



CONSTRUCT MATERIALS LAB  
ILLINOIS DEPARTMENT OF TRANSPORTATION  
SPRINGFIELD  
PHASE II PRE-PROPOSAL MEETING

CDB Project No. 630-442-057

August 3, 2023

# INTRODUCTIONS

Capital Development Board

- J. Brent Lance, AIA, NCARB, LEED AP  
Administrator of Capital Planning /QBS
- Crystal Kitchen  
Project Manager



# INTRODUCTIONS

Department of Transportation

- Sean Carver
- Pete Domahoski



# INTRODUCTIONS

Tilton, Kelly + Bell

- Lancer Livermont



# INTRODUCTIONS

Farnsworth Group, Inc.

- Michael Wolf



# 2 PHASE SELECTION PROCESS

Design-Build

- Phase II – Technical & Cost Proposal

# PHASE II

## Submittal Requirements

- Electronic Submittals: The submittal should be broken down into 4 separate PDF files for Volumes 1 through 4.

# VOLUME 1

General Documents

- Proposal Transmittal Form (DB-PTF) - copy
- Price Proposal Schedule
- Price Breakdown
- MBE/WBE/VBE Phase II Utilization Plan
- Bid Bond



# PROPOSAL TRANSMITTAL FORM (DB-PTF)

## PROPOSAL TRANSMITTAL FORM for DESIGN-BUILD PROJECTS (DB-PTF)

Project Number: 630-442-057 Date RFP posted May 12, 2023  
Project Description Construct Materials Lab  
Project Location Springfield, Sangamon County, Illinois  
Project Manager Crystal Kitchen Date due June 9, 2023 2:00PM (Phase I)  
3rd Floor Nov 16, 2023 2:00PM (Phase II)  
301 South Spring Street  
Springfield, IL 62706  
Phone Number \_\_\_\_\_ Submit Proposal via "Submit Proposal" link on  
Fax Number \_\_\_\_\_ To: CDB webpage for the Project  
e-mail CDB.630-442-057@illinois.gov

### Brief Description of Project:

Elements of the project will include construction of a building to consolidate the departments of the Bureau of Materials, Bureau of Research, and District 6 Laboratories into one new Materials Laboratory and Training Center at the Hanley Building campus. The facility includes a high-bay central laboratory core with shared circulation, surrounded by administrative services, and also may include, but is not limited to, incidental uses such as hazardous chemical storage and laboratory storage.

### Project Includes:

- High bay central laboratory core
- Administrative offices
- Hazardous chemical and laboratory storage
- Parking Lot and Site Circulation Design/Improvements.

Bridging documents include narratives to provide basis of design and convey the programmatic requirements for the project. Also included is an sample concept design for reference or it may be used as the basis of a design-proposal. Teams are not required or necessarily expected to rely on the sample concept when developing their proposals for Phase II.

Project Budget (Design and Construction) Project \$ 63,400,098.00  
Time (Design and Construction) from ATP 629 Days

Attachments:

# PROPOSAL TRANSMITTAL FORM (DB-PTF)

## DB-PTF Part 2 To be completed by Offeror

<b>Required Information</b>		Date submitted	
Firm Name		Contact person	(name)
Address	(Address1)		(phone)
	(Address2)		(fax)
	(Address3)		(e-mail)
	(Address4)		
		Phase 1 submittal	<input type="checkbox"/>
TIN number		Phase 2 submittal	<input type="checkbox"/>

### Acknowledgment of Amendments (Phase 1 and Phase 2)

Amendment No.									
Date									

Offeror and Design Team must be identified below at the time of the Phase I submittal. Additional subcontractors should be included if known at time of the Phase I submittal, but must be included for the Phase II submittal.

List the firms providing the following work (per 00 42 10.3B.). Financial Disclosures must be provided by each firm listed. The Offeror should be included in this listing.

	Firm name/CDB firm no.	TIN
Architect		
Engineer		
General		
Plumbing		
Heating		
Ventilating		
Electrical		

### Statement of Compliance

\*Offeror hereby certifies that all items submitted in this proposal and final design documents (after contract award) comply with the RFP requirements. The criteria specified in the RFP for Project No. 630-442-057 are binding contract criteria and in case of any conflict after award between the RFP and the contractor's proposal, the Request for Proposal criteria shall govern unless there is a written and signed agreement between the contractor and the CDB waiving a specific requirement. Should this proposal result in the award of a contract this statement will be included on each sheet of the drawings and on the cover of the specifications.

Name of Person Authorized to Sign Proposal	Signature	Date
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Exceptions attached:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>			
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# PROPOSAL TRANSMITTAL FORM (DB-PTF)

- Form must be signed by someone with the authority to contractually bind the company.
- The Offeror must include themselves in the appropriate category (ie., General) on the form.
- You must include Standard Terms & Conditions, Board of Elections Certificates, and Financial Disclosures and Conflicts of Interests documents for every firm identified on the DB-PTF.
  - *Failure to include the Financial Disclosures and Conflicts of Interest is a Material Deficiency and will result in rejection.*

# PRICE PROPOSAL SCHEDULE

185  
CAPITAL DEVELOPMENT BOARD

DESIGN-BUILD  
PRICING SCHEDULE

FIRM NAME: \_\_\_\_\_  
STREET: \_\_\_\_\_  
CITY/STATE: \_\_\_\_\_

CDB PROJECT NUMBER: 630-442-057 DATE PREPARED: \_\_\_\_\_  
PROJECT: Construct Material Lab POINT OF CONTACT: \_\_\_\_\_  
LOCATION: Springfield, Illinois TELEPHONE: \_\_\_\_\_  
CDB PROJECT MANAGER: Crystal Kitchen EMAIL: \_\_\_\_\_

1.			RECAP OF CONSTRUCTION COSTS (Base Bid)
2.	MOVABLE EQUIPMENT		(From Page 2 Worksheet)
3.			TRADE ESTIMATES (Column C)
4.	OTHER		General _____ \$0.00
5.	Basic Services Design Fee		Plumbing _____ \$0.00
6.	Additional Services		Heating _____ \$0.00
7.	On-Site Representative		Ventilating _____ \$0.00
8.			Electrical _____ \$0.00
9.	<b>Subtotal (1 thru 8)</b>	\$0.00	Sprinkler _____ \$0.00
10.	MISC. DESIGN COSTS		_____ \$0.00
a.	Subsoil Investigation		_____ \$0.00
b.	Design Ph. Material Testing		_____ \$0.00
c.	Construction Ph Material Test		_____ \$0.00
d.	Printing		
e.			
f.			
g.			
h.			
i.			
11.	<b>Subtotal (10a thru 10i)</b>	\$0.00	<b>13. TOTAL BASE BID BUDGET*</b> \$0.00
12.	<b>TOTAL (9 plus 11)</b>	\$0.00	<b>14. TOTAL BUDGET ( 12 plus 13)</b> \$0.00
			<b>15. Total Project Funds</b> _____ (From Project RFP)
			<b>16. Available Funds for Construction</b> _____ (15 minus 12)
			<b>17. Deviations (Total from Page 2)</b> \$0.00
			<b>18. Base Bid plus Deviations</b> _____ (13 plus 17) \$0.00

\* TOTAL BASE BID BUDGET must include ALL work required by Bridging Documents and should not be reduced by any proposed cost savings measures. Failure to include all costs in this amount may result in a determination that the proposal is non-responsive.

\*\*CONTRACT ADMINISTRATIVE FEE is not included in the DBPS but will still be applied to the project.

Page 1 of 2

# PRICE BREAKDOWN

## Worksheets

TRADE	A Building (Base Bid Estimate)	B Site Work (Base Bid Estimate)	C Total (A + B)
General			\$0.00
Plumbing			\$0.00
Heating			\$0.00
Ventilating			\$0.00
Electrical			\$0.00
Asbestos			\$0.00
Sprinkler			\$0.00
			\$0.00
			\$0.00
			\$0.00
Column Totals	\$0.00	\$0.00	\$0.00



TRADE	Deviation #1	Deviation #2	Deviation #3	Deviation #5	Deviation #6	Deviation #7	Deviation #8	Totals
General								\$0.00
Plumbing								\$0.00
Heating								\$0.00
Ventilating								\$0.00
Electrical								\$0.00
Asbestos								\$0.00
Sprinkler								\$0.00
								\$0.00
								\$0.00
								\$0.00
Column Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

This form must be included in the Design-Build Entities Phase 2 Proposal.



# VOLUME 2

Management & Execution Plans

- Project Management Plan
- Design & Construction Schedule

# MANAGEMENT & EXECUTION PLANS

Project Management Plan

- Key Personnel
- Construction Subcontractors
- Quality Control Plan
- Planned Safety Activities



# MANAGEMENT & EXECUTION PLANS

Design & Construction Schedule

- Assume an ATP date of May 13, 2024
- Complete all work in no more than 629 calendar days



# VOLUME 3

Technical Data

- Site Development Design Submittal Requirements
- Structural Design Submittal Requirements
- Architectural Design Submittal Requirements
  - Physical Color Boards – Presented at Interviews
- Mechanical Design Submittal Requirements
- Electrical Power, Lighting, and Grounding Design Submittal Requirements
- Fire Protection Design Submittal Requirements
- Energy Analyses, Economic Analyses, Control Systems Submittal Requirements
- Environmental Compliance

# VOLUME 4

Deviations and Betterments

- Deviations
- Betterments
- Pre-Award Value Engineering

# PHASE II EVALUATION CRITERIA

## Phase II Evaluation

Technical Evaluation Criteria		Possible Points
1	** Compliance with Objectives of the Project	100
2	** Compliance of Proposal Services to RFP Requirements	75
3	** Quality of Products or Materials Proposed	75
4	** Quality of Design Parameters	75
5	Quality Control Plan	50
6	** Design Concepts	100
7	Does the proposal meet the programmatic requirements of the project?	100
8	Does the proposal demonstrate the ability to meet project LEED and energy efficiency requirements?	100
9	Does the proposal work within the context of the greater IDOT campus?	100
10	Does the proposal demonstrate proposed process to employ an integrative design strategy while complying with campus standards?	100
11	** Innovation in Meeting Scope and Performance Criteria	75
12	** Constructability of the Proposed Project	75
13	MBE/WBE/VBE/PBE Utilization Plan	80
14	Collaborative, Teaming, Problem Solving Attitude	50
Total Technical Points		1155
Cost Evaluation Criteria		Possible Points
1	** Proposed Schedule	80
2	** Construction Cost (reasonableness, realism)	125
3	** Total Project Cost	180
Total Cost Points		385
<b>TOTAL SCORE</b>		<b>1540</b>

*\*\* Criteria Required by the Design-Build Act*

# PHASE II SCHEDULE

## Important Dates

- Individual Meetings –
  - August 9, 2023
    - The Korte Company – 8:30am-10:30am
    - CORE Construction Services of Illinois – 11:00am-1:00pm
    - Walsh Construction Company II, LLC – 2:00pm-4:00pm
- Last date to submit questions – November 7, 2023
- Proposals Due – November 16, 2023 by 2:00PM
- Interviews – **December 20, 2023**



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- RFI's/Responses
- Follow-up Meetings with Individual Teams



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Questions?



CONSTRUCT MATERIALS LAB  
DEPARTMENT OF TRANSPORTATION

CDB PROJECT NO. 630-442-057  
August 9, 2023

Thank you.