

Rehabilitation and Restoration Inside Safe Environments (RISE IDOC)

Progressive Design Build Outreach: RFQ Informational Meeting

Thursday, August 27
10 a.m. – noon

CDB Project: 120-000-077

AGENDA: REHABILITATION AND RESTORATION INSIDE SAFE ENVIRONMENTS (RISE IDOC)

INTRODUCTIONS

RISE IDOC ORG CHART

PROGRESSIVE DESIGN BUILD OVERVIEW

RFQ “NEED TO KNOW”

Q&A

Introductions: Capital Development Board

- **Nicholas Klein**
Assistant Deputy Director of Operations
- **Brent Lance**
Capital Planning/QBS Administrator
- **Jesse Martinez**
FEP Administrator
- **Dan Troglio**
Project Manager

Introductions: Illinois Department Of Corrections

- **Jared Brunk**
Chief Administrative Officer

Introductions: Vanir/Milhouse Joint Venture

- **La Toya Dixon**
Comprehensive Construction Consulting, Chief Administrative Officer
- **Ron Fitzpatrick**
Vanir, Midwest Region Area Manager
- **Fred Owens**
Milhouse, Executive Vice President, Chief Engineering Officer
- **Joel Steinberg**
Vanir, Senior Project Director
- **Mike Meredith**
Vanir, VP Director of Design-Build Program and Services

RISE IDOC – 5 GUIDING PRINCIPLES



Safe & Secure Facilities



Normative & Restorative Model



Supportive of Learning & Hope

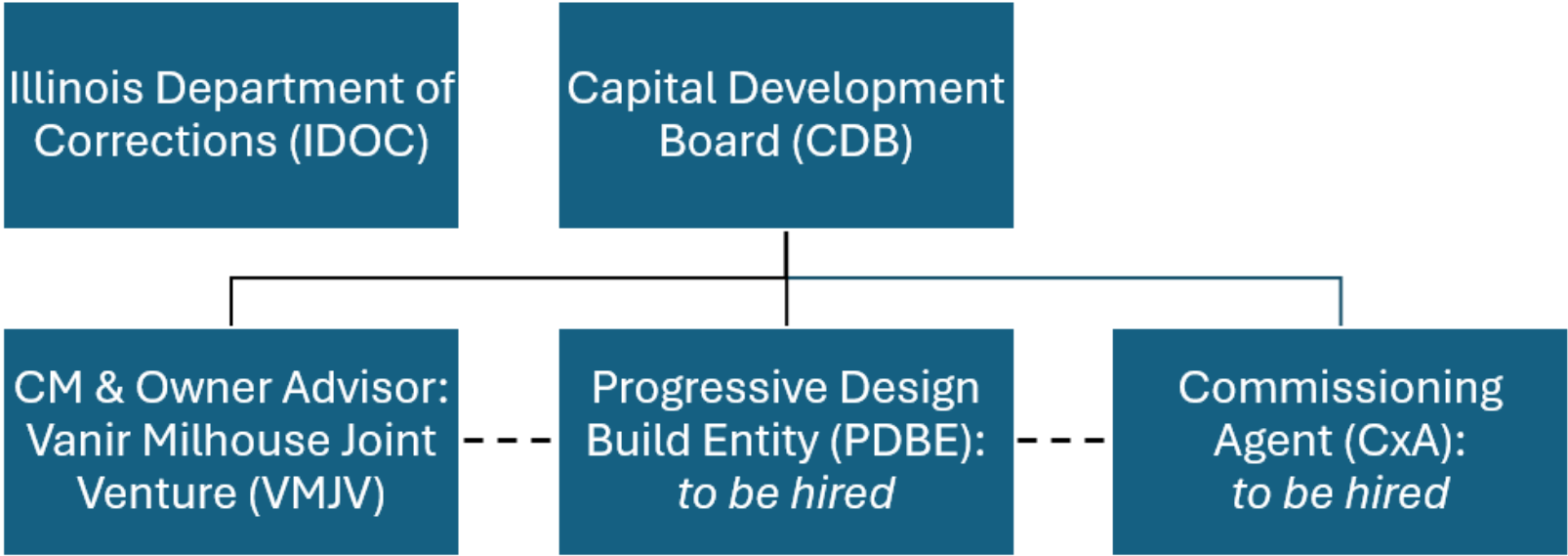


Cost Efficient to Operate



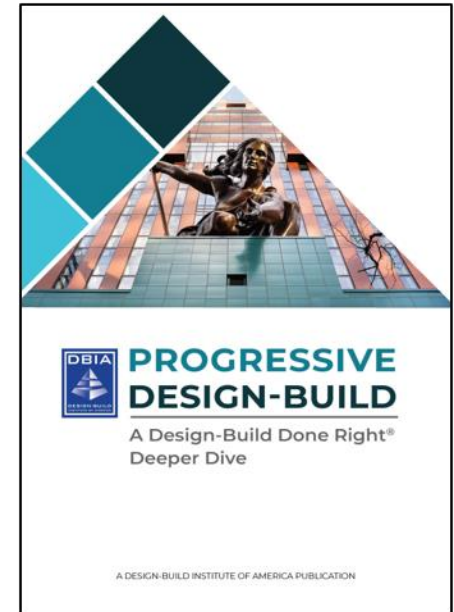
**Project Delivery Engages
Illinois' Talent**

RISE IDOC ORG CHART



Rehabilitation and Restoration Inside Safe Environments (RISE IDOC)

PROGRESSIVE DESIGN- BUILD OVERVIEW



CDB Project: 120-000-077

Progressive Design-Build Entity Qualifications Overview

Project Information Section & General Requirements III

- "Firm Fixed Price" and Section 1-55 – Page 6
- Shared Savings – Page 7
- Phase I and Phase II - Page 7

Progressive Design-Build Entity Qualifications Overview

Scoring Section IV

- Sub Trade Strategy (Note – Need to be Pre-Qualified) - Page 19
- Part C, Section 1 (Finalist Only) - Page 31 – 33
- Section 2 . Designated Sub Trades. Section IV, Part B, Forms and Templates – Page 33
- Optional Pre-Interview Engagement Meetings. Explain the Why – Page 34
- Price May Not be Used as a Factor in the Evaluation of Progressive DB per 30 ILCS 538 – Page 34
- Part B Section 1: Project Approach – Page 37

Progressive Design-Build Entity Qualifications Overview

Designated Subcontractors

- VI, Part C, Section 2, Designated Subcontractors – Page 70

Progressive Design-Build Entity Qualifications Overview

Pre-Con Price Negotiation & Open Book Process

- Hourly Rates to be Collected and Evaluated and the Teams will Develop the Scope of the Pre-Con Phase and Settle on a Lump Sum
- Open Book Should Mean Fee %, CG's, GR's are Negotiated, Pricing of Named Subs in Confirmed by Vanir/Milhouse Estimates and a Detailed Review and Approval Process
- General Approach, Expectation, and Access of Owner to All Cost
- Conversion to Lump Sum After GMP Open Book Process
- Allowance Approach

Progressive Design-Build Entity Qualifications Overview

Pre-Con Price Negotiation & Open Book Process

- Contingency (Design & Construction) Approach (How Unforeseen Come into Play)
- Bidding Out Savings Goes Back Into Contingencies so the Owner Could Use In Project
- General Conditions and General Requirements
- Staff Billing Rates to be Negotiated

Rehabilitation and Restoration Inside Safe Environments (RISE IDOC)

RFQ “NEED TO KNOW”

CDB Project: 120-000-077

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

PREQUALIFICATION (PAGES 7 & 19)

- **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

PROPOSAL MANAGER AND POTENTIAL CONFLICT OF INTEREST DISCLOSURE (PAGES 11,17, & 18)

■ Proposal Manager (Attachment A)

- Email the Proposal Manager form to CDB.120-000-078@illinois.gov
- Team must send this before receiving further information on the RFQ submission

■ Potential Conflict of Interest (Attachment B)

WORKFORCE PARTICIPATION GOAL: PAGE 15

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

DOCUMENT SUBMISSION (PAGES 21 & 22)

■ Typical Portal Issues:

- Upload Error
 - Last Minute Submission
 - Not capturing screenshot of error prior to deadline
- Attachments
 - Missing
 - Mislabeled
- Not Acknowledging Addenda
- Incorrect "Bid Value"

PART A DISQUALIFICATION RISKS (PAGES 23-26)

- Missing Signatures and Declarations
 - "See attached" is not enough
- Missing License Documentation
- Missing Financial & Insurance Files
- Missing Claims, Litigation, & Violation Disclosures

PART B HIGHLIGHTS (PAGES 26-31)

- **Project Profiles**

- 6-10 Projects
- Suitable detail on the project, role, complexity, & relevance

- **Working Relationship Matrix**

- **Resume Details**

PART C CONSIDERATIONS (PAGES 31-34)

- Designated Subcontractors List
- Direct Wage Expense Information
- Project Approach

CHECKLIST

- ✓ Eligibility & Pre-Submission Compliance
- ✓ Mandatory Forms & Early Submittals
- ✓ RFQ Schedule Management
- ✓ SOQ Assembly – Front Matter
- ✓ PART A – Questionnaire
- ✓ PART B – Experience
- ✓ PART C – Finalists Only
- ✓ Submission Requirements
- ✓ Internal Quality Control
- ✓ Proposal Manager Final Sign-Off

RISE IDOC PDB

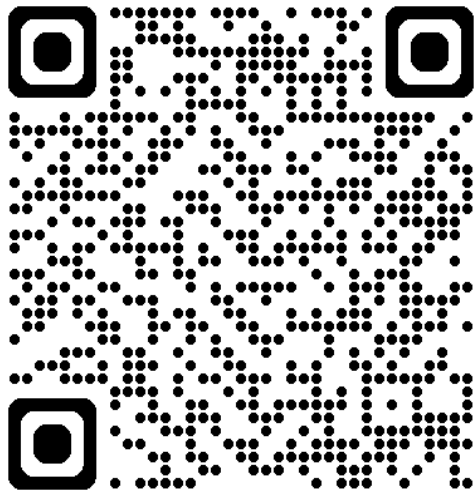


QUESTIONS

- In-person questions
- Questions from the chat
- September 25, 2026: PDBE Phase 1 Submittals Due
- DOC.RISE@illinois.gov

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riseidoc.org



RISE IDOC PDB



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