



General Informational Outreach

August 26, 2026

Agenda: Progressive Design Build Outreach Meeting

INTRODUCTIONS

CAPITAL PLANNING/QBS

FAIR EMPLOYMENT PRACTICES

DELIVERY METHODS

PREQUALIFICATION

PROJECT SPOTLIGHT – RISE IDOC

QUESTIONS

Introductions



Capital
Development
Board
Building a Better Illinois

Introductions: Capital Development Board

- **Jesse Martinez**
Fair Employment Practices Administrator
- **Brent Lance**
Capital Planning/QBS Administrator
- **Dan Troglia**
Project Manager
- **Nicholas Klein**
Assistant Deputy Director of Operations

Introductions: Vanir/Milhouse Joint Venture

- **Fred Owens**
Milhouse, Executive Vice President, Chief Engineering Officer
- **Joel Steinberg**
Vanir, Senior Project Director
- **Ron Fitzpatrick**
Vanir, Midwest Region Area Manager

Capital Planning/QBS



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A/E & Design-Build Selection Process

Legislature Approves Project

GOMB Releases Funds

Qualification Based Selection

Full QBS

Other Selection Methods

CDB Advertises
Project in PSB

Small Contract

Emergency

Best Interest

A/E's Submit
Qualifications for
Project

CDB Staff Pre-Screens
Submittals

A/E Selection Committee
Ranks 3 Firms in Order of
Preference

CDB's Board Approves
Committee
Recommendations

Professional Services Bulletin (PSB)



Capital
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PROFESSIONAL
SERVICES BULLETIN

Volume 337

August 2026

BULLETIN SCHEDULE

(except otherwise noted)

Submittals for projects
appearing in this Professional
Services Bulletin are due by
11:30 a.m., August 25, 2026.

The projects from this bulletin
are scheduled to be presented at
the November 10, 2026, Board
Meeting, unless otherwise
indicated.

NOTICE TO RECIPIENTS: Please read
carefully and follow all rules and
instructions in this document.

REMINDER: You can access the 330
Form (**REV 04/2026**) in the reference
library section of the CDB website. Use
only this version of the form for
submittal.

Posted to website August 04, 2026.

Board Meeting results can be found on
the CDB website November 11, 2026.

<http://www2.illinois.gov/cdb>

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Other Selections

QBS Exempt Selections

Small Contracts (under \$25k), Best Interest of the State, and Emergency Selections are exempt from the specific requirements of the QBS Act.

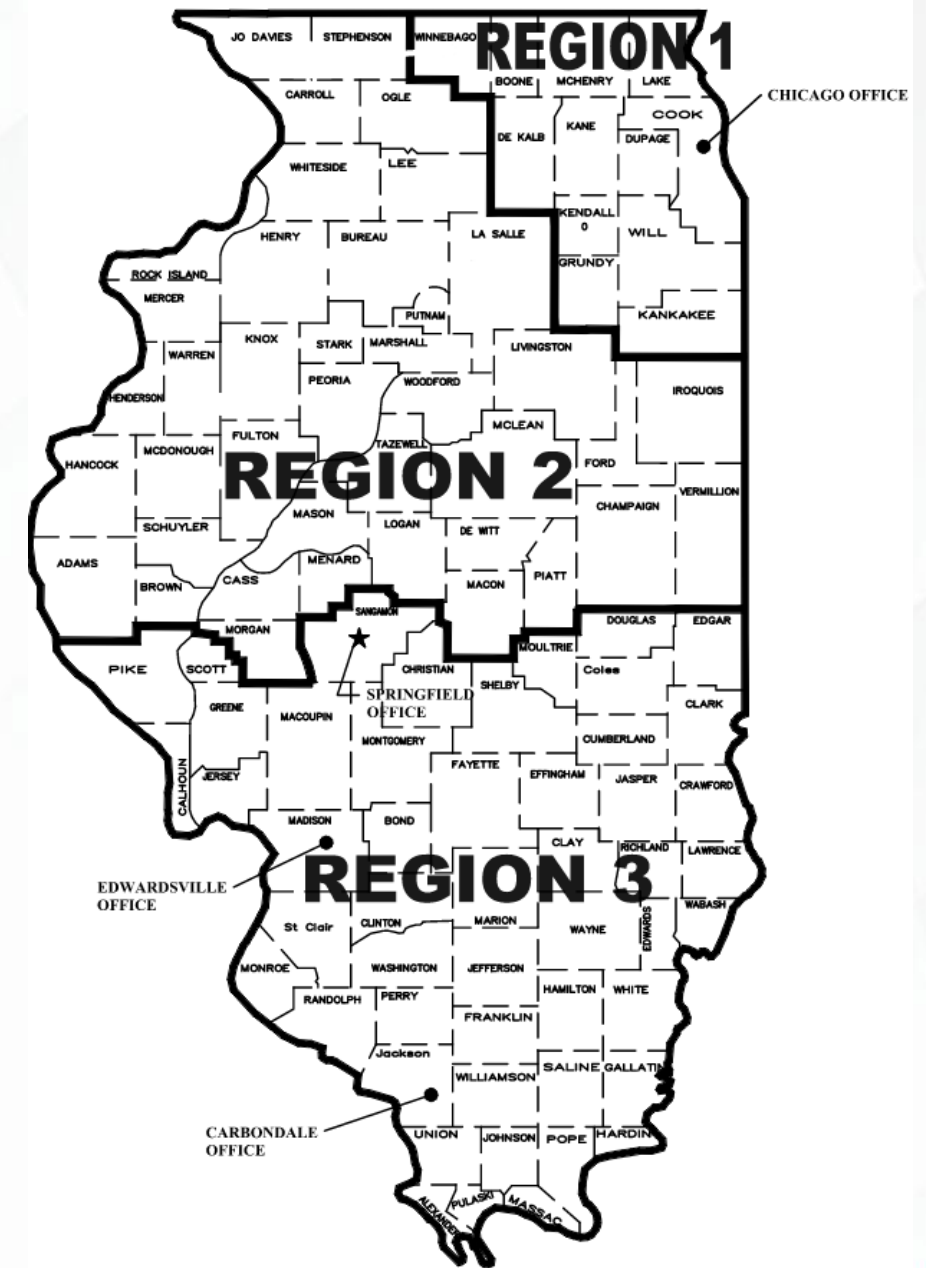
FAIR EMPLOYMENT PRACTICES (FEP)



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Goals

- Construction Projects over \$250K
- A/E Projects over \$1M



CERTIFIED

PREQUALIFIED

Strategies to Partnering

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 outreach events between primes and MBE/WBE/PBE/VBE firms to partner with.

Please contact Jesse.Martinez@Illinois.gov for a one-on-one technical assistance.

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RETURN WITH BID

ALTERNATE BID No. _____

CDB Prequalification or Registration Number Name of MBE/WBE/PBE/VBE Firm Address City State Zip	Proposed \$ Value of Subcontract/Work	Telephone Number	MBE/WBE/ PBE/VBE Designation and Certifying Agency	List Certified Commodity Codes and Category Related to Work to be Performed	Scope of Work	CDB Use: Verified Renewal Date
			☐ MBE ☐ WBE ☐ PBE ☐ VBE ☐ Certified by CEI			
			☐ MBE ☐ WBE ☐ PBE ☐ VBE ☐ Certified by CEI			
			☐ MBE ☐ WBE ☐ PBE ☐ VBE ☐ Certified by CEI			

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			☐ MBE ☐ WBE ☐ PBE ☐ VBE ☐ Certified by CEI			

Good Faith Effort

- Reasonable number of MBE/WBE/PBE/VBE
- Work selected
- Not imposing any conditions
- Engaged Fair Employment Practices
- Attended Capital Development Board pre-bid meetings
- Provided copies of all bid solicitation letters
- Mathematical errors

GOOD FAITH EFFORT DOCUMENTATION CHECKLIST

When submitting a good faith effort response, the following documentation showing the bidder's action to rectify deficient goals for minority, women, persons with disabilities, and veteran-owned business enterprises (MBE/WBE/PBE/VBE) **must** include the following:

- 1) All information indicating why the specified goal cannot be met.
- 2) A list of all MBE/WBE/PBE/VBE firms the bidder has used in the current and prior fiscal years, if available. The fiscal year runs from July 1 until June 30.
- 3) A list of all certified MBE/WBE/PBE/VBE firms eligible to perform the work, if available. Only certified eligible firms identified by Central Management Services (CMS) will be accepted.
- 4) A clear determination that the number of certified MBE/WBE/PBE/VBE firms eligible to perform the work is insufficient to ensure adequate competition.
- 5) Demonstrated proof that the MBE/WBE/PBE/VBE firms' prices were excessive or unreasonable, if available.
- 6) A list of all MBE/WBE/PBE/VBE firms contacted, including documentation from those firms. Documentation shall include, when applicable:
 - a. A log of telephone contact including date and time of call, telephone number, name of person called, and the outcome of the call;
 - b. Copies of written or electronic email correspondence showing the date, postal or email address, name of person contacted, and subsequent correspondence that reflects the outcome.
- 7) Copies of all bid solicitation letters or electronic email correspondence to MBE/WBE/PBE/VBE firms. Letters shall contain, at a minimum:
 - a. Project title and location;
 - b. Classification of work items for which quotations are requested;
 - c. Date, time, and place quotations are due; and
 - d. Returnable acknowledgment of the solicitation.
- 8) All other evidence of good faith efforts made by the bidder to secure eligible MBE/WBE/PBE/VBE firms to meet the specified goal including documentation that demonstrates the following:
 - a. A reasonable number of MBE/WBE/PBE/VBE firms were contacted.
 - b. The work selected by the bidder for allocation to MBE/WBE/PBE/VBE firms was selected in order to increase the likelihood of achieving the specified goal.
 - c. The bidder negotiated, in good faith, with the potential MBE/WBE/PBE/VBE firms by not imposing any conditions which are not similarly imposed on all other subcontractors and suppliers, or by denying benefits ordinarily conferred on subcontractors or suppliers for the type of work for which bids were solicited, if available.
 - d. The MBE/WBE/PBE/VBE firms were not rejected as being unqualified without sound reasons based on a thorough investigation of their capabilities, if available.
 - e. The bidder engaged with Fair Employment Practices (FEP) staff for assistance in its efforts to achieve the specified participation.
 - f. The bidder attended the CDB pre-bid meeting for the project.
- 9) All actions taken to solicit MBE/WBE/PBE/VBE firms both pre-bid opening date and post-bid opening date.
- 10) A revised 00 41 05 Form if the MBE/WBE/PBE/VBE participation increases during the 10-day cure period.
- 11) Other relevant information in support of the waiver request.

FEP will consider all evidence of good faith efforts made by the bidder to secure eligible MBE/WBE/PBE/VBE firms to meet the specified goal, including, but not limited to, whether diligent efforts were made to identify and solicit eligible MBE/WBE/PBE/VBE businesses, the total number of exemptions granted during the current and prior fiscal years, and the performance of other bidders in satisfying the specified MBE/WBE/PBE/VBE participation goals. For example, when the apparent low successful bidder fails to commit to the contract goals, but other bidders commit to the goals, CDB will raise the question of whether, with additional efforts, the apparent successful bidder could have committed to the goal.

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State of Illinois
CAPITAL DEVELOPMENT BOARDBIDDING & CONTRACT REQUIREMENTS
Document 00665 - MBE/WBE/PBE/VBE Subcontractor Supplier Certification

Prime Firm Registration Number _____	Subcontractor/Supplier Firm Registration Number _____
CDB Project No.: _____	Subcontractor's/Supplier's Name _____
CDB Contract #: _____	Official Address (Street) _____
Project Title: _____	(City, State, Zip Code) _____
Contractor's Name _____	Area Code and Telephone _____
Official Address (Street) _____	Email Address _____
(City, State, Zip Code) _____	CMS Certified: ☐ Yes ☐ No Certification Expiration: _____
Area Code and Telephone _____	Check One: ☐ Subcontractor ☐ Supplier

- I. Subcontractor/Supplier certifies that the proposed subcontract will be in the amount of \$ _____ for _____ (Commodity Codes) work.
- II. This Subcontractor/Supplier has selected/designated the following certification for work on this project:
- A. ☐ MBE Check one: ☐ African American ☐ Hispanic or Latino ☐ Asian American
☐ American Indian or Alaska Native ☐ Native Hawaiian or other Pacific Islander
- B. ☐ WBE
- C. ☐ PBE or
- D. ☐ Veteran owned
- as defined in Section 2 of the Business Enterprise for Minorities, Women, and Persons with Disabilities Act (30 ILCS 575) and the Illinois Procurement Code (30 ILCS 500/45-57). See reverse side.
- III. **Subcontractor certifies that:**
- ☐ Yes ☐ No It will perform a commercially useful function by performing, managing and supervising the work.
- ☐ Yes ☐ No It will perform at least _____ % of the work with its own workforce subject to the subcontract (30% minimum of total cost of contract).
- ☐ Yes ☐ No A portion of this work will be subcontracted to a lower tier, non-MBE/WBE/PBE/VBE firm.
- ☐ Yes ☐ No If yes, \$ _____ will be subcontracted to a lower tier firm.
- ☐ Yes ☐ No If a trucking company, _____ % of the subcontract will be performed with trucks it owns using drivers it employs.
- Supplier certifies that it:**
- ☐ Yes ☐ No Is not an extra participant in this transaction through which funds are passed.
- ☐ Yes ☐ No Is a supplier regularly engaged in the sale of these products or is a manufacturer.
- IV. Subcontractor/Supplier certifies that the information included herein is true and correct, and that the Subcontractor/Supplier will **comply with the Standard Documents for Construction (and any current supplement), Article 00 43 39**. The subcontractor agrees, if Contractor is awarded the Project, to enter into the indicated subcontract. Subcontractor/Supplier agrees to immediately notify CDB of all changes to its MBE/WBE/PBE/VBE certification, which are known or should have been known, by the Subcontractor/Supplier. This includes expiration of the MBE/WBE/PBE/VBE certification.
- V. **A true copy of the signed subcontract or supply agreement shall be delivered to CDB in accordance with Article 00 51 40.2 of the Standard Documents for Construction (SDCs)**, and CDB shall be given complete and accurate information on all forms required to be submitted pursuant to the SDCs and all other documents requested by CDB regarding the actual work performed on the project and the payments under the subcontract.

NOTE: IT IS A CRIME UNDER THE LAWS OF THE STATE OF ILLINOIS TO OBTAIN A STATE CONTRACT BY MAKING FALSE STATEMENTS OR MISREPRESENTATIONS TO A STATE AGENCY.

Respectfully submitted, signed and sealed this _____ day of _____

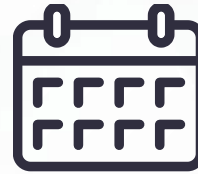
By _____ Signature _____
Title _____

SIGNATURE REQUIRED

Enforcement & Compliance



670 Subcontractor
Add/Change Form



Contractor's Schedule
of Values



Lien Waivers



Site Visits

Delivery Methods



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DELIVERY METHOD

- Progressive Design-Build
- Design-Build
- Multiple Prime
- Single Prime
- Single Trade
- Construction Management
- Design Assist
- Small and Emergency Projects

Progressive Design Build

- One team of an architect/engineer (A/E), Contractor, and other partners is selected through the QBS process.
- Requires no bridging firm.
- Design and construction activities are performed in parallel.

Industry Training

- A/E Training
- Contractor Training

A/E & Contractor Project Management Training

Register at cdb.illinois.gov

Workshop Description:

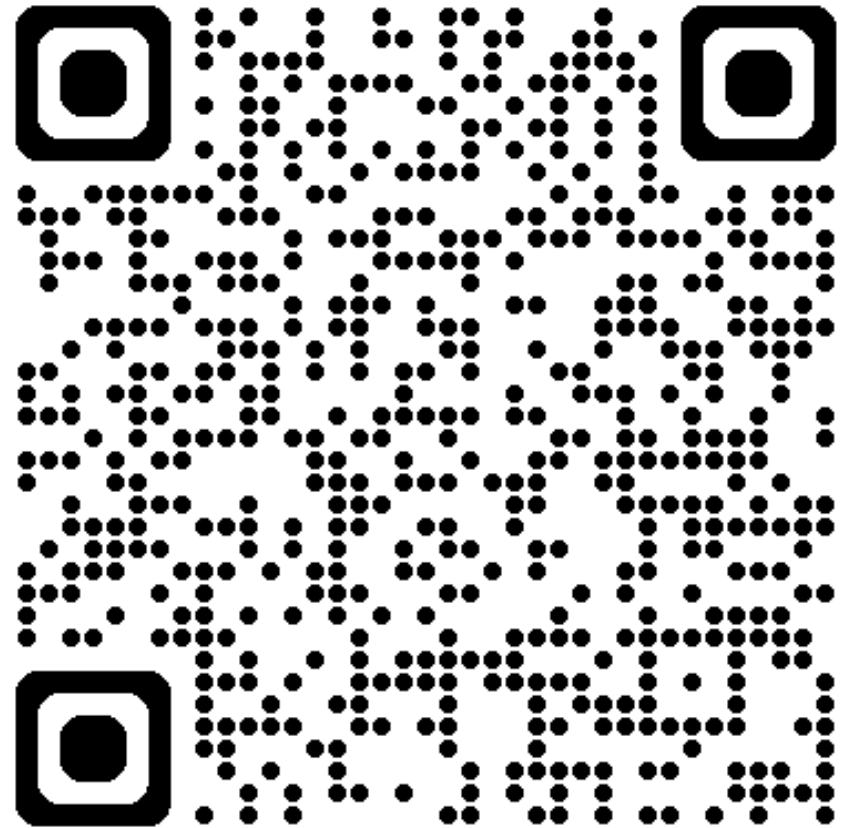
Capital Development Board (CDB) is organizing workshops for contractors involved in CDB projects. The training sessions provide a hands-on understanding of CDB documents and processes.

Attendees will gain insight into CDB procedures, project documentation, and reporting. They will also learn practical strategies to ensure project timeliness. These workshops are free of charge for all participants.

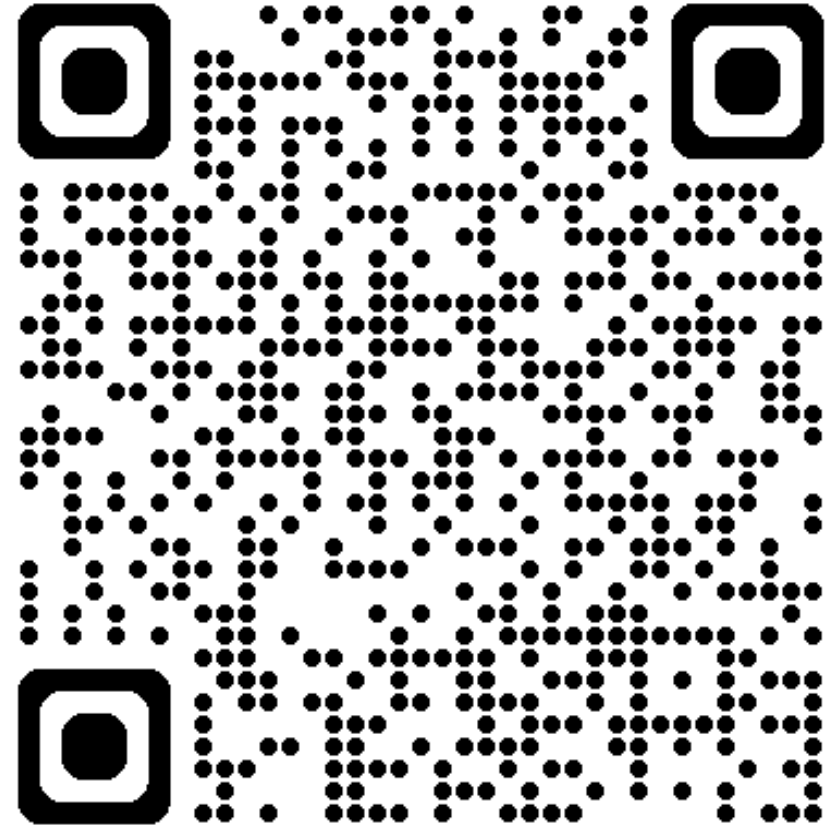
Who Should Attend?

Participation in this workshop is mandatory for all firms seeking prequalification with CDB. Contractor representatives are expected to join this training as per the Capital Development Board's requirements. The Contractor Project Manager Training is also open to any firm interested in enhancing their knowledge of CDB and project procedures.

A/E Project Management Training



Contractor Project Management Training



Prequalification



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Prequalification Tips (Part 1)

- Use the current application - CDB webpage "Vendor Registration and Prequalification"
- Provide the actual license copy of the ILFPR Design Firm license and professional licenses listed in item 9 of the prequalification application with current expiration dates.
- Provide all state agency certifications with current location address and certificates
- Verify IL SOS is showing Active/Good Standing prior to sending application
- Illinois Procurement Gateway registration will need to be active, registered as Prime or Prime & Subcontractor, or note that it is pending in the email with the application

Prequalification Tips (Part 2)

- Please provide an answer to each item/question in the application even if NA.
- All reference contacts will need to know that they must respond. CDB Prequalification Specialist will send the reference questionnaires to the contact email provided.
- Please provide completed projects within the last seven years, if the project completed in 2026, please provide the mm/dd/yyyy.
- Application will need to be downloaded to your device to be completed. Please sign and submit using the submit button on the last page of the application.

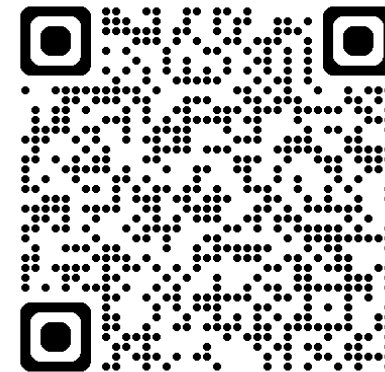
Prequalification Contact

Reach out to the email below with any prequalification questions:

CDB.VendorReg@Illinois.gov

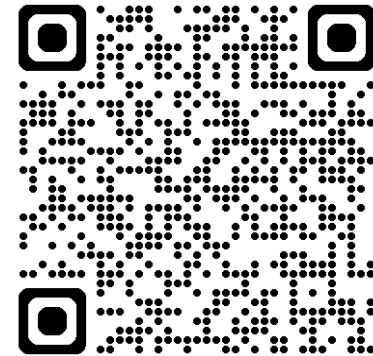
Professional Services Bulletin Outlook

[PSB Outlook](#)



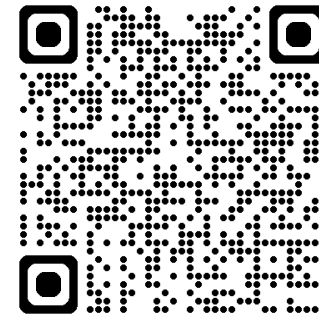
Construction Bidding Opportunities

Current Solicitations



Future Construction Bidding Opportunities

[Upcoming Opportunities](#)



PROJECT SPOTLIGHT: RISE IDOC



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GENERAL INFORMATION

- Site: Crest Hill, Illinois
- Project: Rehabilitation & Restoration Inside Safe Environments (RISE IDOC)
- Owner: Capital Development Board (CDB) and Illinois Department of Corrections (IDOC)
- State’s Estimate for Progressive Design-Build Contract Amount: \$1.1 billion

Preliminary Project Schedule	
Event	Estimated Date
PDBE Selection	February 2027
Authorization to Proceed (ATP)	March 2027
Preconstruction	Post ATP
Construction	Phase TBD
Substantial Completion	May 2032 or Earlier

Stateville – Crest Hill

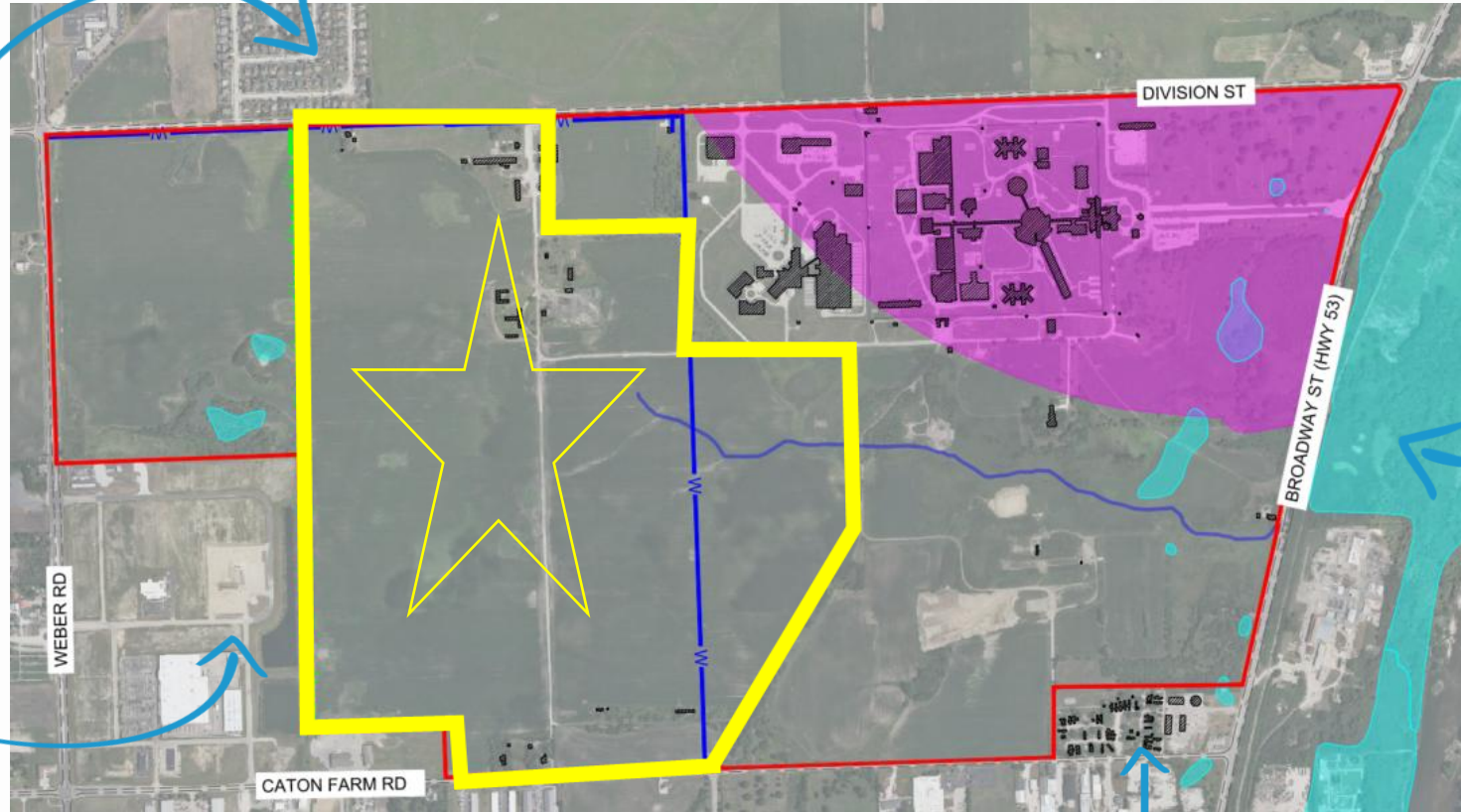
Site Description and Surrounding Areas Diagram

North: Farmland, Prairie Bluff Preserve & Residential areas.

West/Southwest: Retail (Menards) & Industrial.

South: Industrial Area (Mobile Homes & IDOT).

East: Lockport Prairie Nature Preserve and Des Plaines River.



RISE IDOC – 5 Guiding Principles



Safe & Secure Facilities



Normative & Restorative Model



Supportive of Learning & Hope



Cost Efficient to Operate



**Project Delivery Engages
Illinois' Talent**

Prequalification

All firms must be prequalified prior to SOQ submission including:

- Progressive Design-Build entity
- Joint Venture Partners
- Professional Service Consultants
 - Architectural
 - Engineering
 - Land Surveying
- Trades
 - General
 - Plumbing
 - HVAC
 - Electrical

Workforce Participation Goal

GOALS

	MBE/WBE	MBE	WBE	VBE/PBE
Design	25%			3%
Construction		25%	5%	3%

GOALS Evaluation

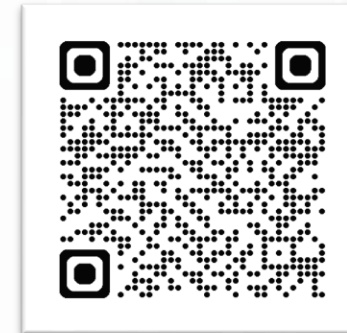
Utilization	Points
Exceeds Goals by 30% or More	Maximum
Exceeds Goals by 25% or More	Maximum x 2/3
Meets but does not Exceed Goals	Maximum x 1/3
Meets at least 75% of Goals	Maximum x 1/4

Chief Procurement Office



Ken Morris
Chief Procurement Officer

Devon Travous
Small Business Specialist
Acting State Purchasing Officer



CPO-CDB Home Page

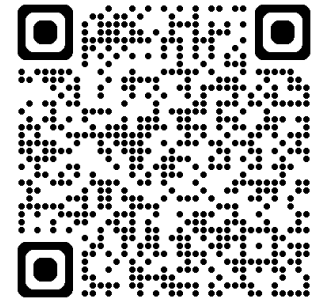
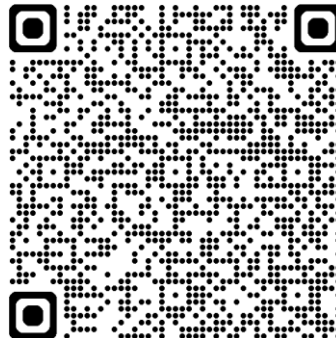
8/27 RISE IDOC RFQ Meeting

- **Time**
 - 10 AM – 12 PM (CDT)
- **Deeper Dive**
 - Progressive Design-Build
 - RFQ

- **More Information**

<https://cdb.illinois.gov/procurement/rise-idoc-pdb.html>

RSVP



Q & A



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