

RFI's with Responses

Updated September 17, 2026	
1.	Section VI, Part B, Section 3 Project Profile Template appears to provide a two-page template; however, Section IV.C states that Project Profiles are limited to three (3) pages total per project, inclusive of the Project Profile Information Sheet. Please confirm if Offerors may include a third page in our own format for narrative, graphics, or supporting project information.
A.	<i>The Section VI, Part B, Section 3 one page Project Profile Template is required in addition to two additional pages of the PDBE's own format is acceptable for each project profile (maximum of 3 pages of narrative per project profile).</i>
2.	Section IV.C requires a minimum of six (6) and maximum of ten (10) Project Profiles; however, the Project Profile template states "five (5) profiles maximum showing Design Experience and five (5) profiles maximum showing Construction Experience." Please clarify whether Offerors are required to submit a specific number of Design versus Construction projects, or whether any combination of 6-10 relevant project profiles is acceptable.
A.	<i>Any combination of 6-10 project profiles is acceptable so long as no more than either 5 design or construction project profiles are submitted. One acceptable example is submitting 5 construction projects and 1-5 design projects or 5 design projects and 1-5 construction projects. Another acceptable example is submitting 4 construction projects and 2 design projects.</i> <i>An unacceptable example is submitting 6 design projects and 2 construction projects (more than 5 design projects) or 7 construction projects and 4 design project (more than 10 projects).</i>
3.	Section 5, Past Performance on Utilization of Minorities, Women, Persons with Disabilities, and Veterans, requests a narrative but does not identify a page limitation or required format. Please confirm whether Offerors may provide supplemental exhibits, graphics, utilization reports, and project examples, and whether any page limitations apply to this section.
A.	<i>There are no required page limitations or formats for Section IV, Part B, Section 5 to communicate past performance with BEP firms. It is acceptable to include supplemental exhibits, graphics, utilization reports, and project examples as each PDBE sees fit.</i>
4.	The RFQ requires submission of the fully executed Standard Business Terms and Conditions document and required Disclosures and Certifications. Please confirm where these documents should be incorporated within the SOQ submission structure, as they are not identified within the tabbed submittal requirements.
A.	<i>Include Standard Business Terms and Conditions document, State Board of Elections Certificate and required Disclosures and Certifications in Tab 1, Part A, Section 2 - Identification of PDBE Team. This is addressed in Amendment 2.</i>
5.	IV. Statement of Qualifications, Scoring, and Submittal Requirements, Part A, General: On RFQ pages 19 and 20, CDB has requested an organization's documents, or an agreement committing to form the organization, to be submitted with the SOQ response. For Joint Venture submissions, would a Letter of Intent, Memorandum of Understanding, teaming agreement, or other agreement committing to form the Joint Venture satisfy the requirement in Section IV.A? Please clarify the minimum documentation required.
A.	<i>Provide sufficient information for CDB to understand the type of entity from a contracting and viability standpoint.</i>

6.	The Declaration in Part A Questionnaire requires signatures from the PDBE and each of its "general partners and/or joint venture members." Please clarify "general partners" and whether this requirement applies only to the entities comprising the PDBE/Joint Venture itself or whether it extends to members of the Progressive Design-Build Primary Team.
A.	<i>This requirement applies to the prime entity holding the contract with CDB. "General Partners" includes all members comprising the PDB entity for this project. Refer to Section III, Part C, Progressive Design Build Entity (PDBE) definition.</i>
7.	Since the PDBE is responsible for geotechnical investigation, please confirm whether the geotechnical consultant must be identified during Phase I SOQ submission or may be procured following selection.
A.	<i>It is acceptable to procure following selection.</i>
8.	For Part A Financial Information and Insurance requirements, please confirm if it is acceptable for each PDBE/JV team entity to individually provide bonding capacity, EMR information, workers compensation documentation, and insurance declarations.
A.	<i>Provide sufficient information for CDB to understand the bonding approach for at least \$1,100,000,000, EMR determined through the Amendment 1 formula, workers compensation, and insurance declarations.</i>
9.	Section III.W provides separate Design and Construction participation goals. Please clarify how the 50-point BEP evaluation will be calculated. Will Design and Construction participation be part of the calculation in the SOQ response, or is it only considered in the finalist Part C response?
A.	<i>This point total will be calculated based on the average of the separately calculated design and construction utilization scores determined using the table in Section III.W.</i>
10.	In Section 0072 75 of the August 2026 Standard Documents for PDB Projects, it states that liquidated damages are applicable when specified in the RFQ but the RFQ does not reference liquidated damages. Please confirm the CDB does not intend to pursue liquidated damages in connection with this project.
A.	<i>CDB does not intend to pursue liquidated damages in connection with this project.</i>
11.	The Trimble portal appears to provide separate upload locations for Part A, Part B, and Attachment B. Please confirm whether Offerors should also upload a master SOQ document containing the Cover Letter, Title Page, Table of Contents, Standard Business Terms and Conditions, Disclosures/Certifications, and all required narrative sections, or if only the separately uploaded documents are required.
A.	<i>Terms and conditions and financial disclosures should be uploaded in part A. Any other documents including cover letters or table of contents for the master SOQ can be uploaded under the optional additional files upload tab.</i>
12.	Our understanding is the 2025 Capital Budget and Legislature appropriated \$900M for this Project, however the RFQ on page 1 states "State's Estimate for Progressive Design-Build Contract Amount: \$1.1 Billion." Could we please clarify where the additional \$200M is coming from or if the legislature needs to approve the additional \$200M?
A.	<i>Sufficient funding will be made available for this amount.</i>
13.	Section IV.A requires prequalification for consultants performing architectural, engineering, and land surveying professional services. Please clarify which specialty consultants must be prequalified with CDB. For example, does this requirement extend to operational consultants, correctional

	consultants, low-voltage/security electronics consultants, food service consultants, and other specialty design disciplines?
A.	<i>This is addressed in Amendment 1.</i>
14.	Will you consider two EOR's for portions of the project? For example, one as electrical EOR for secure spaces and another electrical EOR for non-secure spaces?
A.	<i>More than one EOR can be considered for this project, but all required information will need to be submitted for each EOR. Provide information on roles and responsibilities in this type of situation.</i>
15.	Will the CDB consider allowing the PDBE to procure Subcontractor Default Insurance (SDI), rather than bonds, to protect against potential subcontractor defaults?
A.	<i>No, Subcontractor Default Insurance cannot be used in lieu of bonds. CDB's bonding requirements are set pursuant to the Illinois Public Construction Bond Act (30 ILCS 550).</i>
16.	Part A, Section 6, Question 3 requests information regarding OSHA violations but does not specify a reporting timeframe. Please confirm whether Offerors should report OSHA violations for the last five (5) years, consistent with the surrounding legal and claims disclosure requirements, or another timeframe.
A.	<i>Report any OSHA Violations over the last five (5) years.</i>
17.	Page 24, Safety Record, Question #4 regarding PDBE safety record: For a Joint Venture PDBE, please clarify how the EMR requirement should be presented. Should each joint venture member provide its individual EMR information, should the Joint Venture provide a combined EMR methodology, or is another approach preferred by CDB?
A.	<i>This is addressed in Amendment 1.</i>
18.	Part A, Section 7, Question 2 references the "Safety Officer." Please clarify whether this refers to the PDBE's corporate safety leader or the individual who will serve as the project-specific safety officer responsible for day-to-day site safety on the Project.
A.	<i>This is addressed in Amendment 1.</i>
19.	By definition, the Progressive Design-Build Entity (PDBE) is the legal entity that is submitting the SOQ and the Progressive Design-Build Primary Team includes the PDBE, the General Contractor (if not the PDBE), the Architect of Record (AOR), and the Design Architect (if not the AOR). If the PDBE is a joint venture, please confirm that the joint venture entity as well as each member of the joint venture (individually), the AOR, and Design Architect must complete Part A, Section 6 of the Questionnaire.
A.	<i>Section 6 applies to the Progressive Design-Build Primary Team members which includes: The PDBE itself, the General Contractor (if not the PDBE), the Architect of Record (AOR), and the Design Architect (if not the AOR).</i>
20.	If the joint venture entity as well as each member of the joint venture (individually), the AOR, and Design Architect must complete Part A, Section 6 of the Questionnaire, where do we identify which entity is responding to each disclosure item (pages 52, 53, 54, and 55) in Section 6?
A.	<i>Add each member's company name and project role to each page of the disclosure items they fill out.</i>
21.	Please confirm that only the authorized agent of the PDBE signs the declarations on page 52 and 57 of Part A, Section 6 of the Questionnaire, and not the authorized agent of each entity of the Progressive Design-Build Entity Primary Team.

A.	<i>Authorized agent of each entity of the Progressive Design-Build Entity must sign these disclosure forms.</i>
22.	Please clarify if the notarized statement from the bonding company needs to be a commitment to provide required bonds or may it be a reference letter stating the PDBE has the ability and available bonding capacity to provide the required bonds.
A.	<i>A notarized statement from the bonding company needs to be a commitment to provide the required bonds.</i>
23.	The scoring matrix indicates that we get 10 points for Additional Special Knowledge or Capabilities. We understand this relates to the five additional resumes we are allowed to include to show special knowledge or capabilities. Please confirm that is correct and confirm if we get 10 points for each additional resumes or if it 10 points total for all additional resumes submitted.
A.	<i>This is addressed in Amendment 1.</i>
24.	Part A - Questionnaire: Section 2 - RFQ notes that PDBE may identify other firms that bring special qualifications to their team for items such as plumbing, site/civil, low voltage/communications, energy efficiency/sustainability LEED, geotechnical engineering, Zero Net Energy, building envelope design, fire and life safety engineer, or any other notable design consultants. Part B - Experience: Section 2: RFQ identifies key design team personnel resumes required and provides opportunity to include up to five additional resumes for special knowledge/capabilities. Recognizing that we will have more key team members/firms providing special knowledge/capabilities than we have spots for in Part B, would you like us to include other team members as required in our organizational chart or should we only show the required resumes and five additional resumes in the organizational chart with the understanding that we will provide the additional information in our Project Approach if selected for Phase II ?
A.	<i>Please include the required resumes and 5 additional resumes. The additional information could be provided in the project Approach in Phase II.</i>
25.	Key Design Team Personnel Resumes list Architect Space Programming/Interior Designer and Lead Architectural Designer Building Envelope both as one role/one person, however we may elect to utilize another key team member to lead the interior design and bring in another key team member specific to building envelope that is not the Lead Architectural Designer. If that is case, should we break up those roles now or keep them listed as is and then include additional key team members during Phase II?
A.	<i>Reference Part B, Page 27. The additional information could be provided in the project Approach in Phase II.</i>