



CONSTRUCT NEW CORRECTIONAL FACILITIES FOR REHABILITATION

Frequently Asked Questions:

Q: What is this “pre-advertisement”?

A: In preparing to rebuild Stateville and Logan Correctional Centers, the Illinois Capital Development Board (CDB) and the Illinois Department of Corrections (IDOC) are issuing a Professional Services Bulletin seeking proposals for a Construction Management and Owner's Representative team to oversee and coordinate the design and construction phases of these new facilities.

On November 1, 2024, CDB published a notice of the upcoming Professional Services Bulletin to allow interested vendors the opportunity to pre-qualify with CDB. Vendors must be pre-qualified to contract with CDB before submitting a bid or proposal. The pre-qualification process can take up to 45 days. Any questions regarding this process should be directed to CDB.VendorReg@Illinois.gov.

Q: What does a CM/Owner’s Rep do?

A: The Construction Manager/Owner’s Representative (CM/Owner’s Rep) team will provide expert management services to support IDOC through the lifecycle of building new correctional facilities. The CM/Owner’s Rep will have experience with large and complex capital facility projects. Further, the CM/Owner’s Rep team will have successfully managed projects that integrate rehabilitative design principles, employ evidence-based therapeutic practices, and support reintegration.

The CM/Owner’s Rep will work with IDOC on project initiation and planning, including establishing goals and objectives, creating a project charter, and developing a robust stakeholder engagement process. Further, the CM/Owner’s Rep will collaborate with IDOC to develop and monitor the project budget.



Q: What is the projected schedule for this project?

A: A detailed schedule will be developed after a CM/Owner's Rep is on board. The estimated planning, design, and construction timeline for this project is approximately five years.

Q: What is the plan? Where are we in the process/timeline?

A: We are still in the very early stages of planning for this project and are working to build out a comprehensive project team for this transformational project. One of the first steps will involve selecting and contracting with a Construction Manager/Owner's Representative (CM/Owner's Rep) team to help support this project. We remain committed to transparency and meaningful stakeholder engagement throughout the rebuild process. Among other tasks, the CM/Owner's Rep team will help IDOC and CDB develop processes for robust stakeholder engagement to obtain feedback and to ensure regular and tailored communication of updates on the rebuilds.

Q: What is the estimated cost of the project? Will the budget for this project need to expand?

A: The State has appropriated \$900 mil in capital for the IDOC Rebuild based on cost estimates. Project planning is currently underway and IDOC, working with the Governor's Office, CDB, and, once procured in Spring 2025, the CM/Owner's Rep team, will continue to refine and assess needs throughout the rebuild process. This planning work will include developing a project budget.

IDOC and CDB remain committed to building modern, secure facilities that promote rehabilitation for individuals in custody and wellness for staff while addressing aging infrastructure in a fiscally responsible manner.

Q: How are you involving diverse vendors in this process?

A: CDB understands the importance of having diverse vendors and actively promotes the economic development of minorities, women, veterans, and persons with disabilities businesses in the design and construction industries as partners on CDB projects. As with any CDB project, CDB will identify a BEP goal for the IDOC rebuilds. The size and location of this project lends itself to higher aspirational BEP goals, which leads to engaging a larger number of diverse firms.



**Q: How do you plan to engage with stakeholders in the Rebuild process?
How will you ensure transparency?**

A: The Department recognizes the importance of stakeholder engagement to ensure the success of the rebuilds. That's why we met with staff, individuals in custody at the impacted facilities, unions, legislators, advocacy organizations, and educational partners regarding the initial announcements and have provided updates to these stakeholder groups on the efforts taken to implement the least disruptive transfer of individuals from Stateville as possible. These ongoing discussions and opportunities for feedback will support collaboration between IDOC, CDB, stakeholders, designers, and contractors throughout the entire project, fostering alignment on goals, timelines, and expectations. Having a CM/Owner's Rep will be instrumental in ensuring robust stakeholder engagement and transparency throughout the rebuild process. The CM/Owner's Rep will allow for tailored project updates and targeted communication with stakeholder groups, as well as establish communication objectives for each phase of the project. IDOC is committed to providing regular reports highlighting achievements and upcoming milestones. IDOC is also committed to responding to inquiries from stakeholders in a timely and transparent manner.

Q: What is the current status of Logan?

A: As previously stated, the Department intends to continue housing individuals in custody at Logan until the rebuild is complete, as long as it is safe to do so. The Department prioritizes the safety, security, and well-being of everyone involved and will make every effort to facilitate a smooth and efficient transition of individuals in custody to the new facility when the time comes. However, the exact location of Logan Correctional Center's rebuild has not yet been determined.