

CDB Project No. 321-055-138

September 1, 2021

Replace Power Plant at the Elgin Mental Health Center  
Department of Human Services  
Phase II Pre-Proposal Meeting

# Introductions

Capital Development Board

- **J. Brent Lance, AIA**  
Administrator of Capital Planning /QBS
- **Nia Jones**  
Project Manager

# Introductions

Department of Human Services

- Russell Scheafer
- David Arvans

# Introductions

Stanley Consultants

- Mark Wagner

## 2 Phase Selection Process

Design-Build

- Phase I – Qualifications
- 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/PBE Phase II Utilization Plan
- Bid Bond

# Proposal Transmittal Form (DB-PTF)

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

Project Number:	<u>321-055-138</u>	Date RFP posted	<u>June 23, 2021</u>
Project Description	<u>Replace Power Plant at the Elgin Mental Health Center</u>		
Project Location	<u>Elgin, Kane County</u>		
Project Manager	<u>Abdulgaffar Shedbalkar</u>	Date due	<u>July 28, 2021 2:00PM (Phase I)</u>
	<u>Suite 14-600</u>		<u>September 27, 2021 2:00PM (Phase II)</u>
	<u>100 W. Randolph St.</u>	Submit Proposal	<u>via filet.illinois.gov to:</u>
	<u>Chicago, IL 60601</u>	To:	<u>CDB.321-055-138@illinois.gov</u>
Phone Number			
Fax Number			
e-mail	<u>CDB.321-055-138@illinois.gov</u>		

### Brief Description of Project:

Elements of the project will include constructing a new power plant on the Elgin campus, which will provide sufficient power and steam to serve campus demand. The new power plant's equipment should provide a reliable, economical and sustainable central heating and power facility. LEED Silver certification and additional energy efficiencies will be evaluated and implemented if feasible.

Project Budget (Design and Construction) Project	\$ <u>21,700,000.00</u>
Time (Design and Construction) from ATP	<u>568</u> 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. 102-311-099 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: 321-055-138 DATE PREPARED: \_\_\_\_\_  
PROJECT: Replace Power Plant at the POINT OF CONTACT: \_\_\_\_\_  
LOCATION: Elgin Mental Health Center TELEPHONE: \_\_\_\_\_  
Elgin, Kane County, Illinois EMAIL: \_\_\_\_\_  
CDB PROJECT MANAGER: Abdulgaffar Shedbalkar

1.			RECAP OF CONSTRUCTION COSTS (Base Bid)
2.	MOVABLE EQUIPMENT		(From Page 2 Worksheet)
3.			TRADE ESTIMATES (Column H)
4.	OTHER		General _____ \$0.00
5.	Basic Services Design Fee		Plumbing _____ \$0.00
6.	Additional Services		Heating _____ \$0.00
7.	Contract Admin. Fee		Ventilating _____ \$0.00
8.	On-Site Representative		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> \$21,700,000.00
			(From Project RFP)
			<b>16. Available Funds for Construction (15 minus 12)</b> \$21,700,000.00
			<b>17. Deviations (Total from Page 2)</b> \$0.00
			<b>18. Base Bid plus Deviations (13 plus 17)</b> \$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.

# Price Breakdown

TRADE	A Building (Base Bid Estimate)	B Site Work (Base Bid Estimate)	C Subtotal (A + B)	Worksheets						
				E Alternates	F Subtotal (C+E)	G CAF (Fx3%) Round up to next \$100	H Subtotal (C+G)	I Total (F + G)	J I/GSF	
General			\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Plumbing			\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Heating			\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Ventilating			\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Electrical			\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Asbestos			\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Sprinkler			\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
			\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
			\$0.00		\$0.00	\$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	

  

TRADE	Deviation #1	Deviation #2	Deviation #3	Deviation #4	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
Column Totals	\$0.00	\$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 March 15, 2022
- Complete all work in no more than 568 calendar days

# Volume 3

Technical Data

- Site Development Design Submittal Requirements
- Structural Design Submittal Requirements
- Architectural Design Submittal Requirements
  - Physical Color Board – NOT REQUIRED
- 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	75
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	90
7	** Innovation in Meeting Scope and Performance Criteria	75
8	** Constructability of the Proposed Project	75
9	MBE/WBE/VBE/PBE Utilization Plan	60
10	Collaborative, Teaming, Problem Solving Attitude	50
11	Ability to Effectively Communicate to Committee	50
<b>Total Technical Points</b>		<b>750</b>
Cost Evaluation Criteria		Possible Points
1	** Proposed Schedule	50
2	** Construction Cost (reasonableness, realism)	75
3	** Total Project Cost	125
<b>Total Cost Points</b>		<b>250</b>
<b>TOTAL SCORE</b>		<b>1000</b>

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

# Phase II Schedule

## Important Dates

- Individual Meetings – September 8, 2021
  - Helm Mechanical 8:00am-10:00am
  - Clark Construction 10:00am-12:00pm
  - The Boldt Company 2:00pm-4:00pm
- Last date to submit questions – October 19, 2021
- Proposals Due – October 27, 2021 by 2:00PM
- Interviews – November 17, 2021

# Replace Power Plant at the Elgin Mental Health Center

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September 1, 2021

Questions?

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Thank you.