

Edwardsville

Questions

1. How often should firms complete the CDB training seminar?
 - a. CDB encourages vendors to stay aware of CDB policies and procedures and to participate in training every few years keeping at least one trained person on staff at all times.
2. Is the State Board of Elections Certificate required?
 - a. Yes. It is required for Illinois Procurement Gateway (IPG) registration.
3. If a firm is prequalified with CDB, are they also registered?
 - a. Yes, but registering with CDB does not prequalify a business.
4. Do suppliers need to register with CDB?
 - a. Yes. That is a requirement for any CDB project, and your business will be listed as a vendor on the CDB website.
5. Will a list of attendees be made available?
 - a. Yes. A list of attendees from both RISE Industry Day dates will be made available on the CDB website.
6. Will any design requirements be included in the RFQ?
 - a. The Owner Project Requirements including performance requirements, operational needs, project goals, constraints, and success criteria will be provided to the shortlisted teams selected for interviews.
7. Will there be a PDBQ contract example?
 - a. A boilerplate PDBQ contract will be made available with the RFQ.
8. At what point in the design and development (DD) will there be a Guaranteed Maximum Price (GMP)?
 - a. CDB anticipates multiple GMPs throughout the project. GMPs will be confirmed as early as feasible while mitigating appropriate risk.
9. Will there be a draft RFP available to the public prior to formal issuance?
 - a. No.
10. How many proposals will be shortlisted?
 - a. This number will be listed in the RFQ. Seven is the maximum amount allowed by legislation.
11. What are the insurance requirements?
 - a. Insurance requirements will be included in the RFQ.
12. What are the LEED requirements?

- a. LEED Silver is the minimum requirement. Any additional LEED accreditation requirements will be in the RFQ.

13. BEP Requirements

- a. What are the BEP requirements? Will they be percentage based?
 - i. Yes, Goals will be percentage based. There will be two separate utilization plans, one for design and one for construction.

14. Are schedule phases required

- a. Phasing is not mandated by the State and can be determined by the selected team.

15. Will JVs have to be prequalified?

- a. If the companies are responding as a JV, then the JV must be prequalified.
- b. Alternatively, both entities can be prequalified separately. In this case, one entity will be the financial and administrative lead.

16. Will site details and scope exhibits be available during the RFQ process?

- a. The Owner Project Requirements including performance requirements, operational needs, project goals, constraints, and success criteria will be provided to the shortlisted teams selected for interviews.

17. Will there be a commissioning agent (CxA)?

- a. Yes. The CxA will have a direct contract with the State.

18. Does the contractor/bidder have to be prequalified, or can the CPM be prequalified?

- a. The Contractor or AE or a combination will be eligible to submit the proposal. The CPM will not qualify for Design Build.

19. Is there a proposed design/construction schedule that could be shared?

- a. This information will be provided in the RFQ.

Chicago

Questions

1. Can an MBE submit as a prime contractor and a subcontractor?
 - a. Yes
2. As a firm, can you be on the design and construction teams? Can you be a designer and constructor?
 - a. The design and construction teams will be part of one Progressive Design Build entity submission. Engineer(s) and Architect(s) of Record are responsible for overseeing their respective disciplines related to code compliance and project requirement conformance.
3. Will the IT services be provided in-house (from the State) or externally during operation?
 - a. The implementation of IT services will be a collaboration with the Illinois Department of Innovation & Technology (DoIT) and the Progressive Design Build team.
4. What are the differences between a Progressive Design Build and a Traditional Design Build?
 - a. An overview of comparisons between these delivery methods is shown here: <https://www.cmaanet.org/sites/default/files/resource/Design-Build.pdf>
5. How many teams will be on the shortlist for Phase Two?
 - b. This number will be listed in the RFQ. Seven is the maximum amount allowed by legislation.
6. When will the PDDB contract be released to review by submitting teams?
 - c. A boilerplate version will be released at the same time as the RFQ (the contract will not be in the RFQ itself).
7. If there are comments/red lines to the contract, when will they be accepted?
 - a. The State typically does not allow for comments. There will be a period of review at the end of Phase Two.
8. What is the timeline for Phase Two?
 - a. Phase Two is tentatively planned to occur during the Fall and Winter of 2026 prior to a contract award in early 2027.
9. When do BEPs need to be identified?
 - a. This will be described in the RFQ.

10. How many teams will be selected for the men's and women's facilities?
 - a. Both facilities will be awarded under one contract including all ancillary buildings contained in the overall campus environment.
11. Will the PDBE determine the program?
 - a. The programming will be finalized in partnership with the selected team.
 - b. CDB will provide the majority of the preliminary programmatic information via the Owner Project Requirements issued in Phase Two.
12. What are the BEP goals and requirements?
 - a. The BEP goals and requirements will be included in the RFQ.
13. How will the facility design be impacted by the aging population of Individuals in Custody?
 - a. Programming, services, and therapeutic space will be included in the design of the facilities.
14. What will be the level of security in the new facilities. Will there be restricted housing units?
 - a. Each facility will have minimum, medium, and maximum security levels along with restricted housing units.
15. What are the LEED suitability requirements?
 - a. The minimum requirement is LEED Silver.
16. Will there be a commissioning agent (CxA)?
 - a. Yes. There will be a third party CxA that will have a direct contract with the State.
17. Can CDB provide any firms that are precluded from submitting?
 - a. Yes. CDB will provide that list in the RFQ.
18. Do you have to list specialty subcontractors in Phase Two
19. Yes, you must list the specific trades listed in the RFQ in Phase 2. These will include the major subcontractors involved with any large building project, but it will also contain important specialty subcontractors critical to the scope of this project. What is the funding source for the project?
 - a. Capital bonds will be the main funding source.
20. What will be the opportunity for public input on design?
 - a. Public input will be facilitated throughout this project by others, and the PDBE participation in those meetings will be expected.
21. Will all shortlisted Phase Two firms be interviewed?
 - a. Yes.

22. What are the subcontractor requirements for Phase One?

- a. There are no subcontractor requirements for Phase One submission. All requirements for listed subcontractors will be in the RFQ as well as how they count toward the firms' score in Phase Two.

23. What is the best pathway for CDB-registered specialty suppliers and Illinois BEP/WBE manufacturers to connect with the Progressive Design Build Entity teams, MEP engineers, architects, and mechanical contractors as the RFQ process moves forward?

- a. Encourage the utilization of outreach events like this to engage with different potential project partners.