

DATE: September 14, 2026

State of Illinois
CAPITAL DEVELOPMENT BOARD

TO: PROSPECTIVE OFFERORS SUBJECT:

AMENDMENT NO. 1 TO THE RFP FOR

CDB Project 120-000-078
RISE IDOC Rehabilitation and Restoration Inside Safe Environments
Illinois Department of Corrections
Crest Hill, Will County, Illinois

This amendment forms a part of the RFP and contract documents and modifies the original RFP posted August 6, 2026. Acknowledge receipt of this amendment in the space provided on the Proposal Transmittal Form. FAILURE TO DO SO MAY SUBJECT BIDDER TO DISQUALIFICATION.

REQUEST FOR QUALIFICATIONS:

INSERT in IV. STATEMENT OF QUALIFICATIONS INSTRUCTIONS, SCORING, AND SUBMITTAL REQUIREMENTS.

(B) PART A – QUESTIONNAIRE INSTRUCTIONS).

PART A- QUESTIONNAIRE Section 7: Safety Record (100 Points Maximum)

INSERT: 5. If a PDBE has multiple General Contractors, the average EMR score between these entities will be applied to the pre-determined score breakdown below.

Multiple General Contractor EMR Average:
 $JV\ EMR = (EMR\ A \times Weight\ A) + (EMR\ B \times Weight\ B).$
Note: Weight is PDBE % of equity split.

REMOVE in IV. STATEMENT OF QUALIFICATIONS INSTRUCTIONS, SCORING, AND SUBMITTAL REQUIREMENTS.

(C) PART B – EXPERIENCE INSTRUCTIONS (ALL FIRMS)

Section 2: Key Personnel Resumes (200 Points Maximum)

Key Design Team Personnel Resumes:

REMOVE the following:
Security Electronics – Engineer of Record,
Security Electronics – Project Manager,
Food Service Consultant,
Low Voltage/Communications,
Fire Life Safety Engineer of Record.

REPLACE in IV. STATEMENT OF QUALIFICATIONS INSTRUCTIONS, SCORING, AND SUBMITTAL REQUIREMENTS.

(C) PART B – EXPERIENCE INSTRUCTIONS (ALL FIRMS)

Section 3: Project Profiles (200 Points Maximum)

REPLACE: “The PDBE shall provide design and construction project profiles for a maximum of ten (10) projects completed within the last ten (10) years or are currently under construction.” with “The PDBE shall provide design and construction project profiles for a maximum of ten (10) projects completed within the last fifteen (15) years or are currently under construction.”

REPLACE: “**Design and Construction Experience:** Submit a portfolio of Project Profiles representative of the ability to provide a high level of quality on similar projects. Submit Project Profiles for projects completed within the last ten (10) years or currently under construction.” with “**Design and Construction Experience:** Submit a portfolio of Project Profiles representative of the ability to provide a high level of quality on similar projects. Submit Project Profiles for projects completed within the last fifteen (15) years or currently under construction.”

REPLACE in IV. STATEMENT OF QUALIFICATIONS INSTRUCTIONS, SCORING, AND SUBMITTAL REQUIREMENTS.

D. PART C – EXPERIENCE (FINALIST ONLY)

Section 1: Project Approach (300 Points Maximum)

REPLACE: “13. Provide your Building Information Modeling (BIM) Execution Plan (BXP) and how it will be effectively utilized to ensure.” with “13. Provide your Building Information Modeling (BIM) Execution Plan (BXP) and how it will be effectively utilized.”

REVISE in IV. STATEMENT OF QUALIFICATIONS INSTRUCTIONS, SCORING, AND SUBMITTAL REQUIREMENTS.

(E.) PART D – INTERVIEW (1,000 Points Maximum)

REVISE to read: “**Interviews:** The highest scoring PDB entities, based upon the number of points scored from Parts A and B, will be interviewed by the Selection Committee to further evaluate the PDB entities’ qualifications. Phase I will include Part A and B. Phase II will be issued to the top finalists, which will include submission requirements and instructions and confidential meetings, if determined necessary. A total of 1,000 points (maximum) will be allocated for Part D – INTERVIEW.

The interview will provide the opportunity to clarify and elaborate on the written material previously submitted in the SOQ package.

Interviews will be held in-person in Chicago. The State of Illinois will provide the date, time, agenda, and exact location on the invitation to the interview.

Optional Pre-Interview Engagement Meetings (Not Scored)

CDB reserves the right to conduct one or more optional engagement meetings with each shortlisted Progressive Design-Build entity prior to the formal interview described in Part D. These meetings are intended to provide the Selection Committee with an opportunity to gain a deeper understanding of the shortlisted teams’ organizational culture, core values, communication style, collaboration approach, and team dynamics.

Participation in these meetings will not be scored and will not influence the qualifications-based evaluation. All shortlisted teams will be offered the same opportunity, and all meetings will follow a consistent format to ensure fairness and transparency.

If CDB elects to conduct these optional meetings, shortlisted teams will receive written notification including the meeting schedule, location (virtual or in person), format, and any instructions for preparation.”

REVISE in IV. STATEMENT OF QUALIFICATIONS INSTRUCTIONS, SCORING, AND SUBMITTAL REQUIREMENTS.

(F.) PART E – SELECTION- SCORING MATRIX (PARTS B, C, AND D)

REVISE to read:

Part B – Experience (All)		Max Score	Min. Score for Qualification
Section 1:	Progressive Design-Build Team: Narrative, Organizational Chart, Working Relationship Matrix, Firm Profiles		
	1. Narrative and Organizational Chart	30	N/A
	2. Working Relationship Matrix	40	N/A
	3. Firm Profiles	30	N/A
	Total Maximum Points (Progressive Design-Build Team)	100	N/A
Section 2:	Required Personnel Resumes		
	PDBE’s Executive Leader	10	N/A
	GC’s Project Executive	10	N/A
	AOR’s Project Executive	10	N/A
	AOR’s Project Manager	15	N/A
	Architect of Record	10	N/A
	AOR’s Space Programmer/Interior Designer	10	N/A
	AOR’s Lead Architectural Designer	10	N/A
	Mechanical Project Manager	5	N/A
	Mechanical Engineer of Record	5	N/A
	Electrical Project Manager	5	N/A
	Electrical Engineer of Record	5	N/A
	Structural Engineer of Record	10	N/A
	GC’s Preconstruction/Design Manager	15	N/A
	GC’s Project Manager	10	N/A
	GC’s General Superintendent	15	N/A
	GC’s Preconstruction/Project Estimator	15	N/A
	GC’s BIM Manager	5	N/A
	GC’s MEP Coordinator	5	N/A
	GC’s Quality Control Manager	5	N/A
	GC’s Schedule Control Manager	5	N/A
	DBIA Certifications of five (5) or more Team Members	10	N/A

	Security Electronics – Project Manager	10	N/A
	Security Electronics – Engineer of Record	10	N/A
	Food Service Consultant	10	N/A
	Low Voltage/Communications Consultant	10	N/A
	Fire Life Safety Engineer of Record	10	N/A
	Additional Special Knowledge or Capabilities	10	N/A
	Total Maximum Points (Personnel Resumes)	250	N/A
Section 3:	Project Profiles (Average Score of 6-10 Projects)		
	10 Projects Max	200	N/A
Section 4:	Project References		
	10 Projects Max	50	N/A
Section 5:	Past Performance in Utilizing MBE/WBE/PBE/VBE		
	Narrative	50	N/A
Part B – Experience – Maximum Point Total		650	N/A

SCORING MATRIX (PARTS A, B, C, AND D)

Part C – Experience (Top Finalists Only)		Max Score	Min. Score for Qualification
Section 1:	Project Approach		
	1. Design Approach/Conformance	30	N/A
	2. Preconstruction Approach/GMP Development	40	N/A
	3. Construction Approach/Conformance	20	N/A
	4. Approach to Programming	20	N/A
	5. Experience with AHJ and Phased Packages	10	N/A
	6. Durability, Maintainability, and Sustainability	20	N/A
	7. Approach to Accelerated and Compressed Schedule	20	N/A
	8. Approach to Collaborative Environment	20	N/A
	9. Preliminary Schedule	10	N/A
	10. Business Enterprise Program – Design & Construction Goals	100	N/A
	11. Project Approach to Project Controls PMIS, Including Software Utilization and BIM Execution Plan	10	N/A
	Total Maximum Points (Project Approach)	300	N/A
Section 2:	Designated Subcontractors List		
	Total Maximum Points	100	N/A
Part C – Experience – Maximum Point Total		400	N/A

Part D – Interview – Maximum Point Total	1,000	N/A
PARTS A, B, C, AND D – MAXIMUM POINT TOTAL	2,200	N/A

Very truly yours,

CAPITAL DEVELOPMENT BOARD

This amendment consists of 5 total pages.