Priority Site and Equitable Development (2pt threshold)	1
	1		Credit Regional Priority: Building Life-cycle impact reduction (3pt threshold)	

43 52 15 TOTALS Possible Points 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110











BURO HAPPOLD

Renovate Building for office space





25 August 2021

Mechanical Systems

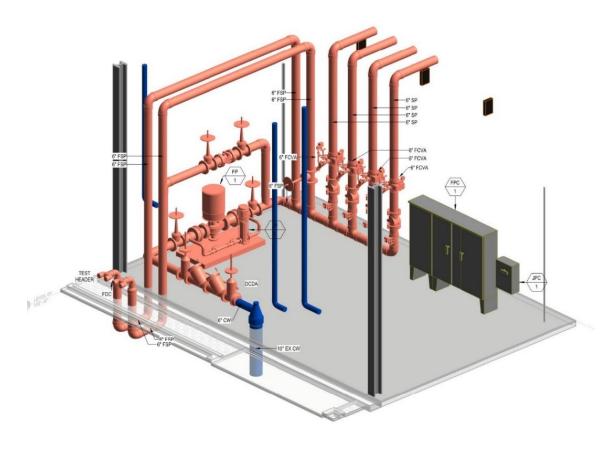
CHILLER PLANT

PROVIDE 3.5 MINIMUM NFA LOUVER OPENING FOR 2050 CFM OF EXHAUST. 4" DHWIR DN -TECHNICAL AREA 8" CDWS/R TO CONTINUE -TO THE COOLING TOWER CO DETECTOR IN THE BOILER ROOM SHALL -HAVE REMOTE GAS SHUT-OFF AND ALARM OUTSIDE MECHANICAL ROOM. TWO (2) 10" DIA COMBUSTION INTAKE VENT TO CONDENSING BOILERS TWO (2) 10" DIA FLUE VENT FROM CONDENSING BOILERS

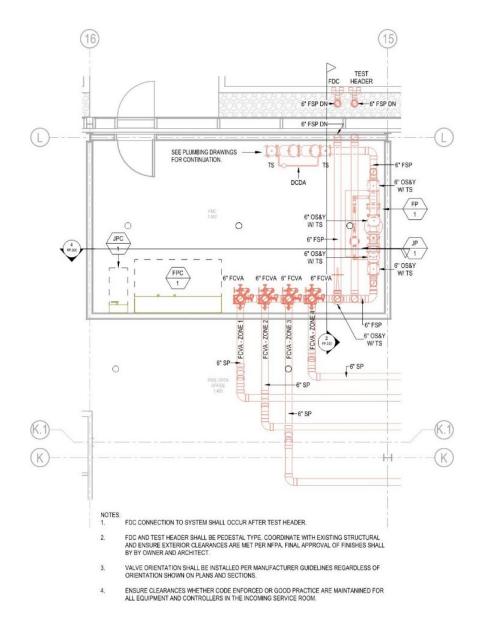
DOAS + FAN COIL DISTRIBUTION



Plumbing – Fire Protection Systems

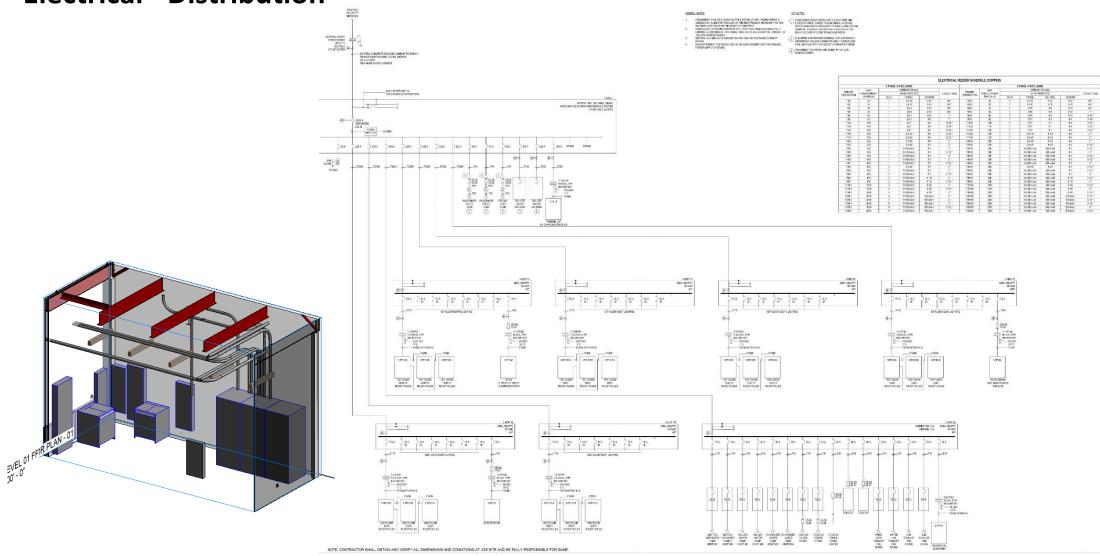


INCOMING WATER SERVICE AND PUMP ROOM



FIRE PROTECTION FLOOR PLAN - LEVEL 01 - INCOMING/FIRE PUMP ROOM

Electrical - Distribution





BURO HAPPOLD

Thank you!

We'd love to hear from you

Bernadette F. Scheib Bernadette.Scheib@burohappold.com

www.burohappold.com

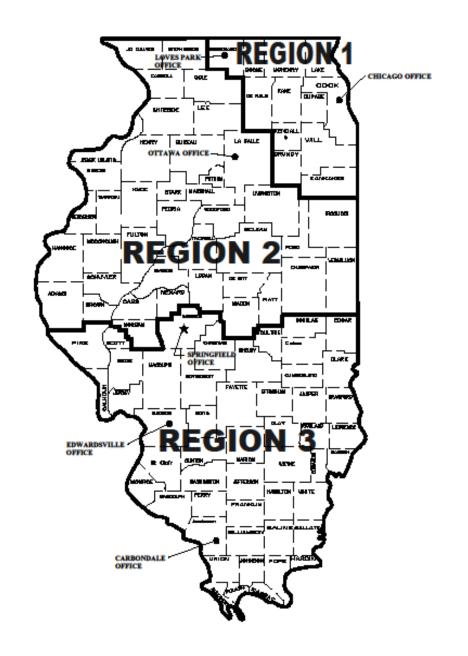
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ADMINISTRATOR OF CONSTRUCTION RON WRIGHT

REGION 1 MANAGER
ANDREA BAUER

REGION 2 MANAGER
JAMES COCKRELL

REGION 3 MANAGER
TIM PATRICK



Projects
Scheduled to
Bid in 2021

OCT NOV CMS Renovate Building for Office Space – Springfield IL – \$59 Million

OCT DEC Renovate North Wing of the Capitol Building – Springfield IL - \$195 Million

DEC

Construct Fine Arts Center, Western IL University – Macomb IL - \$89 Million **FEB**

Replace Plumbing at the Capitol Complex – Springfield IL - \$28 Million

MAR

Construct Performing Arts Center, Illinois State University, Bloomington IL - \$60 Million

Projects Scheduled to Bid in 2022

MAY NOV State Armory Renovation: Capitol Complex – Springfield IL - \$120 Million

SPRING

Construct Central Computer Center – Springfield IL (Design-Build) - \$75 Million

AUG

Construct New Library, Learning, and Student Success Center, University of IL – Springfield IL -\$35 Million

SEPT

Upgrade of High Voltage System, Capitol Complex – Springfield IL - \$36 Million

OCT

Construct Materials Lab – Springfield IL (Design-Build) - \$45 Million

Projects Scheduled to Bid in 2023

SPRING

Construct Addition to Treatment and Detention Facility
– Rushville IL (Design-Build) - \$31 Million

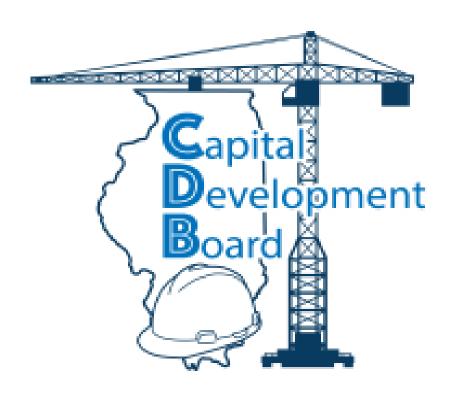
JUNE

Replace Cooling Towers and Chillers at the Capitol Complex – Springfield IL - \$51 Million

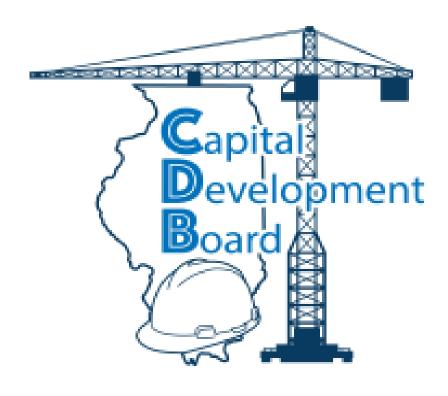
NOV

Construct New Science Building, Eastern IL State University – Charleston IL - \$110 Million

Q and A



Networking



CDB Contact Information



Brent Lance, AIA, NCARB, LEED AP

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Phone: 217.524.6400

Jesse Martinez, FEP Administrator

Email: <u>Jesse.Martinez@illinois.gov</u>

Phone: 217-299-7603

Ron Wright, Construction Administrator

Email: Ron.Wright@illinois.gov

Phone: 217-782-8532

Tim Patrick, Regional Manager

Email: Tim.Patrick@illinois.gov

Phone: 217-782-0601

James Cockrell, Regional Manager

Email: James.Cockrell@illinois.gov

Phone: 217-558-4263