

THE STATE OF ILLINOIS CAPITAL DEVELOPMENT BOARD (CDB)

Initial DPI Informational Session





Doing business with the State of Illinois Capital Development Board

*Executive Director
Jim Underwood*

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Agency Mission

CDB EXECUTIVE DIRECTOR,
JIM UNDERWOOD

To efficiently manage the vertical construction projects and capital planning in Illinois for State Agencies and Higher Education Institutions to ensure that quality capital projects are delivered on schedule, on budget, while providing a fair and inclusive environment to support diversity efforts in the design and construction industries.

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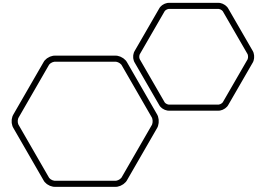
Agency Mission

CDB EXECUTIVE DIRECTOR,
JIM UNDERWOOD

For the State of Illinois since 1972



CDB is responsible for over 8,770 state-owned buildings



THE BOARD:

CDB EXECUTIVE DIRECTOR,
JIM UNDERWOOD

SEVEN-MEMBER BI-PARTISAN BOARD

Appointed by
Governor /
confirmed by
Illinois Senate

Serve four-
year unpaid
terms

Charged with
selecting
Executive
Director

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REBUILD ILLINOIS

CDB EXECUTIVE DIRECTOR,
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 \$250M New Discovery Partners Institute for Education and Research

 \$230M DVA Quincy Veterans' Home Campus Reconstruction

 \$192M Renovated Altgeld Hall/Demolish Illini Hall & Construct New Facility

 \$142.5M U of I Chicago Drug Discovery Lab

 \$126.4M DPH New Cook County Public Health Laboratory

 \$122M for the Armory Renovation (Springfield)

 \$118.9M EIU New Science Building

 \$117.8M U of I Computer Design Research and Learning Center

 \$105.4M SIU-e Health Sciences Building

 \$104M U of I Chicago – Construct Advanced Chemical Technology Building

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REBUILD ILLINOIS

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 \$100M University of Chicago – Chicago Quantum Exchange

 \$89M WIU McDonough County – Construct Performing Arts Center

 \$100M U of I Urbana Champaign – Math/Statistics/Data Science Collaborative Facility

 \$83M SIU-C Communication Building

 \$100M U of I Urbana Champaign – Illinois Quantum Information Science and Technology Center

 \$80.5M Replace Central Computing Facility

 \$94.5M WIU Science Building, Phase 1

 \$79M NEIU Cook County – Construct Education Building

 \$89.2M Milner Library Rehabilitation

 \$77M NIU Computer Science, Health Informatics and Technology Center

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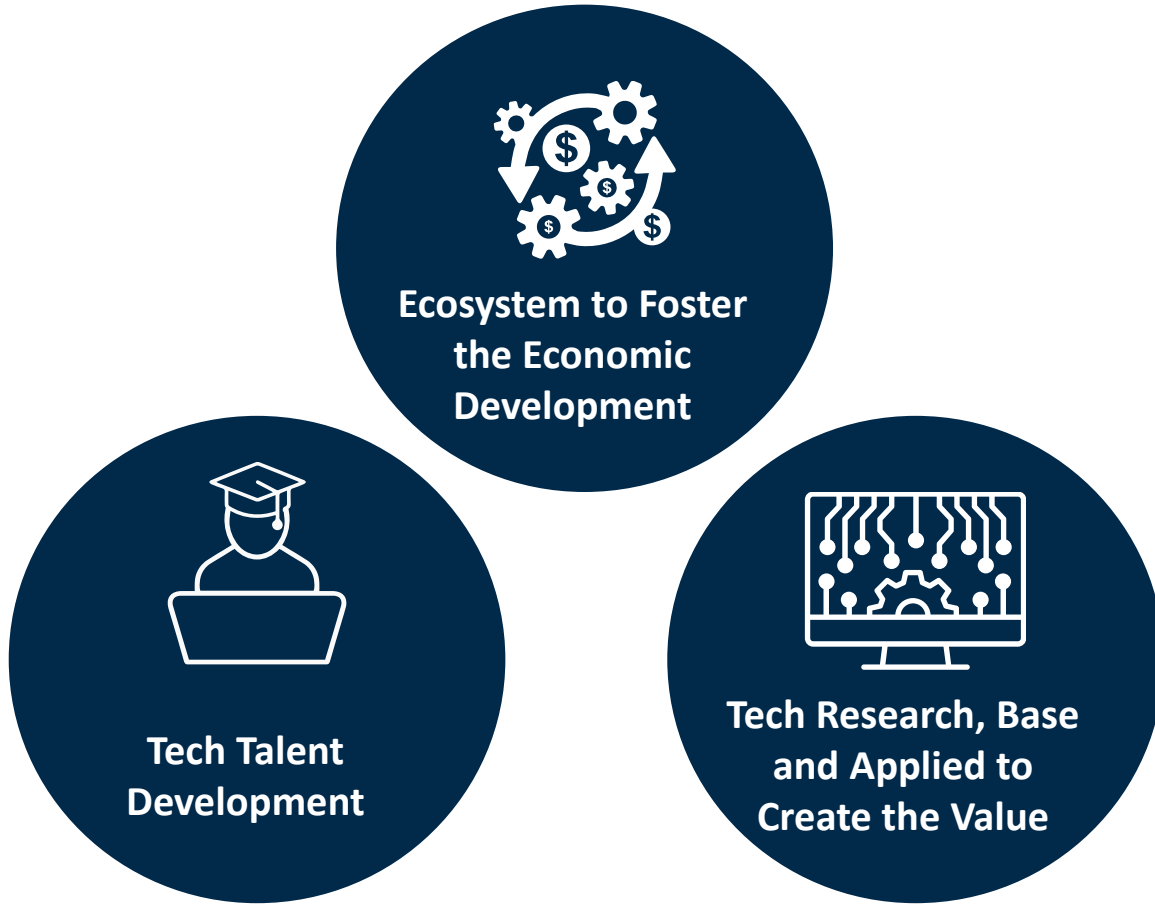
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DPI DOES THREE THINGS AND THREE THINGS ONLY



INTERIM EXECUTIVE DPI DIRECTOR BILL JACKSON



BILL JACKSON
Interim Executive DPI Director

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Establishing both successful applied research and a tech ecosystem creates the needed economic impact

**INTERIM EXECUTIVE DPI DIRECTOR
BILL JACKSON**

Great cities and states are built on winning in an industry - NYC on financial services, Michigan on automotive, Silicon Valley on tech

Top notch applied research is a foundation for building a winning industrial base...

Research is not sufficient to capture the commercial and economic success

- For example, Netscape was a technology developed in Illinois...
- But commercialized on the West Coast
- We missed an opportunity to develop an industry in Illinois when Netscape left
- If Netscape would have had a winning ecosystem and roots to Chicago, would they have moved?

So we must

- ✓ Attract, facilitate, and enable top-notch research
- ✓ Create a strong connection with the world-class city of Chicago and state of Illinois
- ✓ Build a strong ecosystem of research activity, industry connections, facilities, and support services
- ✓ Dominate and win across chosen industries
- ✓ Attract and retain top talent

Our Goal: Make sure that “the next set of Googles” is in Chicago and Illinois

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As important as the research is to build an ecosystem - housed in the Innovation Hub at The 78

**INTERIM EXECUTIVE DPI DIRECTOR
BILL JACKSON**

A strong base in Chicago as a world-class city is critical

We must create a Chicago based ecosystem of research activity where key partners maintain a presence with DPI

- A physical presence in Chicago with permanent staffing
- Interaction with other research entities and with the DPI science teams
- Exposure to the economic ecosystem
- NCSA has expressed an interest, and we intend to host many more

The Hub at The 78 will be the state of-the-art anchor for our Chicago presence

- Research facilities
- DPI talent development facilities
- Executive conference center
- Housing for visiting researchers and students
- Tech companies and corporate R&D groups
- Interaction of researchers with incubators (like 1871), tech companies, and corporate R&D groups

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*Deputy Director of
Construction
Mike Wilson*

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Discovery Partners Institute Project

- Seeking professional services consultants
- Located in the South Loop and part of Chicago's 78-Development
- A hive of activity featuring state-of-the-art labs, classrooms and meeting spaces
- The sustainable goal for the new DPI facility is to achieve LEED Gold Certification as a minimum and aspire to achieve Platinum

DEPUTY DIRECTOR OF CONSTRUCTION,
MIKE WILSON



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EACH ORGANIZATION'S ROLE ON DPI PROJECT

DEPUTY DIRECTOR OF CONSTRUCTION,
MIKE WILSON

THE CAPITAL DEVELOPMENT BOARD	DISCOVERY PARTNERS INSTITUTE	UNIVERSITY OF ILLINOIS SYSTEMS
Project Managers	Building User Agency	Coordinating unit between CDB and U of I System
Jim Underwood Mike Wilson Kathryn Martin	Mike Flavin Annabelle Clarke	Mike Bass Chris Rogan Sharla Roberts



INTRODUCING...

DEPUTY DIRECTOR OF CONSTRUCTION,
MIKE WILSON



EBONE WHITE -
PROJECT MANAGER



ANDREA BAUER -
REGIONAL MANAGER



RON WRIGHT -
CONSTRUCTION
ADMINISTRATOR

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CDB ADMINISTRATOR OF CAPITAL PLANNING/QBS,
BRENT LANCE



EXCELLENCE
IN DESIGN
OVERVIEW

QBS Chair

1 Representative
from CDB
Construction Unit

1 Representative
from CDB
Professional
Services Unit

1 Representative
from CDB Fair
Employment
Practices Unit

1 Other
Representative
from CDB

2 Representatives
from the University
of Illinois System

1 Representative
from the University
of Illinois Chicago

1 Representative
from the University
of Illinois
Urbana/Champaign

1 Representative
from the Discovery
Partners Institute



Three Stage Selection Process [120-162 days (4-6 mo.)]:

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BRENT LANCE

Combined Stage I/II *[60-72 days]*

- Notice of Intent Published - 4/30
- PSB 266 Published - 5/14
- Public Outreach - 6/3
- Stage I Submittals Due - 7/2
- Stage I Shortlist Announced - 7/10
- Stage II Interviews, Evaluation and Shortlisting - 8/5-8/6

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Three Stage Selection Process [120-162 days (4-6 mo.)]:

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Stage III [60-90 days]

- Design Competition Briefing and Information Packets - 8/25
- Competition Submittals are Due - 10/6
- Jury Review/Critique - 10/7-10/14
- Concept Evaluations - 10/7-10/19
- A/E Selection Committee - 10/20
- Final A/E Selection Committee Report - 10/27
- CDB Board's Approval/Rejection of the Committee's Recommendation - 12/12

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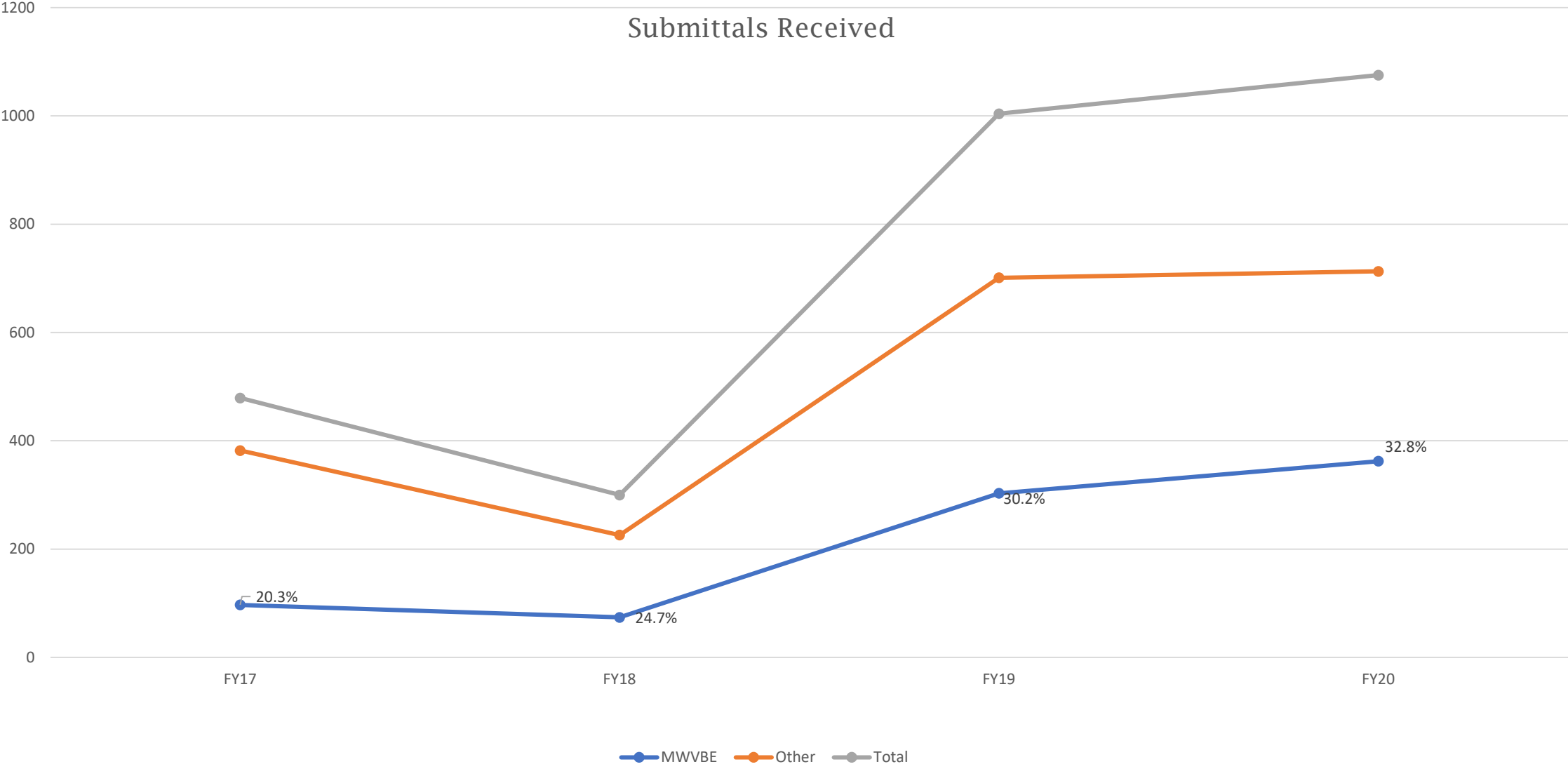
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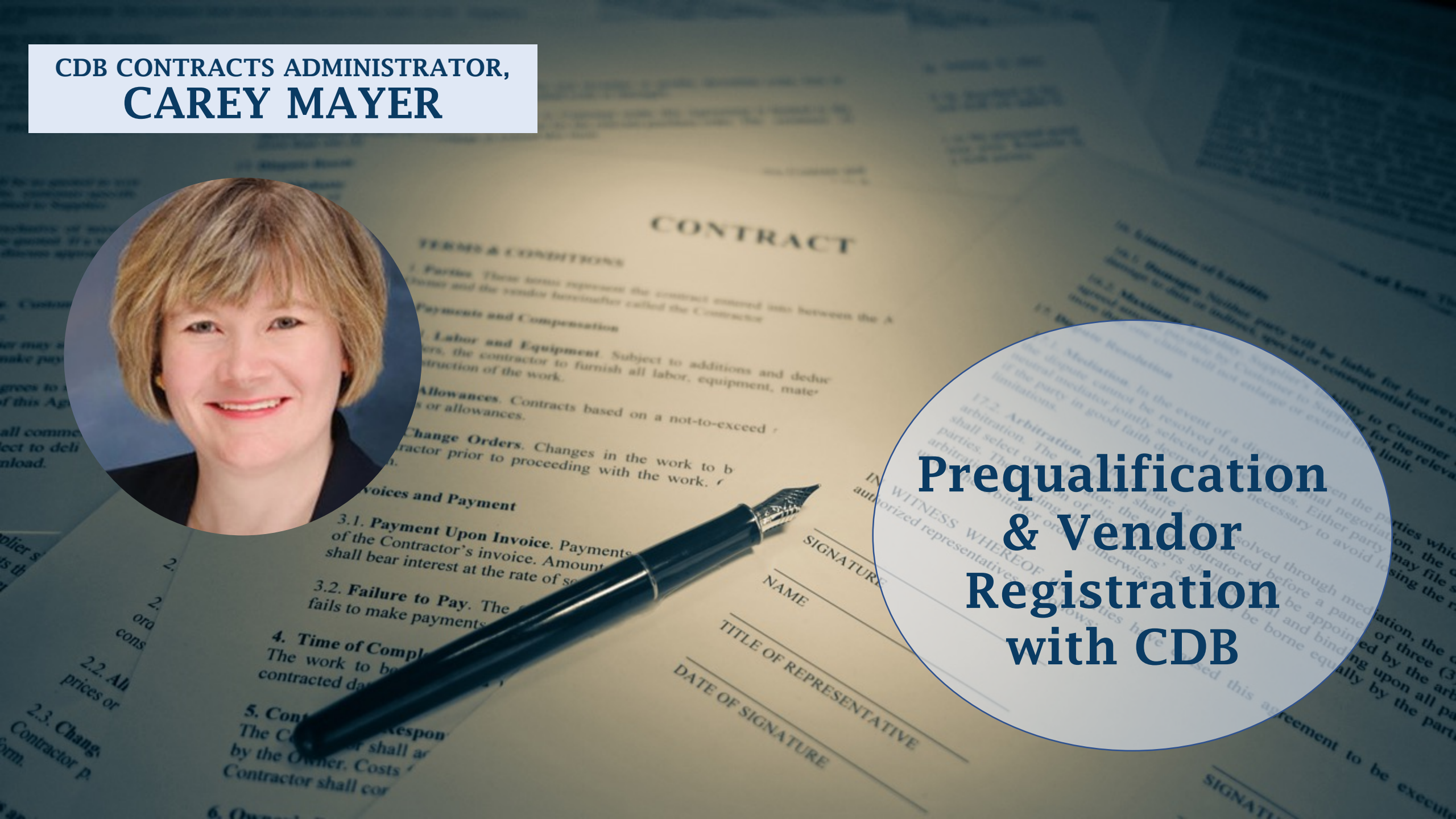
Submittals Received



CDB CONTRACTS ADMINISTRATOR,
CAREY MAYER



**Prequalification
& Vendor
Registration
with CDB**



PREQUALIFICATION vs. VENDOR REGISTRATION

- All firms listed on the 255 submitted must be either:
 - Registered as a Vendor
 - OR--
 - Prequalified as a A/E Design Firm
- Two separate processes
 - Applications require different information
 - Allow different participation in projects
- All forms and documents should be emailed to CDB

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CAREY MAYER

CDB.VendorReg@Illinois.gov

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VENDOR REGISTRATION

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- Team members providing only conceptual design consulting services are not required to be prequalified but cannot be the submitting firm.
- Team members not signing or sealing design and construction documents are not required to be prequalified.

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VENDOR REGISTRATION

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•Specialty Consultants must be registered

•Include the following:

- Asbestos
- Acoustics/Light/Theater
- AV Technology
- Construction/Material Testing
- Cost Estimating
- Geotechnical
- Graphics/Signage
- Laboratory/Clean
- LEED Consulting
- Planning, Studies
- Scheduling
- Water Infiltration



The screenshot shows the website for the Capital Development Board (CDB). The header includes the CDB logo, the slogan "Building a Better Illinois" repeated three times, and the state seal. A navigation bar contains links for "About CDB", "Business with CDB", "Procurement Bulletin", and "Services". The main content area is titled "Subcontractor/Supplier/Subconsultant Services" and includes a link to a search database. A section titled "Resources and Information" contains a bolded statement: "To participate on any CDB project as a subcontractor, supplier or in any capacity you must have a CDB REGISTRATION #." Below this, it explains that prequalified firms do not need to register, while subcontractors, material suppliers, and consultants do. A "SERVICES" sidebar lists "Architect/Engineer Services", "Contractor Services", "Subcontractor/Supplier/Subconsultant Services", and "Art-in-Architecture Program".

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REQUIRED INFORMATION For Registration

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- General business information
- Tax ID Number
- DHR and IPG Numbers (if applicable)
- Business structure and ownership information
- BEP Certification (if applicable)
- VBP Certification (if applicable)
- A/E Specialty Services provided

VENDOR REGISTRATION

Vendors who plan to bid directly to the prime contractor as subcontractors or suppliers and non-licensed A/E specialty consultants must register their business by submitting this form. Vendors who plan to bid directly to CDB as a prime contractor, and A/E vendors providing licensed architectural, engineering, land surveying or asbestos design services must seek prequalification status by submitting the Prequalification form found in the Reference Library.

Business Name (As registered at Secretary of State)		Registered Assumed Name (As registered at Secretary of State)		
Address		Address 2		
City	State	Zip	County	
Mailing Address (if different than above)		Address 2		
City	State	Zip	County	
Contact Name	Title	Phone	Fax	Email
Vendor Classification		Vendor Web Address		
<input type="checkbox"/> Subcontractor <input type="checkbox"/> Supplier <input checked="" type="checkbox"/> A/E Specialty Consultant				
Taxpayer ID	Dept. Human Rights Number	DHR Number Exp. Date	IPG Number https://ipa.vendorreg.com/	

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PREQUALIFICATION

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CAREY MAYER

- Prime Firm submitting the proposal and holding the contract with CDB must be prequalified.
- All sub-consultants applying a professional seal to any design and construction documents must be prequalified.
- Team members not signing or sealing design and construction documents are not required to be prequalified.
- Questions about licensure - contact IDFPR



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REQUIRED DOCUMENTS For Prequalification



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- General Business information provided as part of a vendor registration
- IDFPR Licenses
 - Design Firm
 - Individuals
 - For each discipline marked
- References
 - Completed in the last 7 years
 - At least 5 projects
 - At least 1 project for each discipline marked
- State Board of Elections registration
- Secretary of State certificate of good standing
- Financial Disclosures and Conflict of Interest

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PREQUALIFICATION

❖ FIRMS MUST BE PREQUALIFIED BY JULY 2, 2020

- May take up to 30 days
- Helpful Tips:
 - Contact your references to let them know to expect the CDB Inquiry and ask them to respond to it promptly
 - Fill out the financial disclosures completely

CDB CONTRACTS ADMINISTRATOR, CAREY MAYER



The screenshot shows the CDB website's "Prequalification with the CDB" page. At the top, there is a navigation bar with links for "About CDB", "Business with CDB", "Procurement Bulletin", and "Services". The main content area includes a breadcrumb trail: "CDB > Business with CDB > Prequalification with the CDB". The page title is "Prequalification with the CDB". The text explains that CDB provides opportunities for firms to provide design, construction, and construction/program management services on large as well as small projects throughout the State of Illinois. It states that vendors must be prequalified prior to bidding or providing applications for selection, and that the processing of prequalification applications may take up to 30 days. A "Please Note" section emphasizes that prequalification and registration are not the same, and that firms currently registered as subcontractors but intending to submit a bid as a prime contractor or participant on a single prime project as a designated "protected subcontractor" must apply for prequalification approval. There are three types of prequalification applications, and links are provided for "Architect/Engineer", "Contractor", and "Construction Manager/Program Manager". For assistance, contact information for a Prequalification Specialist is provided: CDB.VendorReg@illinois.gov or (217) 782-2864. On the right side, there is a "BUSINESS WITH CDB" sidebar with links to "CDB Business Portal", "Freedom of Information Act", "Green Buildings", "Illinois Codes", "Minority/Women/Veteran Business", "Prequalification with the CDB", "Action On Prequalification", "CDB Training Videos", "Project Financial Data", and "Certified Burell".

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**CDB CONSTRUCTION ADMINISTRATOR,
RON WRIGHT**



CDB Delivery Methods



CDB DELIVERY METHODS

CDB CONSTRUCTION ADMINISTRATOR,
RON WRIGHT

CDB selects a construction delivery method based on the project's complexity, scope, completion timeline, geographical 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


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An aerial photograph of a city skyline at sunset, with a white diamond-shaped overlay on the right side containing text. The city features numerous skyscrapers and a river in the foreground. The text is in a bold, blue, serif font.

**SINGLE PRIME WITH
PROTECTED SUBS
WITH CM-AGENCY
SUPPORT WILL BE USED
FOR THE PROJECT**

SINGLE PRIME WITH PROTECTED SUBS

CDB CONSTRUCTION ADMINISTRATOR,
RON WRIGHT

- 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.
- There are over 80 completed and in-progress single-prime projects currently.
 - Fosters strong teamwork
 - Reduce change orders
 - Limits claims
 - Meets schedules

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CONSTRUCTION MANAGEMENT (CM)

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RON WRIGHT

CM/Agency

The CM/Agency project delivery method is the traditional means of completing a project
(multiple or single prime bidding are options under this method)

- CM & A/E
- Owner
- General Contractor
- MEP Contractor
- Subcontractors
- Design \$ Construction \$
- Schedule and Quality Assurance
- Constructability and Estimating Reviews
- Field Management

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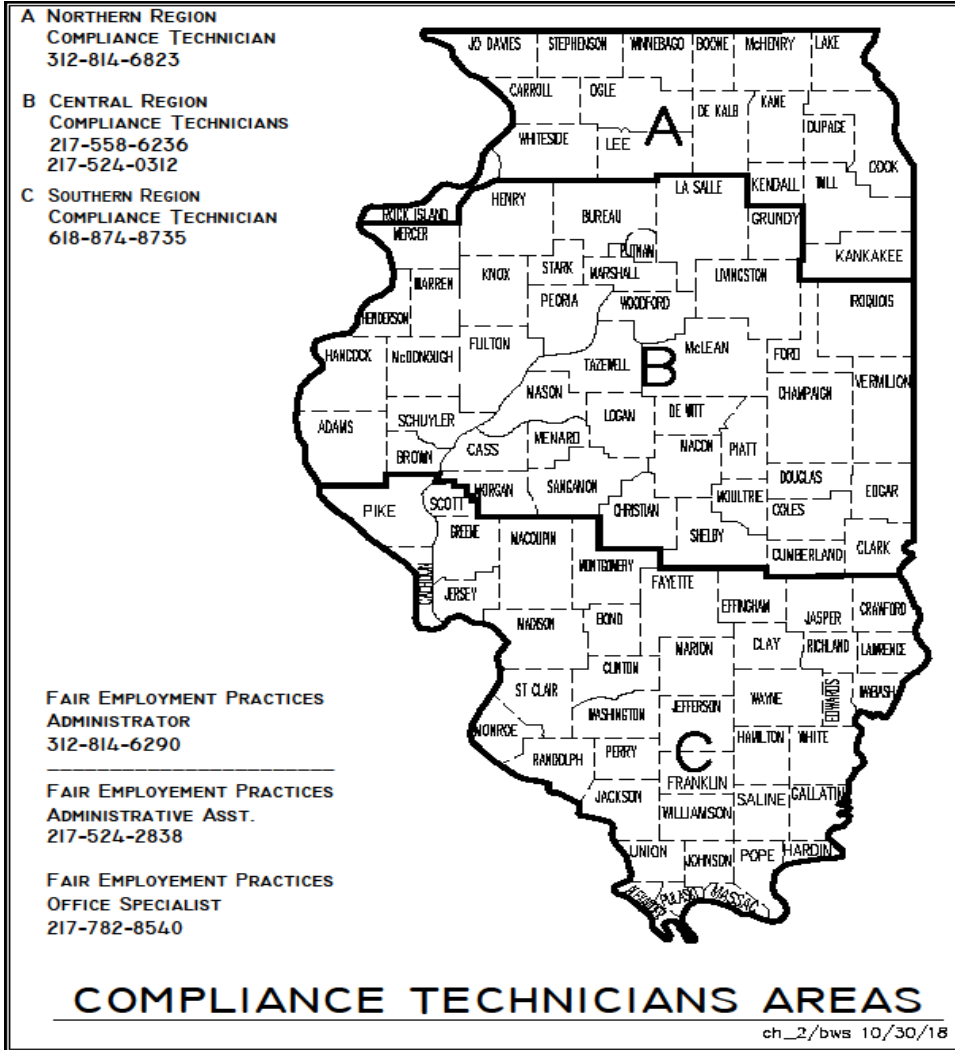
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**CDB FEP ADMINISTRATOR,
JESSE MARTINEZ**



**FAIR
EMPLOYMENT
PRACTICE (FEP)
GOALS**

**CDB FEP ADMINISTRATOR,
JESSE MARTINEZ**



A/E projects over \$1 million

- ✓ 25% MINORITY BUSINESS ENTERPRISE
- ✓ 10% WOMEN BUSINESS ENTERPRISE
- ✓ 3% VETERAN BUSINESS ENTERPRISE

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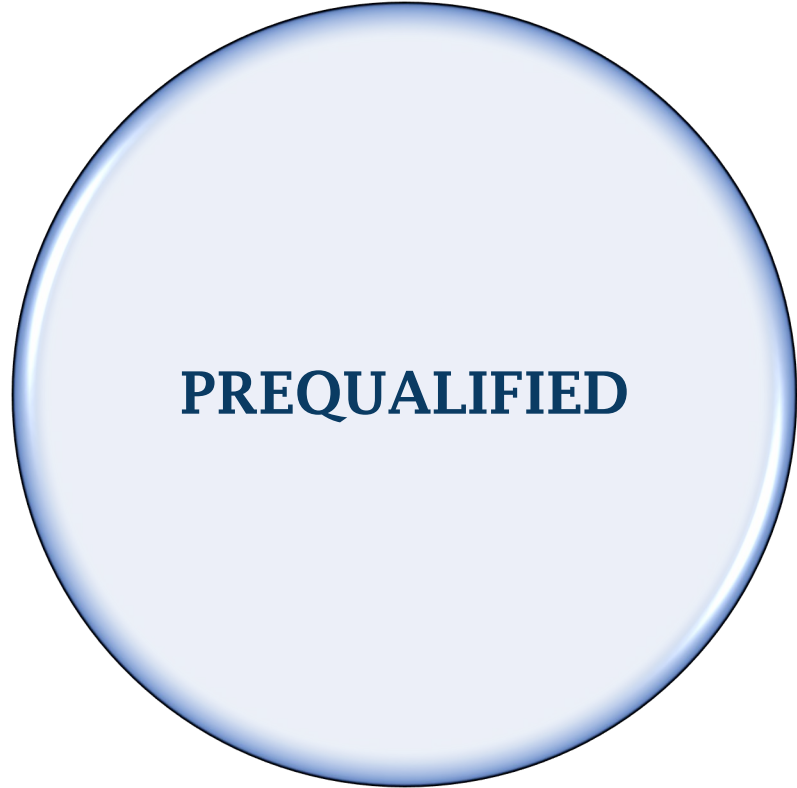
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DIVERSITY

CDB FEP ADMINISTRATOR,
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VS.



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STRATEGIES TO PARTNERING

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Attend
Outreach
Meetings

Attend
Pre Bid
Meetings

Network At
CDB And
Other Trade
Events

Reaching
Out To
Other Firm's
Outreaches

**LET THE CAPITAL DEVELOPMENT BOARD HOST OUTREACHES BETWEEN PRIMES
AND MBE/WBE/VBE FIRMS TO PARTNER WITH.**

EMAIL JOEY MOORE AT jmoore@carmonastrategicsolutions.com TO
COORDINATE A CDB VIRTUAL OUTREACH

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THANK YOU



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