

State of Illinois
CAPITAL DEVELOPMENT BOARD
PROGRESSIVE DESIGN-BUILD CONTRACT

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CDB PROJECT NO.:
CDB CONTRACT NO.:
LOCATION NAME:
PROJECT:
TRADE:
SUBMITTAL DATE:
PDB ENTITY ID NO.:

THIS CONTRACT is by and between

herein after called "PDB Entity" and the State of Illinois by and through the Capital Development Board herein after called "CDB".

The Parties to this contract are the State of Illinois, acting through the undersigned Agency, CDB, and the PDB Entity. This contract, consisting of the signature page and numbered sections listed below and any attachments referenced in this contract, constitute the entire contract between the Parties concerning the subject matter of the contract, and in signing the contract, the PDB Entity affirms that the Certifications and Financial Disclosures and Conflicts of Interest attached hereto are true and accurate as of the date of the PDB Entity's execution of the contract. This contract supersedes all prior proposals, contracts and understandings between the Parties concerning the subject matter of the contract. This contract can be signed in multiple counterparts, and signature may be electronic or digital upon agreement of the Parties.

Contract uses Illinois Procurement Gateway Certifications and Disclosures?

☐ Yes (IPG Certifications and Disclosures including FORMS B)

☐ No

In consideration of the mutual covenants and agreements contained in this contract, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to the terms and conditions set forth herein and have caused this contract to be executed by their duly authorized representatives on the dates shown on the following CONTRACT SIGNATURES page.

PDB ENTITY AND CDB, for the consideration stated herein, agree as follows:

ARTICLE 1. CONTRACT DOCUMENTS. The Contract Documents consist of CDB's Standard Documents for Progressive Design-Build Projects dated 2026, Progressive Design-Build Design and Construction Manual dated 2026, the Request for Qualifications (including addenda), the PDB Entity's Statement of Qualifications as accepted by CDB, Performance Bonds, Labor and Material Payment Bonds, approved DHR PC-2 Forms, approved MBE/WBE/PBE/VBE Utilization Plans, specified insurance, Financial Interests Disclosures and Certifications, this Contract, and approved Change Orders/Amendments.

ARTICLE 2. SCOPE. The PDB Entity is to provide design and construction services, including but not limited to, requisite professional design and engineering, constructability, construction planning, scheduling, pricing, construction, materials, testing, inspection, and other technical services for the Rehabilitation and Restoration Inside Safe Environments (RISE IDOC) which will provide new construction correctional facilities and appropriate support infrastructure with an 800 bed women's facility and a 1,500 bed men's facility. Planned and integrated infrastructure to be included to expand

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and support future growth of the men's facility. The two facilities will operate as two independent campuses with appropriate redundancy to support continuous operations. The scope of services is further defined in Exhibit A hereto.

ARTICLE 3. CONTRACT TERM. This Contract shall become effective upon execution by the Parties ("Effective Date"). Design and construction delivery milestones will be added to the contract by change order/amendment as scopes are developed. The Contract Ending Date is defined as the date of termination of the contract agreement. It is not to be interpreted as a design or construction delivery milestone, nor as an extension of a design or construction milestone. The contract agreement shall terminate on the Contract Ending Date, established as 1,825 consecutive calendar days following the Effective Date. Changes to the Contract Ending Date will be done by a written change order duly executed by the contracting parties.

ARTICLE 4. CONTRACT SUM. CDB shall pay the PDB Entity for the performance of this Contract, subject to additions and deductions as provided in the Contract Documents, the amount of \$_____. The Contract Sum may be further defined in Exhibit B hereto.

ARTICLE 5. CONTRACT ADMINISTRATION FEE. The PDB Entity will submit to CDB's Fiscal Office no later than 20 calendar days from the date of the first invoice voucher, a Contract Administration Fee. The Amount, as specified in the Notice of Intent to Award, is \$_____.

ARTICLE 6. CERTIFICATIONS & DISCLOSURES. The undersigned for the PDB Entity certifies that the PDB Entity (including its partners, owners, officers, and directors; and their predecessors) complies with the Illinois Compiled Statutes incorporated herein.

IN WITNESS THEREOF, this Contract has been duly entered into by the parties on the date last signed below.

PDB ENTITY

FIRM NAME: _____

BY: _____
Signature Date

PRINTED NAME: _____

TITLE: _____
Printed Only

ATTEST: _____
Corporate Secretary

CLIENT AGENCY (When applicable)

BY: _____
Client Agency Authorized Representative

CAPITAL DEVELOPMENT BOARD

BY: _____
Tamakia Edwards, Executive Director Date

FUNDS AVAILABLE: _____

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EXHIBIT A
SCOPE OF SERVICES
PRE-CONSTRUCTION SERVICES

1. Project Understanding & Validation (Program Analysis)
 - a. Review Owner Project Requirements, goals, and constraints
 - b. Review Site Assessments Reports
 - c. Conduct Site Visits, surveys, and preliminary investigations
 - d. Identify Regulatory requirements, permitting, and potential risks.
2. Scheduling and Phasing
 - a. Identification of early GMPs
 - b. Shared Resources
 - c. Initial Schedule submittal
3. Site Assessment
 - a. Spatial Organization and Relationships based OPR
 - b. Soil testing, Additional Geotechnical Boring, Remaining Utility mapping
 - c. Traffic and environmental study
4. Schematic Design
 - a. Schematic Design Studies & Site Planning/Layout
 - b. Resolution of Building & Site Elements
 - c. Reconcile Local Regulatory Requirements
 - d. Preliminary Investigation of Architectural/Structural/Civil/MEP Components
 - e. Statement of Probable Construction Cost
 - f. Submit Schedule Update
 - g. Presentation of Schematic Design at Review Meeting/Page Turn
5. Design Development
 - a. Preparation of Preliminary Design Drawings & Project Manual
 - b. Known Footprint
 - c. Fix & Illustrate all Major Materials/Equipment/Systems
 - d. Statement of Probable Construction Cost
 - e. Submit Schedule Update
 - f. Presentation of Design Development at Review Meeting/Page Turn
6. 50% Design
 - a. Working Drawings
 - b. Project Manual
 - c. Submit Schedule Update
 - d. Firm Fixed Price
 - e. Presentation/Bidding Document Review Meetings
7. GMP Submittal
 - a. Working Drawings
 - b. Project Manual
 - c. Submit Schedule Update
 - d. Identify Target date for Issued for Construction Drawings & Manual
 - e. GMP Price including breakdown of identified contingencies and allowances
 - f. Presentation of GMP Documents at Review Meetings/Page Turn

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EXHIBIT B
CONTRACT PRICING DETAILS