



REQUEST FOR QUALIFICATIONS

CDB PROJECT NO.: 120-000-078

REHABILITATION AND RESTORATION INSIDE SAFE ENVIRONMENTS (RISE IDOC) MEN'S AND WOMEN'S FACILITIES

**Capital Development Board & Illinois Department of Corrections
Crest Hill, Illinois**

Request for Qualifications (RFQ) from Progressive Design-Build Entities (PDBE)

Issue Date: August 6, 2026

Project Delivery Method: Progressive Design-Build

State's Estimate for Progressive Design-Build Contract Amount: \$1.1 Billion

Statement of Qualification Due: September 25, 2026 by 2:00 p.m.

RFQ Briefing Conference: Wednesday, August 27, 2026 at 10:00 a.m.

Estimated Project Duration: 48 - 60 Months

Prepared By:

Capital Development Board
401 S. Spring St.
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I. QUALIFICATION TO AWARD PROCESS

*****NOTE TO PROGRESSIVE DESIGN-BUILD ENTITY*****

The Capital Development Board reserves the right to not award the Project. The funding source will be General Obligation Bonds.

II. PROJECT INFORMATION

A. PROJECT DESCRIPTION AND LOCATION

The Illinois Department of Corrections (IDOC) is constructing two (2) new multi-level security facilities in Crest Hill, which will include design features that focus on creating rehabilitative and gender-responsive spaces to support the successful re-entry of individuals into their communities. The Rehabilitation and Restoration Inside Safe Environments (RISE IDOC) initiative consists of an 800 bed women's facility, and a 1,500 bed men's facility. The men's facility will include key infrastructure to support growth to a future bed capacity of 1,950.

Both projects are planned to be located on IDOC's 2,200-acre Crest Hill property, which currently contains both the Northern Reception & Classification Center (NRC), opened in 2004, and the closed Stateville Correctional Center. This site provides the capacity, configuration, and infrastructure necessary to support two (2) independent correctional campuses without operational compromises and provides added benefits of possible shared infrastructure among the two (2) campuses, such as a central utility plant, warehouse, shared entry drive and parking lot, expanded access to healthcare resources, and enhanced opportunities for educational partnerships and re-entry resources in the area. The size of each facility's footprint is yet to be determined. However, the expected range is approximately 505,000 square feet for the women's facility and 1,010,000 square feet for the men's facility.

Both campuses will include: housing, programs, education and vocational training, medical and mental health resources, correctional industries, administrative support, staff training and wellness, food service and dining, laundry service, maintenance, warehouse, visitation, and all other support functions.

The new facilities are part of the State's effort to modernize Illinois' correctional infrastructure, as capacity replacements for some of its oldest facilities that are beyond their useful life: Stateville Correctional Center, built in 1925, and Logan Correctional Center, which includes buildings dating back to the 1930s. Due to potential imminent risk of failure of aging facilities, and the heavy cost of maintaining the facilities, time is of the essence for these replacement projects. These projects are aimed at providing a focus on re-entry services and helping alleviate some of the system-wide needs to serve the aging population and the increasing mental health needs.

Mission

IDOC's mission is to serve justice in Illinois and increase public safety by promoting positive change for those in custody, operating successful re-entry programs, and reducing recidivism.

Vision Statement

Rehabilitation and Restoration Inside Safe Environments (RISE IDOC) is an initiative dedicated to creating safe, accessible, and restorative correctional environments that transform lives, strengthen family and community connections, and foster a supportive culture for both individuals in custody and staff while advancing rehabilitative opportunities through education, programming, and innovation.

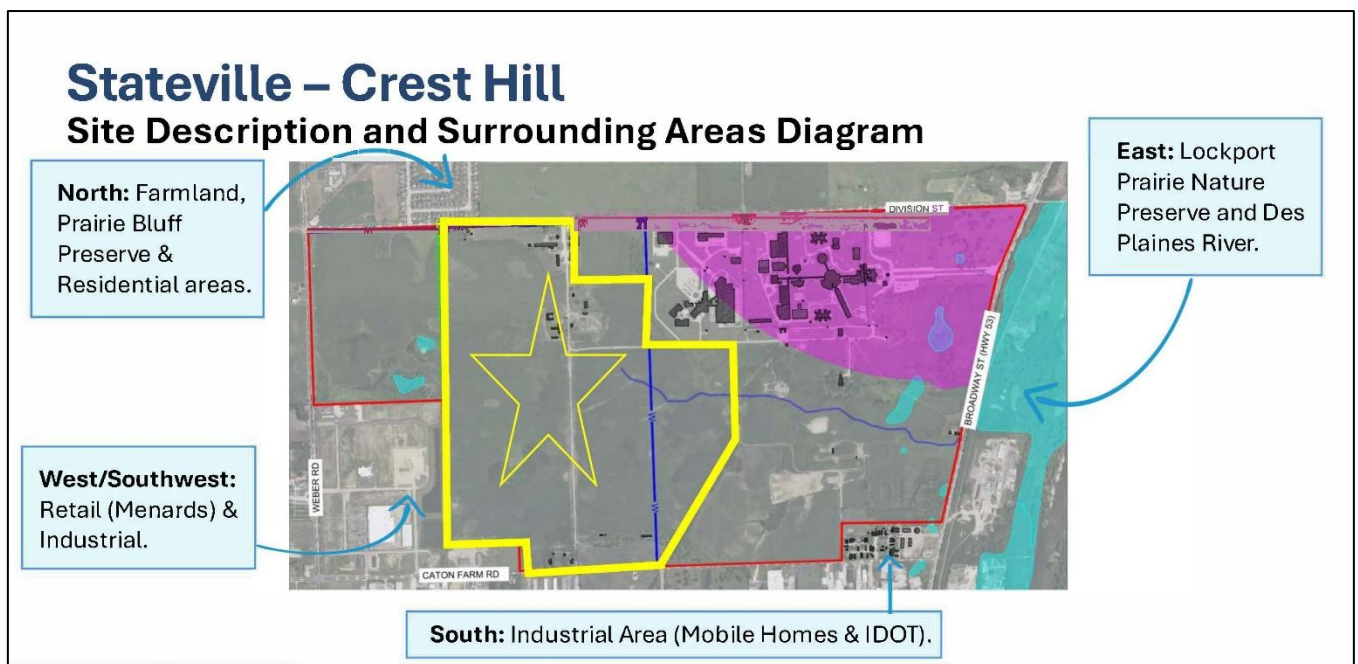
RISE will operate safe, secure, and humane correctional facilities and provide quality services to those who require medical and mental health treatment. Individuals in custody will be evaluated individually and an appropriate course of action developed based on individual needs. IDOC's goal is to reduce recidivism by offering seamless, efficient services that are geared toward rehabilitation. Staff is our greatest asset, and we will ensure that all staff members are trained to the highest professional level. This is a team-based environment where open communication and sharing new ideas are encouraged. We value the well-being of IDOC staff and individuals in custody and will serve the people of Illinois with compassion and fairness.

Core Values

IDOC's core values are accountability, civility, integrity, professionalism, responsiveness, and transparency.

PROJECT LOCATION

Aerial View of Buildable Zone (Yellow Area)



III. GENERAL PROCUREMENT/DELIVERY PROCESS AND REQUIREMENTS

A. 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

B. PROCUREMENT METHOD

The Illinois Capital Development Board (CDB) is utilizing a Progressive Design-Build procurement method to select a single entity to provide both the design and construction of the Project through a qualifications-based selection process pursuant to the **Progressive Design-Build Pilot Program Act** (30 ILCS 538), the Illinois Procurement Code (30 ILCS 500), and administrative rules applicable to CDB procurements. In accordance with this procurement method, Guaranteed Maximum Price(s) (GMP) will be established during the Preconstruction and Construction Phases. At the completion of Design Development, at approximately 50% design completion, for each agreed upon scope of work including all individual work packages, the PDB entity shall submit to CDB a Firm Fixed Price (FFP) proposal for the performance of the work in accordance with Section 1-55 of the Progressive Design-Build Pilot Program Act (30 ILCS 538/1-55). The submitted FFP proposal is intended solely to satisfy the requirements of the statute and to establish a basis for commercial discussions between CDB and the PDB entity. The submitted FFP proposal shall not, by itself, establish the Contract Price or obligate either Party to proceed on a firm fixed price basis. Each FFP proposal must include the PDB entity's anticipated costs, fees, allowances, contingencies, assumptions, exclusions and other pricing information necessary for CDB's review, which fulfills statutory requirements.

Following submission of each FFP proposal, CDB and the PDB entity will negotiate conditions applicable to the performance of the work, including allocation of cost, schedule, and performance risk as they align with the agreed upon Project budget and schedule. This process allows for CDB and the PDB entity to proceed with a Guaranteed Maximum Price (GMP) approach if agreement on Project budget and schedule is achieved or transition the Project to the design-bid-build method if agreement on Project budget and schedule is not achieved.

If an agreement is reached, a GMP will be established to serve as the actual contract price, which may differ from the FFP proposal. The GMP is anticipated to occur when design is approximately 60-70% complete, but the occurrence of GMP will be based on mutual agreement between CDB and the PDB entity. The agreed upon scope of work price shall be documented through a written amendment to the Contract prior to

commencement of construction services for that scope of work.

As part of negotiating the GMP Amendment, CDB and the PDB entity may evaluate and, if mutually agreed, incorporate a shared savings provision for the benefit of the Project. If included, the GMP Amendment shall:

- Define the method for calculating savings
- Identify costs excluded from the calculation (including Owner-directed scope changes and other mutually agreed adjustments)
- Establish the percentage allocation of any eligible savings
- Specify the required documentation and procedures for final reconciliation

Any shared savings arrangement shall be subject to mutual agreement of CDB and the PDB entity and shall be fully documented within the executed GMP Amendment.

If CDB and the PDB entity are unable to reach agreement regarding this price, or if any FFP proposal or negotiated price exceeds available funding, indicates an unreasonable schedule, or if CDB determines that transitioning to another delivery method is in the best interest of the Project, CDB may exercise its rights under 30 ILCS 538/1-55, including transitioning the Project to the design-bid-build delivery method.

Any and all criteria, information, documentation, deliverables, or other products developed as part of the Preconstruction Phase shall become the sole property of CDB and may be used by CDB to complete and close out the Project at no additional costs or expense to CDB.

CDB is utilizing a two-phase procedure for the procurement of the Progressive Design-Build entity (PDBE) and design/construction of this Project. Phase I of the procedure will evaluate and shortlist for interviews of the Progressive Design-Build entities based on qualifications, and Phase II will evaluate shortlisted teams based on scoring of specific criteria addressed in the PDBE interviews. This RFQ does not commit CDB to pay costs incurred in preparation and submission of initial and subsequent proposals or for other costs incurred prior to award of a formal contract.

Prequalification Process

Pursuant to 44 Ill. Adm. Code 995.130, interested firms must be prequalified with CDB prior to submission of Statement of Qualifications (SOQs), 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.

[Vendor Registration and Prequalification](https://cdb.illinois.gov/procurement/bulletin.html)

<https://cdb.illinois.gov/procurement/bulletin.html>

Progressive Design-Build Entity Selection Phase I

Request for Qualifications (RFQ): Interested PDBEs shall submit a SOQ as further defined in this RFQ. The submitted SOQs will be reviewed and scored by the Capital Development Board in accordance with the scoring matrix included at the end of Section IV.

Progressive Design-Build Entity Selection Phase II

Interview/Selection: It is anticipated that no more than the three (3) highest scoring PDBEs will be interviewed by a Selection Committee to further evaluate their qualifications and to provide the PDBEs the opportunity to clarify and elaborate on the written material previously submitted in the SOQ package plus additional evaluation materials outlined in Section VI, Part C, Sections 1-3, to be issued to only the

shortlisted firms. CDB will evaluate and score the PDBE submissions and then interview and select a PDBE for the Project.

Preconstruction

After selecting a PDBE based upon best value and qualifications, CDB may enter into an Agreement and direct the PDBE to begin design and preconstruction activities sufficient to establish GMPs to begin the Project. Comprehensive cost modeling will be required to manage all GMPs ensuring the overall budget.

Construction Services

Upon the acceptance of the initial GMPs, CDB will amend the agreement to include the Progressive Design-Build Construction Phase and direct the PDBE to complete the remaining design and preconstruction activities and all construction activities necessary to complete construction and closeout of the Project. CDB anticipates the need for multiple separate GMPs. As indicated above, the scope is for two (2) facilities (women's and men's) but will be contracted through one (1) PDBE. CDB desires efficiencies of schedule through early release packages resulting in multiple GMPs within the total target design budget.

Project Delivery

It is anticipated that the term for completion and delivery of the Project will be within 48 to 60 months from CDB's issuance of an Authorization to Proceed. CDB reserves the right to terminate the selection, contract negotiations, or contract processing proceedings at any time.

Technology

Project Management Information System (PMIS), Digital Delivery, and Asset Information Management

The RISE IDOC Program will utilize AutoDesk Forma (formally AutoDesk Construction Cloud) to support multidisciplinary coordination, project controls, and digital delivery throughout the project lifecycle. The PDBE will be required to work within a centralized digital environment that serves as the primary data environment for managing project documentation, providing review and record documents, workflows, design coordination, collaboration, reporting, and decision tracking in accordance with program governance and State requirements. Access to this system will be provided at no cost to the Awarded PDBE.

C. DEFINITIONS AND ABBREVIATIONS

The following terms and abbreviations are used throughout this RFQ and are defined as follows:

DEFINITIONS

Agreement: The written and executed document known as the Progressive Design-Build Contract, together with those Contract Documents identified therein and any Change Orders or Amendments thereto made in writing, signed by the parties, and approved as required. The terms Agreement and Contract are used interchangeably throughout this document.

Best Value: The value determined by evaluation of objective criteria that relate to demonstrated competence and on the professional qualifications necessary for the satisfactory performance of the services required. Other factors that will be considered include features, functions, life cycle costs, experience, and past performance.

Construction Phase: The remaining design and construction activities necessary after the Preconstruction Phase, and all construction activities necessary to complete construction and closeout of a progressive design-build project.

Construction Subcontract: Each subcontract awarded by the PDDB to a subcontractor that will perform work or labor or render service to the PDDB in or about the construction of the work or improvement, or a subcontractor licensed, as required, by the State of Illinois that, under subcontract to the PDDB, specifically fabricates and installs a portion of the work or improvement according to detailed drawings contained in the plans and specifications produced by the Progressive Design-Build Team.

Contract Documents: The Contract Documents form the Contract for Progressive Design-Build and consist of the Agreement, together with those documents set forth in the Agreement and any Change Orders or Amendments thereto made in writing, signed by the parties, and approved as required.

Design-Build (DB): A construction procurement process in which both the design and construction of a project are procured from a single entity.

Design-Build Budget: The budget amount established by the Capital Development Board represents the total cost for the Project, including the cost to perform all activities necessary to complete the Preconstruction Phase I and the Progressive Design-Build Phase.

Guaranteed Maximum Price (GMP): The maximum payment amount(s) agreed upon by the Capital Development Board and the PDDB for the PDDB to finish all remaining design, preconstruction, and construction activities to complete and close out the Project. Multiple GMPs are expected for this Project.

Owner Project Requirements (OPR): The information that describes the scope of a proposed design-build Project and includes, but is not limited to, the size, type, and design character of the buildings and site; the required form, fit, function, operational requirements, and quality of design, materials, equipment, and workmanship; any other information deemed necessary to sufficiently describe the Capital Development Board's needs. Owner Project Requirements may include concept drawings, including schematic drawings or architectural renderings that are prepared in the detail necessary to sufficiently describe the IDOC's needs.

Progressive Design-Build Entity (PDDB): A partnership, Limited Liability Company, joint venture, corporation, or other legal entity that is able to provide appropriately licensed contracting, architectural, and engineering services as needed pursuant to a Progressive Design-Build Contract.

Progressive Design-Build Team: The PDDB itself and the individuals and other entities identified by the PDDB as members of its team. Members shall include, but are not limited to, the Architect and Engineers of Record, the General Contractor, and any subcontractors responsible for the design and construction of the Project.

Progressive Design-Build Primary Team: The PDDB itself, the General Contractor (if not the PDDB), the Architect of Record (AOR), and the Design Architect (if not the AOR).

Preconstruction Phase: The period following the award of a contract to a PDDB for a Progressive Design-Build project in which the PDDB completes necessary design activities and any preconstruction activities to produce a GMP.

Progressive Design-Build Project: A capital outlay project using the progressive design-build construction procurement process.

Progressive Design-Build (PDB): A project delivery process in which both the design and construction of a project are procured from a single entity that is selected through a qualification-based selection at the earliest feasible stage of the project.

Qualifications Based Selection (QBS): The process by which CDB solicits for services from the PDDBs for a progressive design-build project.

Statement of Qualifications (SOQ): The PDDB's response to the RFQ, including all the information required to be submitted by the PDDB, in response to this RFQ.

ABBREVIATIONS

AHJ	Authorities Having Jurisdiction
BEP	Business Enterprise Program
BIM	Building Information Modeling
BXP	BIM Execution Plan
CDB	Capital Development Board
CM	Construction Manager
DBIA	Design-Build Institute of America
DCM	Design and Construction Manual
EMR	Experience Modification Rating
FEIN	Federal Employer Identification Number
FICA	Federal Insurance Contributions Act
GC	General Contractor
GMP	Guaranteed Maximum Price
IDFPR	Illinois Department of Financial and Professional Regulation
IDOC	Illinois Department of Corrections
LEED	Leadership in Energy and Environmental Design
MBE	Minority-owned Business Enterprise
NOA	Notice of Award
OSFM	Office of the State Fire Marshal
PBE	Persons with Disabilities-owned Business Enterprise
PDB-SD	Standard Documents for Progressive Design-Build Projects
PLA	Project Labor Agreement
RISE	Rehabilitation and Restoration Inside Safe Environments
RFQ	Request for Qualifications
SIR	Self-Insured Retention
SBE	Small Business Enterprise
USGBC	U.S. Green Building Council
VBE	Veteran-owned Business Enterprise
WBE	Women-owned Business Enterprise
ZNE	Zero Net Energy

D. DESIGN-BUILD OVERVIEW

The PDBE will be responsible for the total design and construction of the Project including, but not limited to, all applicable agency approvals, planning, design, engineering, LEED™ Silver Certification pursuant to the Green Buildings Act (20 ILCS 3130), permits and construction. In addition, the PDBE will be responsible for all start up and testing, and coordination of commissioning with the CDB's independent agent to validate that the building's systems are functioning per the design, installation of furniture and equipment, and assistance with the State of Illinois' activation, including commissioning and training, of the Project. The PDBE will be responsible for all surveying and geotechnical investigation needed for the design of the

Project, environmental Mitigation Monitoring Reporting Programs, hazmat removal and remediation, as required, and existing utility and subsurface conditions investigations to confirm site conditions.

E. PROPOSAL MANAGER AND POTENTIAL CONFLICT OF INTEREST DISCLOSURE

Proposal Manager: Each PDBE interested in submitting an SOQ shall designate one (1) individual as its Proposal Manager who shall be the single point of contact for questions, inquiries, clarifications, and correspondence during the entire RFQ process. The PDBE shall submit to CDB a completed Identification of PDBE Proposal Manager form (Attachment A. Identification of Progressive Design-Build Entity Proposal Manager included herewith). Please note that a team will only receive further information on submitting RFQ documents through their Proposal Manager after this form is submitted.

Any substitution of the PDBE's Proposal Manager during the RFQ processes shall be made in writing to the Capital Development Board.

Potential Conflict of Interest Disclosure: The PDBE, General Contractor (if not the PDBE), AOR, and the Design Architect (if not the AOR) each shall submit to CDB a completed Potential Conflict of Interest Disclosure (Attachment B. Potential Conflict of Interest Disclosure included herewith).

Return the Identification of PDBE Proposal Manager form (Attachment A. Identification of Progressive Design-Build Entity Proposal Manager) via email and submit all Potential Conflict of Interest Disclosures (Attachment B. Potential Conflict of Interest Disclosure) as noted in the attachment and by the date noted in the RFQ Procurement Schedule. A failure to do so may result in disqualification.

F. CONSULTANTS

CDB has retained the consultants ("Capital Development Board Consultants") identified in the CDB Consultants Table below. These firms will assist CDB in the administration of the Project. The PDBE will be expected to work collaboratively with those CDB Consultants and CDB's project management and inspection teams during the Project.

CAPITAL DEVELOPMENT BOARD CONSULTANTS TABLE	
Services	Consultant Firm
Program Management	Vanir Construction Management and Milhouse Engineering and Construction
Community Outreach Consultant	Comprehensive Construction Consulting, Inc.
Owner Project Requirements	STV
Permit Consultant	Orion Engineers & Associates
Recidivism Consultant	LuvOurYth
Correctional Consultant & OPR	Pulitzer Bogard & Associates
PM/CM	SQN Associates, LLC
Site Assessment/Investigations/Cleanup	CDM Smith Inc.

Consultant firms who have participated in the preparation of the Project documents are not allowed to participate on any Progressive Design-Build Team in any capacity on this Project.

Individuals who are currently employed as CDB Consultants or have previously participated in the

preparation of the Owner Project Requirements (OPR) documents, are not permitted to participate on any Progressive Design-Build Team in any capacity for this Project.

CDB may also retain additional consultants to assist with the Project as it deems necessary. The services performed by any CDB contracted consultants will not release the PDBE from its responsibility to provide code-compliant designs and complete construction, including but not limited to, complete start-up and commissioning of all facility systems and elements.

G. OBTAINING THE RFQ

Interested PDBEs may obtain the RFQ package, which contains the Identification of PDBE Proposal Manager and Potential Conflict of Interest Disclosure forms, by downloading the RFQ package from the **Capital Development Board** website: <https://cdb.illinois.gov/procurement/bulletin.html>

H. RFQ BRIEFING CONFERENCE

Interested PDBEs are encouraged to attend the RFQ Briefing Conference. The focus of the conference is to review the RFQ process and submittal requirements, general project scope, CDB's Business Enterprise Program (BEP) goals and requirements, and the qualification process. A designated representative (employed by the PDBE) is encouraged to attend this conference on the PDBE's behalf.

The CDB will conduct the RFQ Briefing Conference on August 27, 2026 @ 10am

Location:

CNA Building – 3rd Floor

333 N Wabash Ave.

Chicago, IL 60601

I. QUESTIONS PROCEDURE

Questions pertaining to this RFQ will only be accepted from PDBEs that have registered an RFQ Proposal Manager and must be submitted in writing by the PDBE Proposal Manager via e-mail to the email address found in the Contact Information paragraph at the end of this section. Submit all questions by the deadline stipulated in the RFQ Procurement Schedule (below). Questions received after this deadline will not be considered.

Copies of all questions submitted by PDBEs, and subsequent answers, will be distributed via written addenda by email on the date indicated in the RFQ Procurement Schedule to all PDBEs that have submitted the Identification of PDBE Proposal Manager form.

CDB will also post addenda to the CDB website. Failure of a PDBE to receive addenda shall not entitle the PDBE to an extension of the schedule nor shall it permit the submission of any additional information after the deadline set forth in the RFQ Procurement Schedule. All addenda will be posted by the date shown in the RFQ Procurement Schedule.

No technical questions pertaining to the Owner Project Requirements (OPR) will be reviewed, accepted, or answered during the RFQ period. The OPR document is provided for reference only, to the shortlisted firms. All questions pertaining to the OPR will be answered during the Preconstruction Phase only.

J. COMMUNICATION WITH THE CAPITAL DEVELOPMENT BOARD

Under no circumstances are any of the prospective PDBEs or anyone on the prospective Progressive Design-Build Teams to contact, discuss with, or inquire of any CDB Consultant, employee, elected official, or board member on any matter relating to this solicitation process, except as provided in the Questions Procedures section above. This requirement is to ensure that the same information is received by all interested parties and no inconsistent, incomplete, or inaccurate information is communicated. Information obtained outside this prequalification process cannot be relied upon.

Unauthorized contact of any individual as described above may be cause for rejection of the PDBE's SOQ. All inquiries concerning this solicitation shall be directed to the name and address found in the Contact Information paragraph below. No telephone inquiries will be answered.

K. PUBLIC RECORDS AND REQUESTS FOR CONFIDENTIAL TREATMENT

SOQs become the property of the State. All SOQs will be open to the public under the Illinois Freedom of Information Act (FOIA) (5 ILCS 140) and other applicable laws and rules, unless the PDBE requests in its SOQ that the State treats certain information as confidential. A request for confidential treatment will not supersede the State's legal obligations under FOIA. The State will not honor requests to keep entire SOQs confidential. PDBEs must show the specific grounds in FOIA or other law or rule that support confidential treatment. Regardless, the State will disclose the successful PDBE's name, the substance of the SOQ, and the price, as applicable.

If a PDBE requests confidential treatment, the PDBE must submit additional copy/copies of the SOQs with proposed confidential information redacted. This redacted copy must tell the general nature of the material removed and shall retain as much of the SOQ as possible. In a separate attachment, the PDBE shall supply a listing of the provisions identified by section number for which it seeks confidential treatment and identify the statutory basis or bases under Illinois law, including a detailed justification for exempting the information from public disclosure.

The PDBE will hold harmless and indemnify the State for all costs or damages associated with the State defending the PDBE's request for confidential treatment. The PDBE agrees that the State may copy the SOQ to facilitate evaluation, or to respond to requests for public records. The PDBE warrants that such copying will not violate the rights of any third party.

L. EXCEPTIONS

If the PDBE takes exception to any of the requirements specified in this RFQ or in the proposed contract documents, the PDBE shall clearly identify and explain each exception in an addendum to the proposal labeled "Exceptions". RFQ and contractual requirements are not necessarily negotiable, and exceptions may render a PDBE's proposal unacceptable and ineligible for award.

M. CONTRACT ADMINISTRATION FEE

The successful PDBE will be assessed three percent (3%) of their awarded contract as a Contract Administration Fee (CAF). The assessed amount will be specified in the Contract. The Progressive Design-Build entity shall include an allowance for the CAF assessment in its GMP(s).

N. STANDARD DOCUMENTS FOR PROGRESSIVE DESIGN-BUILD PROJECTS

CDB's Standard Documents for Progressive Design-Build dated August 2026 shall apply to this project and

contain requirements related to this RFQ and any resulting contract. Additionally, CDB's Progressive Design-Build Design and Construction Manual and CDB's Progressive Design-Build Contract contain additional requirements for the selected PDB entity. The PDB entity should familiarize itself with these documents prior to submitting its SOQ.

O. DESIGN CONSIDERATIONS

In addition to design requirements contained in CDB's Progressive Design-Build Design and Construction Manual, the latest edition of the American Correctional Association Performance Based Standards should be considered in the design.

P. RENDERINGS

The PDB entity shall, upon request by CDB, provide project renderings, visualizations, or conceptual illustrations necessary to support activities including but not limited to design review, stakeholder engagement, or project planning activities. These renderings must accurately represent the proposed scope of work and comply with the specifications outlined in this RFQ. CDB reserves the right to request revisions or additional renderings as needed to ensure clarity and alignment with project objectives. All associated costs for producing such renderings shall be identified and negotiated by the PDB entity prior to commencing with this work.

Q. ILLINOIS WORKS JOBS PROGRAM ACT APPRENTICESHIP INITIATIVE

The PDBE shall comply with the requirements of the Apprenticeship Initiative in the State of Illinois Works Jobs Program Act (30 ILCS 559/20-20). For additional information, please see Section 00 43 44 of CDB's Standard Documents for Progressive Design-Build (PDB-SD).

R. APPRENTICESHIP AND TRAINING REQUIREMENTS

To ensure the highest quality and safety for on-site construction related work, the selected PDBE and their subcontractors are required by contract to participate in applicable apprenticeship and training programs approved by and registered with the United States Department of Labor's Bureau of Apprenticeship and Training for all on-site construction related activities, including but not limited to material testing and drilling. Documentation supporting compliance shall be submitted following Authorization to Proceed (ATP) and prior to the commencement of work. Apprenticeship Training Certificates must be provided as subcontractors are identified and prior to commencement of work.

S. EQUAL EMPLOYMENT OPPORTUNITY

CDB is committed to equal employment opportunity principles and demands such commitment from its consultants. State of Illinois policy and law, set out in the Illinois Constitution, Article 1, Section 17, require that employment opportunities be free from discrimination. The PDB entity shall comply with the equal employment clause in the Illinois Human Rights Act, 775 ILCS 5/2-105. The PDB entity shall also comply with the requirements in Appendix A of 44 Ill. Admin. Code 750. For additional information, please see Section 00 73 42.2(A) of CDB's PDB-SD.

T. PREVAILING WAGE AND COMPLIANCE MONITORING

1. **Prevailing Wage Act.** Pursuant to the Prevailing Wage Act (820 ILCS 130), the PDB entity shall not pay less than the prevailing rate of wages for the county where the work is being performed and for each craft or type of worker needed to execute the contract. For additional information, please see Section 00 73 43 of CDB's PDB-SD.
2. **Certified Payroll.** The Prevailing Wage Act (820 ILCS 130/5) requires all contractors and sub-contractors working on State construction projects to submit certified payroll records to the Illinois Department of Labor (IDOL). Contractors must submit these records once a month. The payroll records must include all workers employed by contractors on the project. A transcript from IDOL is generated upon submission of certified payroll records to IDOL. Contractors and sub-contractors are required to submit all IDOL certified payroll transcripts to CDB on a monthly basis.

U. WORKFORCE PARTICIPATION GOALS

CDB may impose minority/female employee workforce hiring goals by trade. The Department of Human Rights PC-2 form specifies the hiring goals. In accordance with the rules of the Illinois Department of Human Rights, the PDBE shall complete the PC-2 form and submit the PC-2 form when establishing the GMP.

V. PROJECT LABOR AGREEMENT

Submission of the executed Project Labor Agreement (PLA) shall be a post-award requirement.

A draft of the project PLA can be found on the CDB website within the Reference Library.

[Project Labor Agreement](#)

W. BUSINESS ENTERPRISE PROGRAM

1. The PDB entity will be required to develop a comprehensive utilization plan for both the design and construction phases in order to meet the goals set forth in the Business Enterprise Program.
 - a. Goals for participation by Minority-owned Business Enterprises (MBE), Women-owned Business Enterprises (WBE), and Persons with Disabilities-owned Business Enterprises (PBE) as first and second tier (level) subcontractors or suppliers, and as the prime contractor, are set in accord with the Business Enterprise for Minorities, Women, and Persons with Disabilities Act (30 ILCS 575).
 - b. Goals for participation by Veteran-owned Business Enterprises (VBE) as first and second tier (level) subcontractors or suppliers, and as the prime contractor, are set in accord with the Illinois Procurement Code (30 ILCS 500/45-57).

GOALS: The participation goal percentages on the amount of the contract awarded by CDB for this project are:

Design: Scored with the minimum goals at 25% MBE/WBE and 3% VBE/PBE

Construction: Scored with the minimum goals at MBE 25%, WBE 5%, and VBE/PBE 3%

- c. Evaluation of Proposed Utilization Plans

Exceeds stated goals by 30% or more	Maximum Points
Exceeds stated goals by 25% or more	Maximum Points x 2/3
Meets but does not exceed goals	Maximum Points x 1/3
Meets at least 75% of the goals	Maximum Points x 1/4

X. RFQ PROCUREMENT SCHEDULE

RFQ PROCUREMENT SCHEDULE		
Event	Due Date	Due Time
RFQ Web Publishing	August 6, 2026	2:00 p.m.
RFQ Briefing Conference	August 27, 2026	10:00 .m.
Submit Identification of PDBE Proposal Manager	August 27, 2026	2:00 p.m.
Final Date to Submit Questions	September 11, 2026	5:00 p.m.
Issue Final Addendum, if required.	September 22, 2026	5:00 p.m.
Submit SOQ (Part A: Questionnaire & Part B - Experience)	September 25, 2026	2:00 p.m.
Phase II: Issue Expanded Qualifications, Owner Project Requirements and Notification for Interviews	November 2-4, 2026	5:00 p.m.
Deadline for Part C - Experience Submissions	December 23, 2026	2:00 p.m.
Interviews (Part D)	January 8-12, 2027	Time TBD
Selection (Part E)	February 2027	TBD

Y. LATE SUBMITTALS

This deadline is absolute, and submittals received after the due date and time will not be considered.

Z. CONTACT INFORMATION:

All Information requests must be directed to the email address below:

CDB.120-000-078@ILLINOIS.GOV

AA. SUBMITTAL ATTACHMENTS:

- ATTACHMENT A.: Identification of Progressive Design-Build Entity Proposal Manager
- ATTACHMENT B.: Potential Conflict of Interest Disclosure

III. GENERAL PROCUREMENT/DELIVERY PROCESS AND REQUIREMENTS

ATTACHMENT A. IDENTIFICATION OF PROGRESSIVE DESIGN-BUILD ENTITY PROPOSAL MANAGER

Name of Progressive Design-Build Entity:

Proposal Manager:

Title:

Firm/Company:

Address:

Phone:

E-mail Address:

**Name of Progressive Design-Build Entities'
GC/AOR:**

**Submit a copy of this form to:
CDB.120-000-078@ILLINOIS.GOV**

III. GENERAL PROCUREMENT/DELIVERY PROCESS AND REQUIREMENTS

ATTACHMENT B. POTENTIAL CONFLICT OF INTEREST DISCLOSURE

Each member of the Progressive Design-Build Primary Team must complete a separate disclosure.

Progressive Design-Build Primary Team Member:

- ☐ Progressive Design-Build entity (required)
- ☐ General Contractor (required if not the Progressive Design-Build entity)
- ☐ Architect of Record (required)
- ☐ Design Architect (required if not the Architect of Record)

Firm/Company:

Address:

Phone:

Does the Progressive Design-Build Primary Team member currently have a contractual relationship with any entities listed in the Capital Development Board Consultants Table, or has the Progressive Design-Build Primary Team member had a contractual relationship with any entities listed in the State of Illinois Consultants Table within the past two (2) years?

☐ Yes ☐ No

If yes, provide the following details for each occurrence (add additional sheets as necessary):

Name and Location of Project:

Services Provided Under Contract:

Role (Prime or Consultant/Subcontractor):

Start and Finish Dates of Contract:

The existence of a current or prior contractual relationship between any Progressive Design-Build Primary Team member and any entities listed in the State of Illinois Consultants Table does NOT automatically disqualify a Progressive Design-Build Team. The determination of whether a conflict exists or not will be determined by the State of Illinois and the PDBE Proposal Manager will be contacted with the determination.

Submit a copy of this form to:

CDB Bid Portal (Link to be submitted to PDBE Proposal Manager)

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

A. GENERAL

Prequalification of the PDBE and/or its Primary team members (those firms joining to create a Joint Venture, etc.) is a condition for submitting an SOQ.

The following entities must be prequalified with CDB prior to the SOQ submission due date:

- The Progressive Design-Build entity or in the case of a Joint Venture, the entities joining together to create the Joint Venture.
- Any consultants that will be performing architectural, engineering, and land surveying professional services.
- Any entity that will perform the five (5) subdivisions of the work listed below:
 - i. plumbing;
 - ii. heating, piping, refrigeration, and automatic temperature control systems, including the testing and balancing of those systems;
 - iii. ventilating and distribution systems for conditioned air, including the testing and balancing of those systems;
 - iv. electric wiring; and
 - v. general contract work.

Failure of any of the above entities to be prequalified with CDB prior to submission of the SOQ will result in rejection of the submittal.

Please see Section 00 21 00 of the PDB-SD for additional information regarding prequalification.

The General Contractor (if separate entity from PDBE), the AOR, and Design Architect (if separate entity from the AOR) will not be able to participate in any capacity as a member of more than one (1) proposed or selected Progressive Design-Build Team. There are no such participatory restrictions on other team members.

Progressive Design-Build Team members listed in a SOQ are expected to remain on that team throughout the RFQ process and to perform the work of the Project. If a change becomes necessary, the PDBE must submit a request to substitute team members, for good cause, to CDB in writing for approval prior to implementation. If a Progressive Design-Build Team member substitution request is received during the RFQ process, the State of Illinois reserves the right to reevaluate a PDBE's qualifications and to dismiss a PDBE from further participation in the RFQ process.

CDB does not require a specific form of contractual arrangement between the Progressive Design-Build Team members, but the PDBE that proposes to become a party to the Agreement with CDB must be prequalified with CDB (see Procurement Method under Section III). The PDBE shall be required to unconditionally guarantee the due and punctual performance of all obligations of the PDBE under the Agreement.

If the PDBE is a privately held corporation, Limited Liability Company, partnership, or joint venture, a listing of all the shareholders, partners, or members who will perform work on the Project known at the time of submission shall be provided with the SOQ. In addition, if the PDBE is a corporation, Limited Liability

Company, partnership, joint venture, or other legal entity, a copy of the organization's documents or agreement committing to form the organization shall be submitted with the SOQ. The information provided shall be certified under penalty of perjury by the PDBE and its general partners or joint venture members.

Two or more prequalified contractors and/or A/E firms may submit as a Joint Venture. CDB will require disclosure of the contractual arrangement between the members of the Joint Venture with the initial submittal. The Joint Venture documents shall identify the consent of surety and insurance underwriters to bond and insure the joint venture in accordance with the requirements of this RFQ. Each joint venture partner shall submit evidence satisfactory to CDB that it has the authority to participate in the joint venture.

The RFQ Scoring Process shall consist of five (5) parts:

- PART A – QUESTIONNAIRE
- PART B – EXPERIENCE (All Firms - Sections 1 through 4)
- PART C – EXPERIENCE (**Finalists - Sections 1 through 3)
- PART D – INTERVIEW
- PART E – SELECTION

***It is anticipated that no more than the three highest scoring PDBEs, based on the passing/scoring of Part A and the scoring of Part B, will receive an invitation to interview. Invited Finalists are required to complete PART C, Sections 1-3, prior to the interview. In addition to submitting documentation to be scored, any PDBE wishing to submit an SOQ shall submit Standard Business Terms and Conditions and Financial Disclosures and Certifications as outlined below. Additionally, all PDBEs shall be in "Good Standing" with the Illinois Secretary of State at time of submittal. Failure to be in "Good Standing" at time of submittal shall be a material deficiency and will result in rejection of the submittal. Any assumed or "doing business as" names must be registered with the Secretary of State at the time of contract award. The PDBE shall also be registered by the Illinois Department of Human Rights (DHR) or have an application (DHR Form PC-1) pending and not be subject to a DHR Order of Noncompliance.

Withdrawal of submission can be accomplished through email notification to CDB.QBS@Illinois.gov, if the submitting entity would like to withdraw from consideration. Please see Section 00 42 00 of the Standard Documents for Progressive Design-Build for additional information on withdrawing a submission.

Standard Business Terms and Conditions

All PDBEs must submit a fully executed copy of the Standard Business Terms and Conditions. This document can be downloaded from the reference library section of the CDB website or can be obtained at the following link: [QBS Submittal Documents \(illinois.gov\)](#). This document must be included in all submittals. Any modification of the Standard Business Terms and Conditions form may result in rejection of the submittal. This includes modification to any part of the form other than the text entered in the individual form fields.

Disclosures and Certifications

All PDBEs submitting statements of qualifications for a project have two (2) options for providing the required disclosures and certifications.

Option 1: Forms A/Vendor Disclosure – The standard paper method of required documents and information.

Option 2: Forms B/IPG Active Registered Vendor Disclosure – Requires an Illinois

Procurement Gateway (IPG) Registration Number. This option allows for reduced documentation when using an approved IPG registration number.

Forms A/Vendor Disclosure and Forms B/Active Registered Vendor Disclosure can be obtained at the following link: [QBS Submittal Documents \(illinois.gov\)](#) or can be downloaded from the reference library section of the CDB website. Please ensure you are using the most recent Forms A/Vendor Disclosure, January 2026.

The **Illinois Procurement Gateway** is located at <https://ipg.illinois.gov/>. The IPG is a web-based system that serves as the primary location for entering, organizing, and reviewing vendor information. The IPG allows vendors to provide disclosures, registrations, and other documentation needed to do business with a State agency or university in advance of a particular procurement, thereby reducing the number of documents needed to be submitted with a proposal. The State reviews information submitted through the IPG to register vendors in advance of submitting offers for contracts. Upon approved registration, vendors receive a registration number that may be used when submitting the required forms. Reviews may exceed two (2) weeks when information is incomplete or inaccurate.

The forms must be completed in their entirety and signed. Failure to provide a completed Forms A/Vendor Disclosure or Forms B/IPG Active Registered Vendor Disclosure, whichever is applicable, along with the submittal, shall be a material deficiency and will result in rejection of the submittal. Either Forms A/Vendor Disclosure or Forms B/IPG Active Registered Vendor Disclosure must be included in all submittals.

For joint ventures, each member of a Joint Venture must submit a complete Forms A/Vendor Disclosure or Forms B/IPG Active Registered Vendor Disclosure, whichever is applicable.

Submission Instructions

CDB will only accept submittal documents submitted as described below, unless otherwise provided in this RFQ.

Logging into the Online Module for Submissions

1. Select Participation: Access the bidding scope for the project. Clicking "**Bid URL**" link will redirect to Trimble ID (TID) login page.
 - a. Existing TID Users: Sign in with your current email and password.
 - b. New TID Users: Click "Create a Trimble ID" and complete the registration using your professional email.
2. Confirm Identity: After signing in, you will see a Confirm Public Bidder modal to finalize your profile setup.
3. Enter the Submission Information: Upon successful authentication, you will be taken directly to the Bid Package Summary page.

Document Submission (The New Process)

We have removed the requirement to re-enter your password during the final submission step to streamline the process while maintaining high security.

1. Complete your bid form and upload all required documentation as usual.
2. Click Submit Bid.
3. Confirmation Modal: A window will appear asking you to confirm your intent to submit.
4. Verification Step: Instead of a password, you will see your Total Bid Value Highlighted.
 - a. For this submission, enter a **\$0 value**.
5. Action: Type the exact numerical value shown in the highlight into the confirmation box.
6. Click Confirm and Submit.

****It is recommended that you submit your quote at least 15 minutes before the due time so that you can rectify any errors. To submit the quote, you must complete all the fields and acknowledge the addenda items.**

It is the PDBE's responsibility to ensure all required documentation is attached in the Trimble portal as part of its submittal. For technical assistance with the Trimble portal, please email CDB.eBuildersupport@illinois.gov.

A vendor who encounters an error while uploading their submittal must email a screenshot of the error to CDB.120-000-078PDB@Illinois.gov, and **the screenshot must be received before the submittal deadline**. The email's subject line should include the **project number and project title**. After the error is reported, a member of CDB staff will contact the vendor to arrange an alternative method for uploading the submittal and all accompanying documents. CDB will review the information provided and, in consultation with the CPO's office, determine whether the submittal will be accepted or rejected.

For information on technical and material deficiencies in a submittal, refer to the Standard Documents for Progressive Design-Build, Section **00 51 20**.

Protest

The PDB entity may submit a written protest to the Protest Review Office following the requirements of the Administrative Rules, 44 Ill. Adm. Code 8.2075. For protests related to specifications, the Protest Review Office must physically receive the protest no later than 14 calendar days after solicitation or related addendum was posted to the Bulletin. For protests related to rejection of individual offers or awards, the protest must be received by close of business no later than 14 calendar days after the protesting party knows or should have known of the facts giving rise to the protest.

To reach the Protest Review Office:
Attn: Protest Review Office
Stratton Office Building
401 South Spring Street Suite 513
Springfield, IL 62706

To ensure timely recognition of your protest, you may e-mail the protest to the Protest Review Office at CDB.CPO@illinois.gov.

B. PART A – QUESTIONNAIRE INSTRUCTIONS

PDBEs must complete and submit qualifications as described herein using the forms and templates provided in Section IV, PART A – QUESTIONNAIRE FORMS AND TEMPLATES. A total of 150 points applies to Part A.

The SOQ Evaluation Team will evaluate and score PART A submissions for completeness; conformance to project requirements; history of violations, claims, arbitration and/or litigation; and other requirements.

If the PDBE does not provide and submit the required declarations and/or information for any of the seven (7) PART A – QUESTIONNAIRE sections, then the PDBE will receive a **Fail** for PART A.

In the event a PDBE receives the score of *Fail* for any question, the PDBE shall be deemed to have failed PART A and the PDBE's SOQ will not be further evaluated.

PART A – QUESTIONNAIRE

Section 1: Declaration (Pass/Fail): The PDBE shall declare that the information provided in PART A – QUESTIONNAIRE and PART B – EXPERIENCE has been prepared using reasonable diligence and is true and complete to the best of the signer's knowledge. The declaration must be certified under penalty of perjury.

PART A – QUESTIONNAIRE

Section 2: Identification of the Progressive Design-Build Entity (Pass/Fail): Identify key firms proposed by the PDBE to perform work on the Project. Each responding PDBE must identify the General Contractor (if not the PDBE), the AOR, the Design Architect (if not the AOR), the Mechanical Engineer of Record, the Electrical Engineer of Record, Structural Engineer of Record, and the Space Programmer/Interior Designer. Each firm must be appropriately licensed in the State of Illinois.

In addition, the 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 (ZNE), building envelope design, fire and life safety engineer, or any other notable design consultant(s). Each firm must be appropriately licensed in the State of Illinois. These disciplines, or combinations of the above disciplines, may be provided by a single firm or by several firms.

PART A – QUESTIONNAIRE

Section 3: Licensure (Pass/Fail): Submit evidence demonstrating all firms identified in Section 2 possess all required State of Illinois licenses, registration, and credentials that are required to design and construct the Project, including but not limited to, information pertaining to the revocation or suspension of any license, credential, or registration.

PART A – QUESTIONNAIRE

Section 4: Financial Information (Pass/Fail): Submit evidence which establishes that the PDBE has the capacity to complete the Project.

PART A – QUESTIONNAIRE

Section 5: Insurance (Pass/Fail): Submit evidence that establishes that the PDBE has the ability to obtain all required liability insurance, worker's compensation insurance, errors and omissions insurance, and other insurance requirements.

PART A – QUESTIONNAIRE

Section 6: Termination/Failure to Complete; Violations; Claims, Arbitration, and Litigation

(50 Points Maximum): Submit declarations, information and/or details pertaining to all the following:

1. Provide a declaration certifying that Progressive Design-Build Primary Team members have not had a surety company finish work on any project within the last five (5) years. **(Pass/Fail)**
2. Provide information pertaining to any construction or design claim or litigation totaling more than five hundred thousand dollars (\$500,000.00) or five percent (5%) of the annual value of work performed, whichever is less, adjudicated against any Progressive Design-Build Primary Team member within the last five (5) years and any construction or design claim or litigation settled against any Progressive Design-Build Primary Team member in excess of five million dollars (\$5,000,000.00) within the last five (5) years.

Ten (10) points will be allocated based upon the PDBE's response, as follows:

0 instances	=	10 points
1 instance	=	7 points
2 instances	=	3 points
More than 2 instances	=	0 points

3. Provide information pertaining to any violations of the Occupational Safety and Health Act settled with a finding of liability or adjudicated against any Progressive Design-Build Primary Team member.

Ten (10) points will be allocated based upon the PDBE's response, as follows:

0 instances	=	10 points
1 instance	=	7 points
2 instances	=	3 points
More than 2 instances	=	0 points

4. Provide information pertaining to any violations of Federal or Illinois law, including, but not limited to, those laws governing the payment of wages, benefits, or personal income tax withholding, or of Federal Insurance Contributions Act (FICA) withholding requirements, Illinois disability insurance withholding, or unemployment insurance payment requirements, settled with a finding of liability, or adjudicated against any Progressive Design-Build Primary Team member over the last five (5) years.

Ten (10) points will be allocated based upon the PDBE's response, as follows:

0 instances	=	10 points
1 instance	=	7 points
2 instances	=	3 points
More than 2 instances	=	0 points

5. Provide information and details of any instances that the Progressive Design-Build Primary Team members, any officer of the Progressive Design-Build Primary Team members, or any employee of the Progressive Design-Build Primary Team members who has a proprietary interest in the PDBE, has ever been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, Illinois, or local government project because of a violation of law or a safety regulation .

Ten (10) points will be allocated based upon the PDBE's response, as follows:

0 instances	=	10 points
1 instance	=	7 points

2 instances = 3 points
More than 2 instances = 0 points

6. Provide information pertaining to any violations by the Progressive Design-Build Primary Team members of any licensing authority requirements, excluding alleged violations or complaints.

Ten (10) points will be allocated based upon the PDBE's response, as follows:

0 instances = 10 points
1 instance = 7 points
2 instances = 3 points
More than 2 instances = 0 points

7. Provide a declaration that no Progressive Design-Build Primary Team member has been convicted of submitting a false or fraudulent claim to a public agency within the last ten (10) years. **(Pass/Fail)**
8. Provide a declaration that the PDBE will comply with all other provisions of law applicable to the Project. **(Pass/Fail)**

PART A – QUESTIONNAIRE

Section 7: Safety Record (100 Points Maximum):

1. Provide a written safety policy, mission statement, or other document addressing the company's attitude and responsibility toward worker safety and the safety of the general public during construction.
Maximum: 15 points
2. Provide your Safety Officer's qualifications, work experience, authority, job duties, percentage of time spent fulfilling their duties as Safety Officer, and their reporting structure.
Maximum: 20 points
3. Provide a consolidated summary of your firm's injury and illness data for the last three years.
Maximum: 15 points
4. Submit evidence that establishes the PDBE has an acceptable safety record. An acceptable safety record is one in which the PDBE's experience modification rating (EMR) for the most recent three-year period is an average of 1.00 or less, and its average total recordable injury/illness rate and average lost work rate for the three-year period do not exceed applicable construction industry statistical standards.
Maximum: 50 points

If the PDBE's experience modification rating (EMR) for the most recent three-year (3) period exceeds an average of 1.00, then the PDBE will receive a score of **Fail** for the EMR portion of this section. A total of **100 points** will be allocated across the four (4) safety components described above.

EMR Scoring (50 Points Maximum):

Average EMR for the past three years:

0.60 or less = 50 points
0.61 to 0.70 = 40 points
0.71 to 0.80 = 30 points
0.81 to 0.90 = 20 points
0.91 to 1.00 = 10 points

1.01 or more = Fail

Provide the endorsement page of your worker's compensation insurance policy, or other documentation from your insurance carrier, listing your EMR. The State of Illinois will hold all required information in confidence to the extent allowed by the Illinois Freedom of Information Act (5 ILCS 140).

C. PART B – EXPERIENCE INSTRUCTIONS (ALL FIRMS)

The information provided must clearly identify the relevance of each example regarding the requirements of the Project. The PDBE should provide specific project related experience and individual team member histories which include Design-Build and Progressive Design-Build delivery, compressed, or accelerated aggressive schedules, modularity and or prefabrication related to the schedule, Illinois and Public Agency projects, correctional and justice, normative, vocational and educational facilities, and relevance of project type, size, scope and complexity. In order for a project to qualify as relevant, the information submitted must demonstrate that the team's involvement with the project began at the initial stages and extended through completion and acceptance of the project by the Owner (See specific conditions below in Section 3), and that the individual team member remained involved through his or her proposed commitment to the project. Provide examples of projects the team members have previously completed together.

Submit evidence that establishes the PDBE and the Progressive Design-Build Team members have completed, or demonstrate the capability to complete projects of similar size, scope, and complexity and that the proposed key personnel have sufficient experience and training to competently manage and complete the design and construction of the Project.

Firm Profiles, Personnel Resumes, and Project Profiles must clearly identify the relevance of specific project experience to the requirements of the Project.

The PDBE and its team members' experience will be evaluated by the SOQ Evaluation Team and points allocated for the relative merit of written data and responses to the following sections. A total of 550 points apply to PART B - EXPERIENCE, as follows:

PART B – EXPERIENCE (ALL FIRMS)

Section 1: Progressive Design-Build Team (100 Points Maximum)

The information requested in this section is intended to provide the SOQ Evaluation Team with an understanding of the PDBE's staffing rationale and how it proposes organizing its team to successfully execute the Project.

1. **Narrative and Organizational Chart:** Provide an organizational chart demonstrating the proposed makeup of the major participants in the Progressive Design-Build Team. The organizational chart assists the SOQ Evaluation Team in understanding how the team visions working together. In addition, describe the teaming relationships within the PDBE (Architects/Designers and General Contractor) for whom similar projects have been completed together. Describe how team members have directed or participated in projects with strong team organizations, clear lines of authority and hierarchy. Provide information on how the schedules, budgets and quality have been maintained throughout the projects. Indicate how communication between the various team members and the Owner was managed to ensure all project requirements were addressed and met. The narrative and organizational chart shall be limited to six (6) pages. (Submission of a detailed Management Plan is not required, nor expected. The selected PDBE will develop a detailed Management Plan during the Preconstruction Phase.)

The Narrative and Organizational Chart will be scored based upon the clarity in identifying the key team members and firms, and in describing the relationships between the team members on projects

of similar size, scope, and complexity.

2. **Working Relationship Matrix:** The PDBE shall select up to ten (10) projects from the Project Profiles submitted and list them on the Working Relationship Matrix provided in Section VI, PART B - EXPERIENCE FORMS AND TEMPLATES, to provide the SOQ Evaluation Team an understanding of the proposed members' experience and ability to function as a team at the outset of the Project due to prior existing working relationships established on previous projects. For each position listed on the Working Relationship Matrix, indicate whether the key individual being proposed for the Project had a significant role in the listed project's success by placing a "mark" in the appropriate box.
3. **Firm Profiles:** For each Progressive Design-Build Team member identified in **PART A - QUESTIONNAIRE** (Section 2: Identification of Progressive Design-Build Team), submit firm profiles providing evidence that establishes the firm has completed, or demonstrates that the firm has the capability to complete, projects of similar size, scope, and complexity, accelerated or compressed aggressive schedules, modularity, and prefabrication related to the schedule, and experience utilizing the Design-Build delivery method. Include firm's history, significant accomplishments, and professional philosophy. The profile for the PDBE shall be limited to six (6) pages. The profiles for other Progressive Design-Build Team members shall be limited to one (1) page for each profile.

PART B – EXPERIENCE (ALL FIRMS)

Section 2: Key Personnel Resumes (200 Points Maximum)

Submit resumes of key personnel who will be assigned to the Project and who will contribute a significant effort. Each resume must include name, qualifications, and the anticipated degree of involvement during each of the design and construction phases of the Project. The resumes should provide evidence that the key personnel have sufficient experience and training to competently manage and complete the design and construction of the Project. Personnel resumes shall be limited to two (2) pages in length. Additional points will be awarded to key project personnel currently certified as Designated Design-Build Professionals from the Design-Build Institute of America (DBIA). If a change becomes necessary, the PDBE must submit a request to substitute team members, for good cause, to the CDB in writing for approval prior to implementation.

Key PDBE Management Personnel Resumes:

PDBE's Executive Leader,
General Contractor's Project Executive,
Architect of Record's Project Executive,
Any other management team leaders with key responsibility for the day-to-day execution of the Project, if any, include resumes in SOQ.

Key Design Team Personnel Resumes:

Key personnel include professionals who will be assigned to this Project to provide quality control and design leadership, including the following:

Architect of Record,
Architect Project Manager, if different from Architect of Record,
Architect Space Programmer/Interior Designer,
Civil – Engineer of Record and/or Design-Build Contractor,
Lead Architectural Designer Building Envelope,
Mechanical – Engineer of Record and/or Design-Build Contractor,
Mechanical – Project Manager, if different from Engineer of Record,
Electrical – Engineer of Record and/or Design-Build Contractor,

Electrical – Project Manager, if different from Engineer of Record,
Structural – Engineer of Record and/or Design-Build Contractor,
Structural – Project Manager, if different from Engineer of Record
Security Electronics – Engineer of Record,
Security Electronics – Project Manager,
Food Service Consultant,
Low Voltage/Communications,
Fire Life Safety Engineer of Record.

Key Construction Team Personnel Resumes:

Key personnel include professionals not identified above as a part of the PDBE's Management team, including the following:

General Contractor's Preconstruction/Design Integration Manager,
General Contractor's Project Manager,
General Contractor's General Superintendent,
General Contractor's Preconstruction/Project Estimator,
General Contractor's BIM Manager,
General Contractor's MEP Coordinator,
General Contractor's Quality Control Manager,
General Contractor's Schedule Control Manager,
General Contractor's Safety Officer/Manager.

Any other construction team leaders with key responsibilities for the day-to-day execution of the Project, if any, include resumes in SOQ PDBEs are encouraged to submit up to five (5) additional resumes as necessary to fully communicate any special knowledge or capabilities to be provided by the team. Specialty design consultants providing expertise, including but not limited to:

Industrial Hygienist/Hazardous Material Designer,
Landscape Architect,
Acoustical Engineer,
Audio Visual Engineer,
Energy Efficiency/Sustainability (LEED™) Design,
Any other notable design consultant(s).

PART B – EXPERIENCE (ALL FIRMS)

Section 3: Project Profiles (200 Points Maximum)

The information requested in this section is intended to permit the SOQ Evaluation Team to review experience and actual results of the team's and team member's ability to successfully design and construct projects similar in nature and complexity to the Project.

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. Project profiles should demonstrate Design and Construction Experience, as outlined below. Project Profiles are to be limited to three pages total per submitted project, inclusive of the project profile information sheet (30 Pages max. total). Use Project Profile templates provided in Section VI, PART B - EXPERIENCE FORMS AND TEMPLATES.

Each Offeror **must submit no fewer than six (6) and no more than ten (10)** Project Profiles for evaluation. Submissions containing fewer than six (6) profiles, or more than ten (10), will be considered **non-responsive** for Section 3 and will not be evaluated. All submitted Project Profiles will be scored, and the final Section 3

score will be determined by averaging the scores of all accepted profiles.

Projects should demonstrate the team's design and construction experience on similar projects in terms of size, scope, and complexity and with the Progressive/Design-Build delivery method.

For each project, complete and submit a Project Profile. Additional information, photos and other graphic materials may be included. Include a narrative addressing the design/construction philosophy and salient features for each project, as well as a brief statement indicating the relevance of the project to this Project. Indicate the degree of involvement by key construction personnel proposed in the SOQ for each project. If none, state so.

Submit Project Profiles which encompass the following:

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. List at least one (1) project with a construction cost for each more than \$400 million dollars (at least one (1) project in Illinois is preferred). List at least one (1) project using the Design-Build delivery method (Illinois-based projects are preferred). One (1) project may fulfill both requirements (i.e. >\$400 million Design-Build Project in Illinois).

Similar projects include:

- Compressed Schedules and/or Multiple Design Packages.
- Rehabilitative/Restorative/Educational/Vocational Design Focus.
- Normative Design Focus and/or Norway Corrections Model Basis.
- Justice, Correctional, and Public Safety Projects.
- Modularity and Pre-Fabrication.
- Public Projects: means, at a minimum, new or renovation of educational facility and/or community college environment, or related construction for a public agency.

Provide examples of projects completed and describe the design approach. Include information that addresses the PDB entity's ability to design a project demonstrating an emphasis on functionality and comfortable and productive modern working environments.

- A commitment to energy efficiency, sustainability, and environmental sensitivity, including meeting USGBC criteria for LEED™ Silver or above.
- Development of a detailed space program for multiple distinct user groups.
- Efficient system operations that are flexible and functional.

Provide examples of projects completed and describe the construction approach. Include information that addresses the PDBE's ability to coordinate design and construct a project demonstrating:

- Specific challenges that had to be overcome during the design and construction process and how they were resolved. Based on those challenges, describe how the PDBE's approach to managing design and construction related activities has evolved.
- Role in managing the design-build sub trade partners and the process used to coordinate between the architect and the design-build trade partners, and how the implementation affected the production, cost, quality, and design schedule of the listed project.
- Interface with the Authority Having Jurisdiction (AHJ) and the design firm as a whole.
- Development of an educational/vocational space program.
- Complexity of the building systems similar to the Project.
- Lean processes implemented during the design and construction period to ensure collaboration, on time delivery, and reduction of waste. Information and examples of how the PDBE implemented

techniques on the submitted project, including such items as the Last Planner System, A3 decision making, Visualization, strategies for off-site fabrication, just in time delivery, prefabrication, modularization, etc.

SECTION 3: PROJECT PROFILES (Scoring – 200 Points Total)

Minimum Projects Required: 6

Maximum Projects Allowed: 10

Each project submitted will be scored according to the criteria below.

The **average score across all submitted projects** will constitute the Section 3 score (200 points maximum).

A. Project Relevance = 50 Points

- Correctional/Justice Facility Experience = 20 points
- Behavioral Health / Trauma-Informed Design = 15 points
- Mission Alignment (rehabilitation, reentry, staff wellness) = 15 points

B. Large, Complex, High-Budget Project Delivery = 50 Points

- Large-Budget Experience (>\$300M) = 20 points
- Multi-Building / Campus-Scale Projects = 15 points
- Long-Duration Program Delivery (3+ years) = 15 points

C. Multi-Phase / Multi-GMP Program Delivery = 30 Points

- Multi-GMP Experience = 15 points
- Early Release Packages = 10 points
- Phased Construction = 5 points

D. Secure Systems Commissioning = 30 Points

- Detention Equipment Commissioning = 10 points
- Security Electronics Commissioning = 10 points
- Perimeter Systems Commissioning = 10 points

E. Digital Delivery / PMIS Integration = 20 Points

- PMIS Integration Experience = 10 points
- Asset Information Management = 5 points
- AutoDesk Forma / Digital Design Tools = 5 points

F. Delivery Method & Performance = 20 Points

- DB/PDB Experience = 10 points

- Lean / Big Room Experience = 5 points
- Modularity / Prefabrication = 5 points

Total Possible Points per Project: 200

Final Section Score: Average score across all scored projects (minimum 6, maximum 10)

PART B – EXPERIENCE (ALL FIRMS)

Section 4: Project References (50 Points Maximum)

The information requested in this section is intended to permit the SOQ Evaluation Team to validate actual performance of the firm and/or individual team members on a given project. List on the Project Reference Template form located in Section VI, PART B – EXPERIENCE FORMS AND TEMPLATES for each project for which a Project Profile Template is being submitted. For each project listed, identify the Project Name, Firm Name, and Owner Contact Name along with Contact's Title, Phone Number, E-mail Address and Relationship to the project. The Owner Contact should be someone intimately familiar with the firm's involvement in the listed project.

The State of Illinois intends to contact those individuals and firms that are listed as references by the PDBE and points will be assigned based upon the reference's verification that the PDBE's characterization of its involvement in the project is accurate, and their overall assessment of the quality of those services provided, specifically addressing: collaboration, project management, cost and schedule control, quality and warranty call backs, commissioning, functioning of installed equipment, and overall client satisfaction. It is the PDBE's responsibility to verify that all references listed can be reached by telephone. If a reference cannot be located based upon the information provided by the PDBE, then the State of Illinois will not consider the listed project.

The State of Illinois, at its sole discretion, may choose to contact other references, including owners listed on the Project Profiles presented in the PDBE's SOQ.

The State of Illinois reserves the right to maintain the confidentiality of the past performance information provided by the references listed by the PDBE, as well as references obtained by other means. By submitting a proposal for consideration under this solicitation, the PDBE agrees that it shall not seek to discover from any source the contents of such communications.

Section 5: Past Performance on Utilization of Minorities, Women, Persons with Disabilities, and Veterans (50 Points Maximum)

The information requested in this section is intended to provide the SOQ Evaluation Team with an understanding of how the PDBE utilized MBE/WBE/PBE/VBE designers/consultants/subconsultants/contractors/subcontractors/suppliers on previous projects. Provide a narrative explaining the PDBE's ability or past performance in meeting or exhausting good faith efforts to meet the utilization goals established in the Business Enterprise for Minorities, Women, and Persons with Disabilities Act (30 ILCS 575), the Illinois Procurement Code (30 ILCS 500/45-57), and the Illinois Human Rights Act (775 ILCS 5/2-105). Experience in Illinois is desirable, but the PDBE may also provide examples of projects that were not subject to Illinois requirements in which the PDBE utilized MBE/WBE/PBE/VBE vendors.

D. PART C – EXPERIENCE (FINALIST ONLY)

Section 1: Project Approach (300 Points Maximum)

The information requested in this section is intended to provide the SOQ Evaluation Team with an

understanding of how the PDBE intends to manage the design and construction of the Project, and why their specific approach is best suited to achieve success on the Project. Provide the PDBE's approach to addressing Design-Build projects including the philosophy and approach to the design of similar facilities. Design experience in Illinois is desirable. This section is limited to 10 pages. The PDBE shall also demonstrate its understanding of Design-Build projects by identifying those features that are critical to educational/vocational facility Design-Build projects such as accelerated or compressed schedules, correctional, normative environments, site utilization, energy efficiency, sustainability and communication systems with a description of how those features have been addressed to ensure successful projects.

Points will be allocated based upon the PDBE's response to the following items:

1. Describe how the PDBE will ensure the design will achieve the high level of design quality and functionality described in the Owner Project Requirements while still adhering to the Project budget. Include documentation illustrating the PDBE's Quality Control process and how design errors and omissions are typically minimized in the construction documents. Provide examples from past projects, along with examples of how any internal issues between and among the design disciplines and the PDBE were resolved (cost issues, e.g.)
2. Describe how the PDBE will establish the GMP acceptable to the State of Illinois in the Preconstruction Phase.
 - a. Confirm the GMP can be established within the allotted Preconstruction Phase timeframe listed in the RFQ. If the PDBE disagrees with the preconstruction time frame, explain why and how the time frame for the Preconstruction Phase should be adjusted. Provide recommendations for fast-tracking or expediting the schedule.
3. Describe how the PDBE will ensure a high level of quality and will ensure that the intent of the design is fulfilled during construction. Describe the Design-Build Team's philosophy of producing quality buildings and the approach to quality control. Provide information on the approach to minimizing warranty callbacks and provide documentation to attest to the success of this approach. Describe how coordination was achieved between design disciplines, sub trades and how it was communicated to the construction team.
4. Describe how the PDBE will implement space programming to achieve a comprehensive program (including assessment of Owner requirements, establishing critical adjacencies, determining special needs, work strategies, etc.) while achieving the critical success factors.
5. Provide a narrative demonstrating experience and successful partnerships with AHJ, such as the Office of the State Fire Marshal (OSFM), and other regulatory agencies as appropriate. Describe how the PDBE will organize Phased and Deferred Approvals Packages with representative AHJ's to increase efficiency, support collaboration and leverage the experience of specific trade subcontractors.
6. Describe how the PDBE will ensure the Project will be designed for durability, maintainability, sustainability, and will function with superior energy efficiency and reliability.
7. Describe how the PDBE intends to develop details, target budgets, trade packages, bid instructions, buyout of subcontractors, and other related procurement documents.
8. Describe and provide examples of how the PDBE has adhered to project budget requirements on recently completed projects.
9. Provide a narrative describing the PDBE's approach to establishing and maintaining an efficient "Big Room" environment that allows for cross-disciplinary coordination, effective decision making, and maintaining accountability and commitments from the project team in an in-person and/or virtual environment. Outline your approach for the incorporation of Lean Construction principles during design and construction. Outline how these, or other techniques may be incorporated into the Big

Room in order to create a collaborative environment, including virtual environments, with all stakeholders during the Design-Build process.

10. Provide a schedule illustrating how the PDBE intends to manage the Preconstruction Phase of the Project. Include a narrative for the Preconstruction Phase identifying all tasks, milestones, risks, challenges, and potential project impacts. A milestone schedule for the Construction Phase is also required. Provide a preliminary schedule in bar chart form, incorporating all critical path milestones and critical activities (at a summary level).
 - a. Provide a narrative describing the approach to obtain approvals using a phased submittal process. Detail how submission packages will be developed to maintain a consistent schedule.
 - b. Provide a narrative describing the approach to obtaining design decisions, fast track phased design requirements, third party peer reviews, and other review and decision-making processes to maintain a consistent schedule.
 - c. Provide a narrative identifying the critical elements, means, and methods required to accomplish the work.
11. Describe how effective coordination will occur with the Owner's commissioning agent for the commissioning phase of the Project, including, when will the scope development be started and what team members will be involved (CDB, CM, PDBE).
12. Present your Business Enterprise Program Utilization Plan (CDB Document 00 41 05) for both Design and Construction and explain how the PDBE will meet or exceed the MBE/WBE/PBE/VBE goals established pursuant to the Business Enterprise for Minorities, Women, and Persons with Disabilities Act (30 ILCS 575), Illinois Procurement Code (30 ILCS 500/45-57), and the Illinois Human Rights Act (775 ILCS 5/2-105).
13. Provide your Building Information Modeling (BIM) Execution Plan (BXP) and how it will be effectively utilized to ensure.

PART C – EXPERIENCE (FINALISTS ONLY)

Section 2: Designated Subcontractors (100 Points Maximum)

Submit a list of Designated Subcontractors consisting of the subcontractor trades identified in Section VI, PART B - EXPERIENCE FORMS AND TEMPLATES. The PDBE may name additional subcontractors of the PDBE's choice relevant to this Project. The PDBE will be considered nonresponsive if the PDBE fails to list the required Designated Subcontractors.

Section 3: Direct Wage Expense Information

Finalists shall submit Direct Wage Expense information including cost wages for each individual needed in order to provide the Scope of Services shown in Exhibit A Parts 1 & 2 of the Contract.

Submission of Direct Wage Expense Information

Offerors shall submit Direct Wage Expense information as one (1) separate PDF file labeled exactly:

Direct Wage Expense Information – [Offeror Name]

This PDF must not be combined with, embedded within, or attached to any other SOQ submittal documents. The Direct Wage Expense information PDF shall be uploaded as its own discrete file within the eBuilder submission portal.

Upon receipt, CDB QBS staff will immediately password protect the Direct Wage Expense information file,

and it will be securely stored without being opened, reviewed, or evaluated prior to completion of the selection process. The password protected Direct Wage Expense information file will remain inaccessible to the Selection Committee and all evaluators until **after** the Committee has completed scoring and has formally selected **the most qualified Progressive Design-Build entity** pursuant to 30 ILCS 538.

After selection, the Direct Wage Expense information will be accessed solely for the purpose of expediting contract negotiation and award related to Preconstruction Phase services. The information contained in the Direct Wage Expense information will not be used as part of the qualifications-based evaluation and will only be utilized to facilitate timely completion of negotiations so that work may commence as quickly as possible.

Failure to submit Direct Wage Expense information as a separate single PDF upload may result in the Offeror being deemed nonresponsive for Part C, Section 3. CDB intends to engage the PDBE for multiple separate GMPs. Phased GMP Scope Packages will be determined in collaboration with the PDB entity, CDB, and its partners. This strategy will allow for the phased work approach to help with the overall project schedule.

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

Optional Pre-Interview Engagement Meetings

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.

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.

F. PART E – SELECTION

The scoring will be based upon the total points (2,150 total points maximum) accumulated from the scoring of Parts A, B, C, and D.

Price may not be used as a factor in the evaluation of progressive design-build per 30 ILCS 538.

Further, the selection will not be based on costs submitted for the Preconstruction Phase. Preconstruction Phase costs will not be evaluated as a component of qualifications. The intent of the preconstruction cost submission is to accelerate the contracting process after selection, to allow the selected team to begin work as soon as

possible. The State of Illinois will review the pre-construction pricing and negotiate the final cost for those services with the selected PDBE.

The scoring identified in scoring parts A through D are the exclusive basis for selection.

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

Part A – Questionnaire		Max. Score	Min. Score for Qualification
Section 1:	Declaration (True and Correct SOQ)	Pass	Pass
Section 2:	Identification of the Progressive Design-Build Team	Pass	Pass
Section 3:	Licensure	Pass	Pass
Section 4:	Financial Information		
	Bonding Commitment	Pass	Pass
	Bank Reference Letter	Pass	Pass
Section 5:	Insurance		
	1. Worker's Compensation Insurance	Pass	Pass
	2. Insurance Declaration	Pass	Pass
Section 6:	Termination/Failure to Complete; Violations; Claims, Arbitration and Litigation		
	1. Declaration (surety company has not completed work)	Pass	Pass
	2. Claims or Litigation	10	N/A
	3. OSHA violations	10	N/A
	4. Federal/Illinois law violations	10	N/A
	5. Previous Disqualification from Bidding or Completion of Work Due to Violation of Law or Safety Regulation	10	N/A
	6. Contractors Illinois License Law violations	10	N/A
	7. Declaration (no member false or fraudulent claims)	Pass	Pass
	8. Declaration (compliance with all laws)	Pass	Pass
Section 7:	Safety Record		
	1. Safety Policy	15	N/A
	2. Safety Officer	20	N/A
	3. Safety Performance Matrix	15	N/A
	4. EMR	50	Pass
Part A – Questionnaire – Maximum Points Total		150	Pass

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

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
	Additional Special Knowledge or Capabilities	10	N/A
	Total Maximum Points (Personnel Resumes)	200	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		600	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		2,150	N/A

G. STATEMENT OF QUALIFICATIONS SUBMITTAL REQUIREMENTS

The PDBE's SOQ shall be submitted in accordance with the following requirements:

1. Refer to instructions for maximum number of pages where applicable.
2. Each submittal shall contain the following tabbed sections:

Cover Letter (limited to 1 page)

Title Page

Table of Contents

Tab 1 Part A – Questionnaire

- Section 1: Declaration
- Section 2: Identification of the Progressive Design-Build Team
- Section 3: Licensure
- Section 4: Financial Information
- Section 5: Insurance
- Section 6: Termination/Failure to Complete Violations
Claims, Arbitration and Litigation
- Section 7: Safety Record

Tab 2 Part B – Experience (All)

- Section 1: Progressive Design-Build Team
Narrative and Organizational Chart Working Relationship Matrix
Firm Profiles
- Section 2: Personnel Resumes
- Section 3: Project Profiles
- Section 4: Project References

Part C – Experience (Top Finalists)

- Section 1: Project Approach
- Section 2: List of Designated Subcontractors

3. Interested PDBE must submit an electronic copy via CDB's e-Builder Bidding Module for this specific project. The portal can be accessed via the "SUBMIT PROPOSAL/QUALIFICATIONS" link on the webpage for the project. Upload of the submittal must be completed prior to the published deadline.

V. PART A – QUESTIONNAIRE FORMS AND TEMPLATES

PART A – QUESTIONNAIRE

- Section 1: Declaration
- Section 2: Identification of the Progressive Design-Build Team
- Section 3: Licensure
- Section 4: Financial Information
- Section 5: Insurance
- Section 6: Termination/Failure to Complete; Violations; Claims, Arbitration and Litigation
- Section 7: Safety Record
- Exhibit 1: Bonds and Insurance

PART A – QUESTIONNAIRE
SECTION 1. DECLARATION

Progressive Design-Builder Entity (PDBE), and each of its general partners, and/or joint venture members, if any, must sign the declaration below, certifying under penalty of perjury declaring that the information provided in **PART A - QUESTIONNAIRE** and **PART B – EXPERIENCE** is true and correct. If the proposed PDBE is a corporation, Limited Liability Company, partnership, joint venture, or other legal entity, the information provided shall be certified under penalty of perjury by the PDBE and its general partners or joint venture members.

I, _____, authorized agent of the PDBE, _____ (PDBE), hereby certify under penalty of perjury that the information provided in **PART A - QUESTIONNAIRE** and **PART B – EXPERIENCE** has been prepared using reasonable diligence and is true and complete to the best of my knowledge. (The declaration must be certified under penalty of perjury by the PDBE and each of its general partners and/or joint venture members, if any).

Printed:

Signed:

Dated:

Printed:

Signed:

Dated:

Printed:

Signed:

Dated:

PART A – QUESTIONNAIRE

SECTION 2. IDENTIFICATION OF THE PROGRESSIVE DESIGN-BUILD TEAM

Identify each proposed member of the Progressive Design-Build Team below:

Design-Build Entity

Design-Build Entity

Role: Design-Build Entity		
Name/Firm/Address	Primary Contact	License Class/No.
Phone:	Fax:	E-mail:
CDB Prequalification Number(s):		

General Contractor (if not the Design-Build Entity)

Role: Design-Build Entity		
Name/Firm/Address	Primary Contact	License Class/No.
Phone:	Fax:	E-mail:
CDB Prequalification Number:		

Design Consultants

Indicate the role in the Progressive Design-Build Team by circling or otherwise indicating either “Design-Build Entity” or “Subconsultant”. Any entity performing design work must be prequalified with CDB.

Architect of Record (AOR)

Role: (Design-Build Entity or Subconsultant)		
Name/Firm/Address	Primary Contact	License Class/No.
Phone:	Fax:	E-mail:
CDB Prequalification Number:		

PART A – QUESTIONNAIRE**SECTION 2. IDENTIFICATION OF THE PROGRESSIVE DESIGN-BUILD TEAM (Continued)****Design Architect (if not the AOR)**

Role: (Design-Build Entity or Subconsultant)		
Name/Firm/Address	Primary Contact	License Class/No.
Phone:	Fax:	E-mail:
CDB Prequalification Number:		

Structural Engineer of Record

Role: (Design-Build Entity or Subconsultant)		
Name/Firm/Address	Primary Contact	License Class/No.
Phone:	Fax:	E-mail:
CDB Prequalification Number:		

Space Programmer/Interior Designer

Role: (Design-Build Entity or Subconsultant)		
Name/Firm/Address	Primary Contact	License Class/No.
Phone:	Fax:	E-mail:
CDB Prequalification Number:		

Mechanical Engineer of Record

Role: (Design-Build Entity or Subconsultant)		
Name/Firm/Address	Primary Contact	License Class/No.
Phone:	Fax:	E-mail:
CDB Prequalification Number(s):		

PART A – QUESTIONNAIRE**SECTION 2. IDENTIFICATION OF THE PROGRESSIVE DESIGN-BUILD TEAM (Continued)****Electrical Engineer of Record**

Role: (Design-Build Entity or Subconsultant)		
Name/Firm/Address	Primary Contact	License Class/No.
Phone:	Fax:	E-mail:
CDB Prequalification Number(s):		

Specialty Consultants**Specialty Consultant**

Role: (Design-Build Entity or Subconsultant)		
Name/Firm/Address	Primary Contact	License Class/No.
Phone:	Fax:	E-mail:

Specialty Consultant

Role: (Design-Build Entity or Subconsultant)		
Name/Firm/Address	Primary Contact	License Class/No.
Phone:	Fax:	E-mail:

Specialty Consultant

Role: (Design-Build Entity or Subconsultant)		
Name/Firm/Address	Primary Contact	License Class/No.
Phone:	Fax:	E-mail:

PART A – QUESTIONNAIRE

SECTION 2. IDENTIFICATION OF THE PROGRESSIVE DESIGN-BUILD TEAM (Continued)

Specialty Consultant

Role: (Design-Build Entity or Subconsultant)		
Name/Firm/Address	Primary Contact	License Class/No.
Phone:	Fax:	E-mail:

Specialty Consultant

Role: (Design-Build Entity or Subconsultant)		
Name/Firm/Address	Primary Contact	License Class/No.
Phone:	Fax:	E-mail:

Specialty Consultant

Role: (Design-Build Entity or Subconsultant)		
Name/Firm/Address	Primary Contact	License Class/No.
Phone:	Fax:	E-mail:

Specialty Consultant

Role: (Design-Build Entity or Subconsultant)		
Name/Firm/Address	Primary Contact	License Class/No.
Phone:	Fax:	E-mail:

PART A – QUESTIONNAIRE

SECTION 2. IDENTIFICATION OF THE PROGRESSIVE DESIGN-BUILD TEAM (Continued)

Specialty Consultant

Role: (Design-Build Entity or Subconsultant)		
Name/Firm/Address	Primary Contact	License Class/No.
Phone:	Fax:	E-mail:

Specialty Consultant

Role: (Design-Build Entity or Subconsultant)		
Name/Firm/Address	Primary Contact	License Class/No.
Phone:	Fax:	E-mail:

Specialty Consultant

Role: (Design-Build Entity or Subconsultant)		
Name/Firm/Address	Primary Contact	License Class/No.
Phone:	Fax:	E-mail:

Specialty Consultant

Role: (Design-Build Entity or Subconsultant)		
Name/Firm/Address	Primary Contact	License Class/No.
Phone:	Fax:	E-mail:

ATTACH ADDITIONAL PAGES AS REQUIRED

PART A – QUESTIONNAIRE

SECTION 3. LICENSURE

The Progressive Design-Build Team must include an **Architect of Record** licensed in the State of Illinois pursuant to the Illinois Architecture Practice Act of 1989 (225 ILCS 305). Provide the following information:

Company Name (under which license is held):

License No:

Name:

Exp. Date:

Has this license ever been revoked?

☐ Yes ☐ No

If “yes,” explain below or on a separate page.

Has either the company or individual named above had any disciplinary or enforcement actions taken against it by the Illinois Department of Financial and Professional Regulation or any other licensing body?

☐ Yes ☐ No

If “yes,” explain each incident below or on a separate page.

ATTACH ADDITIONAL PAGES AS REQUIRED

PART A – QUESTIONNAIRE

SECTION 3. LICENSURE (Continued)

The Progressive Design-Build Team must include a **Structural Engineer** licensed in the State of Illinois pursuant to the Structural Engineering Practice Act of 1989 (225 ILCS 340). Provide the following information:

Company Name (under which license is held):

License No:

Name:

Exp. Date:

Has this license ever been revoked?

☐ Yes ☐ No

If “yes,” explain below or on a separate page.

Has either the company or individual named above had any disciplinary or enforcement actions taken against it by the Illinois Department of Financial and Professional Regulation or any other licensing body?

☐ Yes ☐ No

If “yes,” explain each incident below or on a separate page.

ATTACH ADDITIONAL PAGES AS REQUIRED

PART A – QUESTIONNAIRE

SECTION 3. LICENSURE (Continued)

The Progressive Design-Build Team must include a **Mechanical Engineer** licensed in the State of Illinois pursuant to the Professional Engineering Practice Act of 1989 (225 ILCS 325). Provide the following information:

Company Name (under which license is held):

License No:

Name:

Exp. Date:

Has this license ever been revoked?

☐ Yes ☐ No

If “yes,” explain below or on a separate page.

Has either the company or individual named above had any disciplinary or enforcement actions taken against it by the Illinois Department of Financial and Professional Regulation or any other licensing body?

☐ Yes ☐ No

If “yes,” explain each incident below or on a separate page.

ATTACH ADDITIONAL PAGES AS REQUIRED

PART A – QUESTIONNAIRE

SECTION 3. LICENSURE (Continued)

The Progressive Design-Build Team must include an **Electrical Engineer** licensed in the State of Illinois pursuant to the Professional Engineering Practice Act of 1989 (225 ILCS 325). Provide the following information:

Company Name (under which license is held):

License No:

Name:

Exp. Date:

Has this license ever been revoked?

☐ Yes ☐ No

If “yes,” explain below or on a separate page.

Has either the company or individual named above had any disciplinary or enforcement actions taken against it by the Illinois Department of Financial and Professional Regulation or any other licensing body?

☐ Yes ☐ No

If “yes,” explain each incident below or on a separate page.

ATTACH ADDITIONAL PAGES AS REQUIRED

PART A – QUESTIONNAIRE

SECTION 3. LICENSURE (Continued)

The additional **(Specialty Consultant)** provided by the Progressive Design-Build Team licensed in the State of Illinois (if applicable). Provide the following information:

Company Name (under which license is held):

License No:

Name:

Exp. Date:

Has this license ever been revoked?

☐ Yes ☐ No

If “yes,” explain below or on a separate page.

Has either the company or individual named above had any disciplinary or enforcement actions taken against it by any licensing body?

☐ Yes ☐ No

If “yes,” explain each incident below or on a separate page.

ATTACH ADDITIONAL PAGES AS REQUIRED

PART A – QUESTIONNAIRE

SECTION 4. FINANCIAL INFORMATION

Surety and Bonding Requirements

Information You Must Submit Includes:

- A. Attach a **notarized Statement** from the bonding company the PDBE proposes to use, indicating the bonding company's commitment to provide performance bonds and labor and material payment bonds for at least \$1,100,000,000. Bonds shall be issued by a licensed and admitted surety. Refer to **Part A, Exhibit 1 (Bonds and Insurance)** attached to this Qualification Questionnaire for specific bonding requirements for this Project and Section 00 73 00 of the PDB-SD for general bonding requirements on CDB projects.

Bank Reference Letter

Information You Must Submit Includes:

- A. Attach a Bank Reference Letter indicating the name of PDBE's bank, location, and name and contact information of a bank representative that CDB can contact and verify PDBE's financial capability, stability, and institutional trust.

SECTION 5. INSURANCE

Refer to **Part A, Exhibit 1 (Bonds and Insurance)** attached to this Qualification Questionnaire for specific insurance requirements for this Project and Section 00 73 00 of the PDB-SD for general insurance requirements on CDB projects. Each policy of insurance carried by the PDBE for this Project shall be issued by an insurance company approved to do business in Illinois.

The State of Illinois will not provide the Builders Risk/Insurance Floater for the Project.

Information You Must Submit Includes:

- A. Attach a **notarized Statement** from the Workers' Compensation carrier specifying Contractor's current State of Illinois experience modification rating for Workers' Compensation.
- B. Attach a **declaration from an insurance broker** that such limits as described in Part A, Exhibit 1 (Bonds and Insurance) are obtainable by the PDBE submitting this application, from an insurance company as described above.

PART A – QUESTIONNAIRE

**SECTION 6. TERMINATION/FAILURE TO COMPLETE; VIOLATIONS; CLAIMS,
ARBITRATION AND LITIGATION**

Provide a declaration certifying that the Progressive Design-Build Primary Team members have not had a surety company and/or a completion vendor finish work on any project contracted to be performed by the Progressive Design-Build Primary Team members within the last five (5) years.

Declaration:

I, _____, authorized agent of the PDBE,
_____(PDBE), hereby certify that the PDBE Primary Team
members have not had a surety company and/or a completion vendor finish work on any project contracted to
be performed by the Progressive Design-Build Primary Team members within the last five (5) years.

Printed: _____ Dated: _____

Signed: _____ Dated: _____

PART A – QUESTIONNAIRE

**SECTION 6. TERMINATION/FAILURE TO COMPLETE; VIOLATIONS; CLAIMS, ARBITRATION
AND LITIGATION (Continued)**

Provide information pertaining to any construction or design claim or litigation totaling more than five hundred thousand dollars (\$500,000.00) or five percent (5%) of the annual value of work performed, whichever is less, adjudicated against any Progressive Design-Build Primary Team member within the last five (5) years and any construction or design claim or litigation settled against any Progressive Design-Build Primary Team member in excess of five million dollars (\$5,000,000.00) within the last five (5) years.

PROJECT: _____

Location: _____

Amount of Claim: \$ _____ Resolution: ☐ Yes ☐ No Date: _____

Nature of Claim: _____

Final Disposition: _____

PROJECT: _____

Location: _____

Amount of Claim: \$ _____ Resolution: ☐ Yes ☐ No Date: _____

Nature of Claim: _____

Final Disposition: _____

ATTACH ADDITIONAL PAGES AS REQUIRED

PART A – QUESTIONNAIRE

SECTION 6. TERMINATION/FAILURE TO COMPLETE; VIOLATIONS; CLAIMS, ARBITRATION AND LITIGATION (Continued)

Provide information and details below for any violations of the Occupational Safety and Health Act, 820 ILCS 219, and related administrative rules, 56 Ill. Adm. Code 350, settled or adjudicated against Progressive Design-Build Primary Team member.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

ATTACH ADDITIONAL PAGES AS REQUIRED

SECTION 6. TERMINATION/FAILURE TO COMPLETE; VIOLATIONS; CLAIMS, ARBITRATION AND LITIGATION (Continued)

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There are no vertical margin lines, text, or other markings on the page.

Page 55 of 74

SECTION 6. TERMINATION/FAILURE TO COMPLETE; VIOLATIONS; CLAIMS, ARBITRATION AND LITIGATION (Continued)

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PART A – QUESTIONNAIRE

SECTION 6. TERMINATION/FAILURE TO COMPLETE; VIOLATIONS; CLAIMS, ARBITRATION AND LITIGATION (Continued)

Provide a declaration that no Progressive Design-Build Primary Team member has been convicted of submitting a false or fraudulent claim to a public agency within the last ten (10) years.

Declaration:

I, _____, authorized agent of the Progressive Design-Build Entity, _____ (Progressive Design-Build Entity), hereby certify that no Progressive Design-Build Primary Team member has been convicted of submitting a false or fraudulent claim to a public agency within the last ten (10) years.

Printed: _____ Dated: _____

Signed: _____ Dated: _____

PART A – QUESTIONNAIRE

SECTION 7. SAFETY RECORD

Information You Must Submit Includes:

- A. Provide a written safety policy, mission Statement or other document addressing the company's attitude and responsibility towards worker safety and the safety of the general public during construction. (**NOTE: Do not send full copies of safety manuals. If desired, in addition to the above, an index or Table of Contents from the manual is sufficient.**)
- B. Provide your Safety Officer's qualifications, work experience, authority, job duties, percentage of time spent in fulfilling their duties as Safety Officer, and who they report to.
- C. Safety Performance:

Consolidate your firm's injury and illness data for the last three years, starting on January 1, 2023, for the **General Contractor** and complete the table below. The Occupational Safety and Health Administration's (OSHA) Industry Group 154 (Business Category), classification 1542, will be used as the applicable standard for the construction of this Project. The information provided must be for your company as a whole and not individual office locations. **Provide copies of your OSHA 300 and OSHA 300A logs for the last three years.**

Event	Year 2023	Year 2024	Year 2025	3-Year Average
A. Average Number of Employees				
B. Hours Worked				
C. Number of Fatalities*				
D. Permanent Total Disabilities (PTD)				
E. Lost Workday Cases (LWC)				
F. Lost Time Injuries (LTI) [Rows C+D+E]				
G. Lost Time Injury Rate (LTIR)				
H. Lost Workdays				
I. Lost Workday Severity Rate				
J. Restricted Workday Cases (RWC)				
K. Medical Treatment Cases (MTC)				
L. Total Recordable Cases. [Rows F+J+K]				
M. Total Recordable Incident Rate (TRIR)				
N. Environmental Occurrences				

*For each fatality, attach a description of the accident, including cause, actions taken resulting from that fatality and actions taken to prevent future fatalities.

PART A – QUESTIONNAIRE

SECTION 7. SAFETY RECORD (Continued)

1. Provide your Worker's Compensation Experience Ratings (Experience Modification Rating (EMR)) for the past three years, starting on January 1, 2023.

Year: 2023 EMR:

Year: 2024 EMR:

Year: 2025 EMR:

2. Attach the endorsement page from your policy listing your EMR or have your insurance carrier or broker provide this information on their letterhead. The information is available from your worker's compensation insurance carrier.

Insurance Carrier:

Contact for Insurance
Information:

Title:

Telephone:

PART A – QUESTIONNAIRE

EXHIBIT 1. BONDS AND INSURANCE

Bonds

The PDBe shall furnish to CDB, prior to the awarding of any Agreement to perform Construction Phase work, a performance bond and labor and material payment bond covering the faithful performance of the contract and the payment of all obligations arising thereunder, in accordance with the Public Construction Bond Act (30 ILCS 550). Each bond shall be in the full amount of the contract on forms provided by CDB and executed by a surety acceptable to CDB. For additional information on Bonds, see Section 00 73 00 of the PDB-SD.

Insurance

General insurance requirements for CDB Progressive Design-Build projects can be found in Section 00 73 00 of the PDB-SD. The specific minimum insurance requirements for this Project are provided below.

A. Commercial General Liability

1. \$25,000,000 Each Occurrence Limit.
2. \$50,000,000 General Aggregate Limit (to apply on a per project basis).

B. Commercial Automobile Liability

1. \$5,000,000 Bodily Injury & Property Damage Liability Each Occurrence (policy shall cover owned, non-owned, and hired vehicles).

C. Worker's Compensation: Statutory Limits as required by the State of Illinois

1. \$1,000,000 Bodily Injury by Accident - Each Accident
2. \$1,000,000 Bodily Injury by Disease - Policy Limit
3. \$1,000,000 Bodily Injury by Disease - Each Employee

D. Professional Liability

1. \$25,000,000 Per Claim Limit.
2. \$50,000,000 Annual Aggregate Limit.
3. A combination of primary and excess Professional Liability policies will be accepted to meet the total minimum limits required.

E. Excess/Umbrella

1. An Umbrella or Excess Liability policy may be used in combination with primary policies to achieve the total minimum limits required in Section A (Commercial General Liability), Section B (Commercial Automobile Liability), and Section C (Employers' Liability).
2. The policy must apply excess of, and be at least as broad as, the underlying primary coverages.
3. The policy must be written on a strict "follow-form" basis, ensuring that all definitions, exclusions, waivers, and additional insured protections in the underlying primary policies carry forward into the excess layer.

END OF EXHIBIT 1

PART B and C – EXPERIENCE FORMS AND TEMPLATES

PART B – EXPERIENCE (All Firms)

- Section 1: Progressive Design-Build Team
 Narrative and Organizational Chart Working Relationship Matrix
 Firm Profiles
- Section 2: Personnel Resume Template
- Section 3: Project Profile Template
- Section 4: Project Reference Template
- Section 5: Past Performance

PART C – EXPERIENCE (Finalists Only)

- Section 1: Project Approach
- Section 2: Designated Subcontractors Template

PART B – EXPERIENCE (All Firms)**SECTION 1. PROGRESSIVE DESIGN-BUILD TEAM**

See Instructions – Working Relationship Matrix Template included below.

Working Relationship Matrix (Template) Check boxes to indicate on which projects team members have worked. If a member has not worked on a project leave the box blank.	Project	Project	Project	Project	Project	Project	Project	Project	Project	Project
Design-Build Entity's Exec. Leader (insert name)										
GC's Project Executive (insert name)										
AOR's Project Executive (insert name)										
AOR's Project Manager (insert name)										
Architect of Record (insert name)										
AOR's Lead Architectural Designer (insert name)										
Space Programmer/Int. Designer (insert name)										
Structural Project Manager (insert name)										
Structural Engineer of Record (insert name)										
Mechanical Project Manager (insert name)										
Mechanical Engineer of Record (insert name)										
Electrical Project Manager (insert name)										
Electrical Engineer of Record (insert name)										
GC's General Superintendent (insert name)										
GC's Preconstruction/Design Manager (insert name)										
GC's Project Manager (insert name)										
GC's Preconstruction/Project Estimator (insert name)										
GC's Quality Control Manager (insert name)										
GC's Schedule Control Manager (insert name)										
GC's BIM Manager (insert name)										
GC's MEP Coordinator (insert name)										
Specialty Consultant: (insert name)										
Specialty Consultant: (insert name)										
Specialty Consultant: (insert name)										
Specialty Consultant: (insert name)										
Specialty Consultant: (insert name)										

PART B – EXPERIENCE (All Firms)
SECTION 2. PERSONNEL RESUME

Maximum two (2) pages per resume.

Name:

Title:

Firm:

Years of Experience:

Years with this Firm:

Education:

Active Registrations, Licenses or Credentials:

Awards:

Responsibilities on this Project:

Experience: Identify relevant projects on which employee has worked. Include a brief description of the project and **specifically** identify employee's roles, responsibilities, and duration of involvement on the project.

Experience on Similar Projects:

Design-Build Experience:

PART B – EXPERIENCE (All Firms)
SECTION 2. PERSONNEL RESUME (Continued)

Experience with Facilities Construction for Public Sector Clients (Identify State Projects):

Experience with energy efficiency/sustainable building design measures:

Other experience, training, education, and qualifications relevant to the proposed project:

Describe what makes this individual uniquely suited for this assignment:

PART B – EXPERIENCE (All Firms)

SECTION 3. PROJECT PROFILE

See Instructions – five (5) profiles maximum showing Design Experience and five (5) profiles maximum showing Construction Experience; three (3) pages maximum per profile.

Firm: _____

Firm's Role on Project: _____

Project Name: _____

Location: _____

Project Description: _____

Firm's Project Manager: _____

Personnel on project being proposed for this Project: _____

General Contractor (if not Firm): _____

Architect of Record (if not Firm): _____

Construction Manager: _____

Other Relevant Entities: _____

Project Type: _____ Gross Square Footage: _____

Scheduled Completion Date: _____ Actual Completion Date: _____

Explain Difference, if any: _____

Original Const. Contract Amount: _____ Final Const. Contract Amount: _____

Explain Difference, if any: _____

Delivery Method: _____

Sustainable Building Measures Incorporated: _____

Relevance to this Project: _____

Awards: _____

Project Owner: _____

Owner's Representative: _____

E-mail Address: _____ Telephone: _____

PART B – EXPERIENCE (All Firms)**SECTION 4. PROJECT REFERENCE**

To be completed for each project included in Project Profiles.

1	PROJECT NAME:			
	Reference Firm Name:			
	Contact Name:		Title:	
	Phone Number:		E-mail:	
	Relationship to Project:			
2	PROJECT NAME:			
	Reference Firm Name:			
	Contact Name:		Title:	
	Phone Number:		E-mail:	
	Relationship to Project:			
3	PROJECT NAME:			
	Reference Firm Name:			
	Contact Name:		Title:	
	Phone Number:		E-mail:	
	Relationship to Project:			
4	PROJECT NAME:			
	Reference Firm Name:			
	Contact Name:		Title:	
	Phone Number:		E-mail:	
	Relationship to Project:			
5	PROJECT NAME:			
	Reference Firm Name:			
	Contact Name:		Title:	
	Phone Number:		E-mail:	
	Relationship to Project:			

PART B – EXPERIENCE (All Firms)**SECTION 4. PROJECT REFERENCE (Continued)**

6	PROJECT NAME:			
	Reference Firm Name:			
	Contact Name:		Title:	
	Phone Number:		E-mail:	
	Relationship to Project:			
7	PROJECT NAME:			
	Reference Firm Name:			
	Contact Name:		Title:	
	Phone Number:		E-mail:	
	Relationship to Project:			
8	PROJECT NAME:			
	Reference Firm Name:			
	Contact Name:		Title:	
	Phone Number:		E-mail:	
	Relationship to Project:			
9	PROJECT NAME:			
	Reference Firm Name:			
	Contact Name:		Title:	
	Phone Number:		E-mail:	
	Relationship to Project:			
10	PROJECT NAME:			
	Reference Firm Name:			
	Contact Name:		Title:	
	Phone Number:		E-mail:	
	Relationship to Project:			

SECTION 5. PAST PERFORMANCE ON UTILIZATION OF MINORITY, WOMEN, PERSONS WITH DISABILITIES, AND VETERAN OWNED BUSINESSES

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Rehabilitation and Restoration Inside Safe Environments
Capital Development Board Project #120-000-078

PART C – EXPERIENCE (FINALISTS)

SECTION 1. PROJECT APPROACH

See Instructions in IV. Statement of Qualifications Instructions, Scoring, and Submittal Requirements, D., Part C -Experience Instructions, Section 1. Project Approach.

PART C – EXPERIENCE (FINALISTS)

SECTION 2. DESIGNATED SUBCONTRACTORS

LIST OF DESIGNATED SUBCONTRACTORS AND COMPETITIVE BIDDING PROCEDURES

Listed hereinafter are the names; locations of place of business; the State of Illinois contractor license number, if applicable; and CDB prequalification number issued of each subcontractor by the kind of work that each will perform if the Project Agreement is awarded. The General Contractor, Electrical Contractor, Heating Contractor, Ventilation Contractor, and Plumbing Contractor must be prequalified with CDB.

At a minimum, the PDBE shall designate the classifications noted in the table below. Provide relevant information regarding the client references and project experience of the proposed designated subcontractors using the forms below. Trades listed within this table are considered Protected Subcontractors and cannot be removed/replaced without prior CDB Approval.

Classification	Name and Location	License No./ As Required	CDB Prequalification Number (required for General, Electrical, Heating, Ventilation, and Plumbing)
General Contractor			
Electrical Contractor			
Heating Contractor			
Ventilation Contractor			
Plumbing Contractor			
Sprinkler Contractor			
Detention Contractor			
Security Electronics Contractor			

The PDBE may submit additional subcontractors, beyond the ones listed above, at their discretion. Provide relevant information regarding the client references and project experience of the proposed designated subcontractors using the forms below.

Classification	Name and Location	License No./ As Required

PART C – EXPERIENCE (FINALISTS)

SECTION 2. DESIGNATED SUBCONTRACTORS (Continued)

Duplicate this and the following page to fulfill the required detail for each designated subcontractor, with three projects and three references.

Trade/License Classification:

Name:

License Number:

Expiration Date:

Address:

Number of Licensed Professional Engineers on staff:

Will this subcontractor function as design engineer for this Project? ☐ Yes ☐ No

If YES then provide the CDB Prequalification Number: _____

ADDITIONAL INFORMATION:

Project Experience #1: (Relevant project completed within the last five (5) years).

1. Project Name:

Project Contact:

Telephone:

Location:

Contracted Amount: \$ ☐ Design/Build ☐ Design/Bid/Build ☐ Other

Contracted with: ☐ Owner ☐ General Proposer ☐ Design Engineer on this Project

Project Experience #2: (Relevant project completed within the last five (5) years).

2. Project Name:

Project Contact:

Telephone:

Location:

Contracted Amount: \$ ☐ Design/Build ☐ Design/Bid/Build ☐ Other

Contracted with: ☐ Owner ☐ General Proposer ☐ Design Engineer on this Project

Project Experience #3: (Relevant project completed within the last five (5) years).

3. Project Name:

Project Contact:

Telephone:

Location:

Contracted Amount: \$ ☐ Design/Build ☐ Design/Bid/Build ☐ Other

Contracted with: ☐ Owner ☐ General Proposer ☐ Design Engineer on this Project

PART C – EXPERIENCE (FINALISTS)

SECTION 2. DESIGNATED SUBCONTRACTORS (Continued)

CLIENT REFERENCES

Please provide three (3) client references.

3. Name of Client: _____
Representative: _____
Firm/Company/Agency: _____
Address: _____
Telephone No.: _____
Project associated with: _____

As ☐ Proposer/subcontractor ☐ Design Engineer
4. Name of Client: _____
Representative: _____
Firm/Company/Agency: _____
Address: _____
Telephone No.: _____
Project associated with: _____

As ☐ Proposer/subcontractor ☐ Design Engineer
5. Name of Client: _____
Representative: _____
Firm/Company/Agency: _____
Address: _____
Telephone No.: _____
Project associated with: _____

As ☐ Proposer/subcontractor ☐ Design Engineer

PART C – EXPERIENCE (FINALISTS)

PROGRESSIVE DESIGN-BUILD ENTITY: _____

VI. OWNER PROJECT REQUIREMENTS

A. Owner Project Requirements

The Owner Project Requirements (OPR) document will be issued to shortlisted teams during Phase Two of the RFQ/Progressive Design-Build procurement process and will establish the functional, operational, technical, sustainability, performance, and quality expectations for the Project. The OPR will define the Owner's goals, design criteria, space and system performance requirements, maintainability expectations, and other key project outcomes that the Progressive Design-Builder and its design team will be required to incorporate into the final design and construction solution. The OPR will serve as the basis for design development, validation, and performance verification throughout the Project lifecycle.

No technical questions pertaining to the Owner Project Requirements will be reviewed, accepted, or answered during the RFQ period. The Owner Project Requirements document is provided for reference only. All questions pertaining to the Owner Project Requirements will be answered during the Preconstruction Phase only and only with the selected PDBE.

END OF REQUEST FOR QUALIFICATIONS