

Rehabilitation and Restoration Inside Safe Environments (RISE IDOC)

Progressive Design Build Outreach Meeting

Friday, June 26
10 a.m. – noon

CDB Project: 120-000-077

Agenda: Progressive Design Build Outreach Meeting

INTRODUCTIONS AND AGENDA REVIEW

SCOPE OVERVIEW

PDB QUALIFICATIONS

REGISTRATION & PREQUALIFICATION

FAIR EMPLOYMENT PRACTICES

QUESTIONS

Introductions: Capital Development Board

- **Nicholas Klein**
Assistant Deputy Director of Operations
- **Dan Troglio**
Project Manager
- **Kassandra Wilkin**
Contract Executive
- **Patricia Sklenka**
Contract Executive

Introductions: Illinois Department Of Corrections

- **Alyssa Williams**
Assistant Director
- **Jared Brunk**
Chief of Administration

Introductions: Vanir/Milhouse Joint Venture

- **Fred Owens**
Milhouse, Executive Vice President, Chief Engineering Officer
- **Ron Fitzpatrick**
Vanir, Midwest Region Area Manager
- **Joel Steinberg**
Vanir, Senior Project Director
- **La Toya Dixon**
Comprehensive Construction Consulting, Chief Administrative Officer

SCOPE OVERVIEW

Who: The Illinois Capital Development Board (CDB), in partnership with the Illinois Department of Corrections (IDOC), is seeking a Progressive Design Build Entity with demonstrated project experience designing and constructing correctional facilities for public agencies.

What: The project aims to construct two new multi-security level facilities (minimum, medium, and maximum). The men's facility is planned to accommodate a 1,500-bed capacity with future expandability to 1,950; the women's facility is planned for an 800-bed capacity. The project has a design/build budget of approximately \$1B. Both facilities are to be located in Crest Hill, IL and will have design features that focus on creating rehabilitative and gender-responsive spaces with housing, education, programming, medical and mental health, dietary, and recreational spaces that support the reintegration of individuals into their communities.

When: CDB will publish a Professional Services Bulletin (PSB) / Request For Qualifications (RFQ) on or after July 24, 2026, seeking Statements of Qualifications (SOQs) from Progressive Design Build Entities.

Why: These two new facilities will provide much needed replacement capacity for aging facilities with building systems past their useful life. The new facilities will provide modern, purpose-built facilities to address system-wide needs including aging individuals, increased mental health demands, trauma informed design, and gender responsiveness. This project will leverage partnerships with educational and vocational institutions that offer occupational training program opportunities for individuals in custody to aid with reintegration into their communities with the aim of reducing recidivism. Corresponding workforce development and reunification programs will support reentry initiatives.

How: Interested firms must be prequalified with CDB prior to submission of SOQs on or after August 24, 2026, to be eligible for this solicitation. The prequalification process can take up to 45 days, and early preparation is advised to ensure the eligibility of the firm(s) that comprise the Progressive Design Build Entity team.

Stateville – Crest Hill

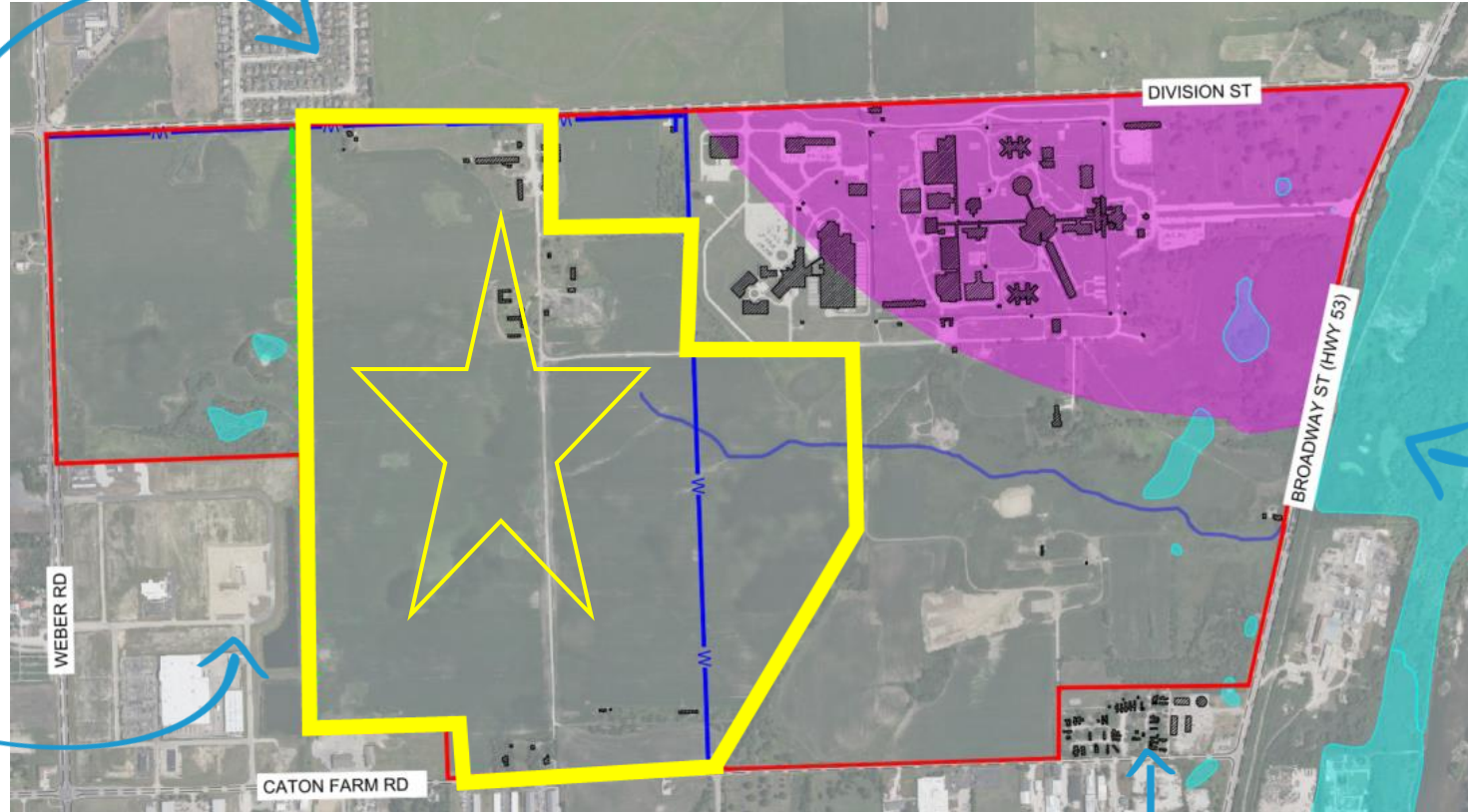
Site Description and Surrounding Areas Diagram

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**

Rehabilitation and Restoration Inside Safe Environments (RISE IDOC)

Progressive Design Build Entity Experience &
Qualifications (PDBQ)

CDB Project: 120-000-077

Progressive Design Build Entity Qualifications (PDBQ)

Capital Development Authority

30 ILCS 538 – Progressive Design-Build Pilot Program Act

This Act was established by **Public Act 103-0865** and became effective on **August 9, 2024**. It authorizes the Illinois Capital Development Board (CDB), as the State construction agency.

Progressive Design Build Entity Qualifications (PDBQ)

RFQ Phases

Phase 1

Part A: Questionnaire

Part B: Experience

Phase 2

Part C: Experience / Project Approach

Part D: Interview / Meetings

Progressive Design Build Entity Qualifications (PDBQ)

Requirements

This project procurement is subject to a Project Labor Agreement

<https://cdb.illinois.gov/content/dam/soi/en/web/cdb/business/library/documents/pla-manual.pdf>

This project will require a Contractor Controlled Insurance Program (CCIP)

Progressive Design Build Entity Qualifications (PDBQ)

The most successful Progressive Design-Build teams combine proven collaboration, large-scale public project experience, accelerated delivery expertise, and deep operational understanding to align design, construction, and owner objectives from day one through occupancy and acceptance.

- **Progressive Design-Build and Design-Build Expertise**

- Deep experience with collaborative design development, target value design, open book GMP development, and phased delivery strategies.
- Ability to align owner requirements, budget, schedule, and operational objectives throughout project development.

- **Proven Integrated Teaming**

- Demonstrated history of architects, engineers, builders, and specialty consultants working together from project inception through owner acceptance.
- Established team relationships that support rapid decision-making, accountability, and collaborative problem solving.

Progressive Design Build Entity Qualifications (PDBQ)

- **Experience Delivering Large, Complex Public Projects**
 - Successful execution of projects with significant scale, complexity, stakeholder involvement, and regulatory oversight.
 - Familiarity with Illinois public-sector procurement, approvals, and governance requirements.
- **Accelerated and Fast-Track Delivery**
 - Phased permit packages and early procurement strategies.
 - Demonstrated success managing compressed schedules, phased design packages, early procurement strategies, and overlapping design and construction activities.
 - Experience maintaining cost, schedule, and quality performance under aggressive delivery timelines.
- **Specialized Justice, Corrections, and Public Safety Experience**
 - Experience delivering secure, operationally complex facilities with heightened security, life-safety, and stakeholder requirements.
 - Understanding of correctional operations, rehabilitative programming, educational and vocational environments, and evolving facility models.

Progressive Design Build Entity Qualifications (PDBQ)

- **Complex Building Systems Integration**
 - Expertise coordinating security electronics, low-voltage systems, communications, life safety, MEP systems, building automation, and commissioning activities.
 - Ability to manage interdisciplinary coordination and reduce integration risk.
- **Owner-Focused Programming and Operational Readiness**
 - Experience translating owner requirements into functional space programs that support operational efficiency, flexibility, and long-term performance.
 - Strong focus on user engagement, stakeholder alignment, and operational outcomes.
- **Technology and Digital Delivery**
 - Advanced use of BIM, digital coordination, model-based estimating, clash detection, and construction technology to improve project outcomes.
 - Data-driven decision-making throughout design, construction, commissioning, and turnover.

CDB Vendor Registration and Prequalification



Capital Development Board
Building a Better Illinois

YOUR 4-STEP PATH TO WORKING WITH CDB

A Vendor's Guide to Doing Business with the the Illinois Capital Development Board (CDB)

1. DETERMINE YOUR ROLE: Prequalification vs. Registration



PREQUALIFICATION

Who It's For: Prime contractors, A/Es, and designated "protected subcontractors" who bid directly to CDB.

Key Requirement: Allows you to bid directly on projects.



REGISTRATION

Who It's For: Subcontractors, suppliers, and A/E specialty consultants who work for prime contractors.

Key Requirement: Mandatory to participate on any CDB project.

2. GET REGISTERED ON THE ILLINOIS PROCUREMENT GATEWAY (IPG)



MANDATORY PREREQUISITE ONLY FOR PREQUALIFICATION

KEY FINDING

Your IPG status must be "Active (Accepted)" before submitting a prequalification application to CDB.

- Applications submitted without an active IPG registration will be denied.

3. COMPLETE THE CORRECT CDB APPLICATION FORM



Fill out the form that corresponds to your role (Prequalification or Vendor Registration).

KEY FINDING

Accuracy is critical to avoid delays.

- Use your exact legal business name, Federal EIN, and select all applicable trade classifications.

4. SUBMIT YOUR FORM & MAINTAIN YOUR STATUS



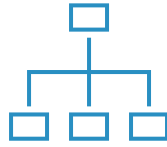
Emailing the completed form to the correct CDB address is the fastest method.

KEY FINDING

Plan Ahead: Prequalification can take up to 45 days.

- Both Prequalification and Registration are valid for three years upon approval.

Two Paths to Participation: Know the Difference



Vendor Registration

Who It's For:

- Subcontractors
- Material Suppliers
- A/E Specialty Consultants (non-licensed)

Purpose:

To participate on **any** CDB project in a supporting role, this is the mandatory first step for any firm to be entered into the CDB system.



Vendor Prequalification

Who It's For:

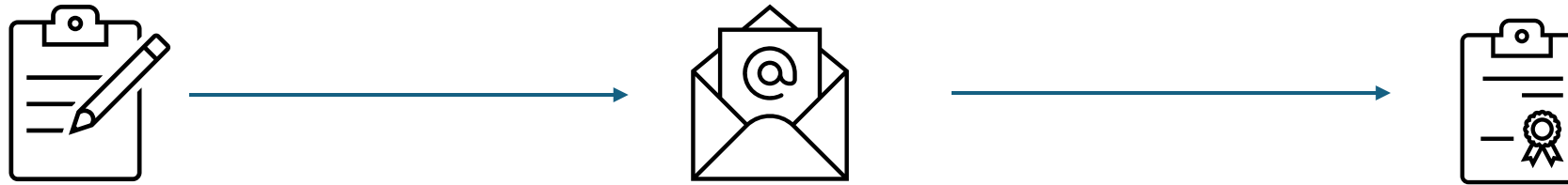
- Prime Contractors wishing to bid directly with CDB
- Designated 'Protected Subcontractors' on single-prime projects
- Architects/Engineers & Construction Managers (CMs)

Purpose:

To bid **directly** with CDB as a prime. This is a more intensive review process to verify your firm meets all requirements to lead a project.

Key Takeaway: You **must** be registered to work on a CDB project. If you plan to bid as a prime contractor, you must **also** be prequalified.

Registration is a Straightforward Process



Step 1: Complete the Form

Fill out the two-page Vendor Registration form with key information:

- Legal Business Name & Structure (must match Secretary of State records)
- Vendor Classification (Subcontractor, Supplier, etc.)
- Key ID Numbers: FEIN, Illinois Dept. of Human Rights (DHR) Number, and Illinois Procurement Gateway (IPG) Number.

Step 2: Submit to CDB

Email is the fastest and preferred method. Send the completed, typed PDF to:

CDB.SubContractReg@illinois.gov

Pro Tip: Ensure your PDF is "flattened" so all typed information is legible and uneditable upon receipt.

Step 3: Receive Your Registration

CDB will notify your designated contact person with your official number.

Remember: Keep this number for all future correspondence. Registrations are valid for 3 years.

Prepare for a Flawless Submission

Before you fill out the registration form, gather these key items to avoid delays.



Confirm Your Legal Details

- Your legal business name and structure must **exactly match** your registration with the Illinois Secretary of State.



Gather Your ID Numbers

- Federal Employer ID Number (FEIN)
- Illinois Dept. of Human Rights (IDHR) Number and its expiration date.
- Illinois Procurement Gateway (IPG) Registration Number.



Verify Your Certifications

- If claiming BEP or VBP status, confirm your certification is active with the **Commission on Equity and Inclusion (CEI)**.
- Note the expiration date and have a digital copy of your certificate ready.

Execute with Precision and Follow Through



During Submission:

- **Be Accurate:** Double-check every field. A wrong zip code, outdated email, or a typo in your business name will cause delays.
- **Use the Right Contact:** The 'Contact Person' on the form should be someone who handles contracts and checks their email daily. Your registration number will be sent to them.
- **Submit via Email:** This is the fastest method. Send the typed PDF to CDB.SubContractReg@illinois.gov.



After Submission:

- **Follow Up:** If you don't receive your number in a timely manner, email to confirm receipt of your application.
- **Verify Your Listing:** Once you have your number, use the Vendor Search tool on the CDB website to ensure your information is listed correctly.

Prequalification

If your goal is to bid directly with CDB as a prime contractor, prequalification is a mandatory requirement. Your firm must be approved by the close of business the day prior to any QBS submittal.

Your Prequalification Action Plan:

- 1. Confirm IPG Status FIRST:** Do not start a prequalification application until your Illinois Procurement Gateway registration is '**Active (Accepted)**.'
- 2. Allow Ample Time:** The prequalification review process can take **up to 45 days**. Plan accordingly and apply well before any bid deadlines.
- 3. Complete CDB Training:** New firms must complete a CDB Training Seminar during their first year of prequalification.

Being proactive is the key to being ready when the right project comes along.

The Prequalification Journey at a Glance



ASSEMBLE

Gather all required state registrations, certificates, and project references.



SUBMIT

Email your complete application and all attachments to CDB.VendorReg@illinois.gov.
(Email is the preferred method).



REVIEW

The CDB reviews your complete and accurate application.



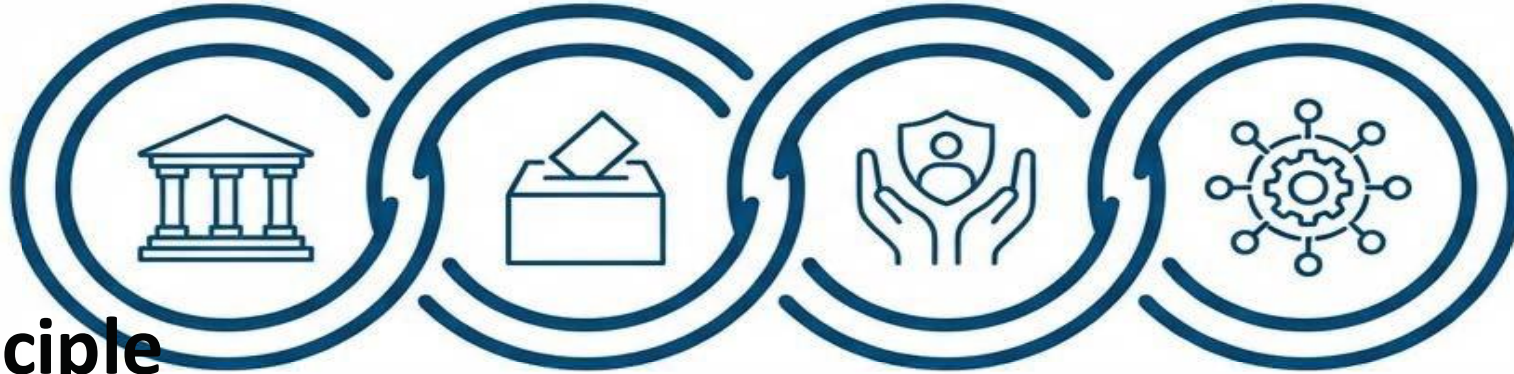
APPROVAL

Receive your official Letter of Prequalification via email.

Allow approximately 45 days for processing.

This period begins *after* a complete and accurate application is received by CDB.

Your Legal Name Must Be Identical Everywhere



Core Principle

The legal name of your firm, including any registered Assumed Names (DBA), must match *exactly* across all state registrations.

- ✓ Illinois Secretary of State
- ✓ Illinois State Board of Elections

- ✓ Illinois Department of Human Rights
- ✓ Illinois Procurement Gateway (IPG)

Failure to comply with this requirement could result in delay or rejection of the prequalification application.

Mandatory State Registrations



IL Secretary of State

Requirement: Must be 'Active' and in 'Good Standing.'

Action: Visit ilsos.gov to verify status or purchase a Certificate of Good Standing.



IL Procurement Gateway (IPG)

Requirement: Register as 'Prime' or 'Prime and Subcontractor.'

Action: Provide your IPG number and expiration date on the application.



IL Dept. of Human Rights (IDHR)

Requirement: All Illinois office locations must have an active IDHR number. This is a bidding requirement.

Action: Provide the IDHR certificate or confirmation email to CDB.



IL State Board of Elections (SBoE)

Requirement: Registration required if your firm's aggregate pending bids, contracts, or combination thereof with the state exceed \$50,000.

Action: Attach the registration certificate to your application.

Proving Your Track Record: Experience and References

Core Requirements

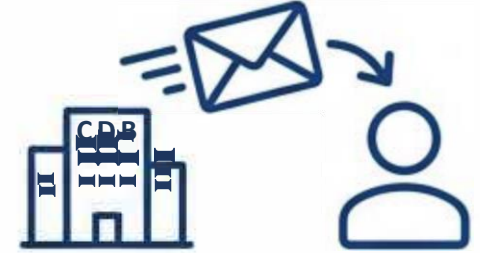
You must provide a minimum of **5 relevant, completed projects** from the last **3 years**.

At least **one reference project must be provided** for each trade you are applying for (e.g., HVAC, Electrical, etc.).

The Process



1. You complete the top portion of the reference transmittal forms.



2. CDB emails the forms directly to your reference contacts.



3. It is your responsibility to notify your references to expect the email and to respond in a timely manner. At least three responses are required to move forward.

Demonstrating Your Capability: Training and Bonding

Section 1: CDB Contractor Training



Requirement: New firms must complete the seminar within their first year of prequalification.

Ongoing: Previously qualified firms must maintain a staff member who has attended. If that person leaves, another must attend within one year.

Action: Attach the training certificate to your application.

Section 2: Surety Bonding



Requirement: Provide proof of your firm's current performance bond capacity.

Surety Standard: The surety company must have a rating of **A- or better** in AM Best's Key Rating Guide or be listed in the Treasury Circular.

Action: The Surety Bonding page must be completed and signed by your broker/agent.

Mastering the Application: Precision is Paramount



- **Answer Every Question:** Use "N/A" if a question does not apply. Do not leave blanks.
- **Designate a Knowledgeable Contact:** The application should be completed by an individual who can answer questions about its content.
- **Keep a Copy:** Retain a complete copy of your submitted application for your records.



- **Don't Submit Incomplete Forms:** Incomplete applications will be returned, which will delay processing.
- **Don't Attach Supplemental Info:** Do not include extra attachments unless specifically requested.
- **Don't Reformat:** Use the official form as provided.

Your Prequalification Action Plan

Immediate Next Steps Checklist

- ✓ **VERIFY** your firm is 'Active' and in 'Good Standing' with the IL Secretary of State.
- ✓ **REGISTER/UPDATE** your firm's status on the Illinois Procurement Gateway (IPG).
- ✓ **GATHER** your certificates for IDHR, SBE, BEP/VBP, and Contractor Training.
- ✓ **IDENTIFY** 5+ completed projects from the last 3 years and notify your references that CDB will be contacting them.
- ✓ **DOWNLOAD** the latest Prequalification Application from the CDB website.
- ✓ **BEGIN** completing the application and ensuring there's a date and final signature.

* Several of these steps occur outside of the 45-day review. CDB will send reference questionnaires, this process may require additional time.

Joint Ventures

- **00 21 60 JOINT VENTURES** .1 General. Two or more prequalified contractors may submit a bid as a Joint Venture. s.
 - All vendors in the JV must be pre-qualified with CDB
 - One vendor in the JV must be willing to accept payment from Illinois Office of the Comptroller (IOC)
 - CDB will need a copy of the JV agreement and FEIN #
 - New business entity will need to be pre-qualified
 - Payments can go to the new entity if they are pre-qualified and meet the requirements of IOC

Maintaining Your "Bid-Ready" Status



Receive Your Vendor

CDB will notify your designated contact person with your vendor number.

Remember: Keep this number for all future correspondence. Prequalification's are valid for 3 years.

Renewal is Your Responsibility



CDB will email a Notice of Expiration Letter approximately **60 days** before your status expires.

However, it is ultimately the firm's responsibility to ensure prequalification does not lapse.

Report All Material Changes



You are required to notify CDB at CDB.VendorReg@illinois.gov within **five days** of ANY material changes.

Examples: Firm name change, ownership change, address change, or contact email changes.

CDB FAIR EMPLOYMENT PRACTICES (FEP)

BEP & VBP Programs

- Business Enterprise Program (BEP)
 - Minority Business Enterprise (MBE)
 - Women Business Enterprise (WBE)
 - Minority Women Business Enterprise (MWBE)
 - Person with a Disability Business Enterprise (PBE)
- Veterans Business Program (VBP)
 - Veteran-Owned Small Business (VOSB)
 - Service-Disabled Veteran-Owned Small Business (SDVOSB)

Strategies to Partnering

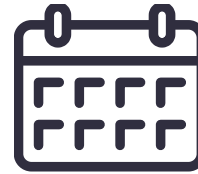
Attend
Outreach
Meetings

Network At
CDB And
Other Trade
Events

Compliance



670 Subcontractor
Add/Change Form
4105 Form - Participation
665 Form - Certification



Contractor's Schedule
of Values



Lien Waivers



Site Visits

Good Faith Effort

- MBE/WBE/PBE/VBE Quantity
- 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.

Phase I Target Schedule

- July 2026 (or after): Issue RFQ
- August 2026 (or after): Post RFQ Release Meeting
- September 2026 (target): PDBE Phase 1 Submittals Due

Site Visits

- Submitting Teams shortlisted for Phase 2 will be allowed to visit the site at a scheduled date/time.

Current Property Status: The site is a part of active IDOC property. Therefore, no access is allowed to the general-public. Observations and investigations can only be from the public Right Of Way at this time.

Takeaways

 Big Impact Project

 PDB RFQ is Coming Soon

 Register or Prequalify ASAP

 Network

Rehabilitation and Restoration Inside Safe Environments (RISE IDOC)

Questions?

DOC.Rebuild@Illinois.gov

CDB Project: 120-000-077