



CMS Project Name: S2S-1 | Demolition, Environmental Abatement, and Site Preparation at multiple Decommissioned State Facilities statewide

RFP Due Date/Time: August 19, 2026 @ 11:30am CST

CMS PROJECT NO: S2S-1
AGENCY: 416 Department of Central Management Services
DESCRIPTION: Demolish buildings at multiple State-owned locations
LOCATION: Jacksonville Developmental Center – Morgan County, Lincoln Developmental Center – Lincoln County, Dwight Correctional Center – Livingston County, Singer Mental Health Center – Winnebago County, Shapiro Developmental Center – Kankakee County
COUNTY: Statewide - 000
CMS PROCUREMENT LEAD: Mary Matheny
ESTIMATED TOTAL PROJECT COST: \$300,000,000.00
PROFESSIONAL LIABILITY INSURANCE REQUIRED: \$5,000,000.00
CDB PROJECT FEE CLASSIFICATION: III R

CMS Project Name:	S2S-1 Demolition, Environmental Abatement, and Site Preparation at multiple Decommissioned State Facilities statewide
Facility / Building Description:	The Jacksonville Developmental Center (JDC) was established in 1851. This site includes approximately 18 primary buildings and additional ancillary structures, totaling approximately 616,500 SF. The property includes a coal power plant, cemetery, laundry, mechanical and engineering buildings, tunnels, hospital, mortuary, and residential facilities. The facility ceased operations in 2012 and has remained vacant since that time. The Lincoln Developmental Center (LDC), established in 1877, consists of approximately 18 primary buildings and up to 32 total structures of approximately 464,492 SF. The property includes residential facilities, hospitals, school buildings, laundry, mechanical/industrial, recreational and administrative buildings. Wastewater treatment infrastructure exists adjacent to the property. The facility was shuttered in 2002. The Dwight Correctional Center (DCC), established in 1930, consists of approximately 34 primary buildings totaling approximately 393,140 SF. The site includes a wastewater treatment infrastructure, water tower and other structures associated with the former women's prison along the West Fork Mazon River, dense vegetation throughout. The facility was shuttered in 2013. The Singer Mental Health Center (SMHC), established in 1966, is a decommissioned institutional campus comprising approximately 8 primary buildings (with 12 structures identified in CMS property records) totaling approximately 185,719 SF. The property includes residential facilities, recreational and administrative buildings, hospital, densely wooded land, and agricultural land. The facility was shuttered in 2012. Shapiro Development Center is approximately 87-acres of vacant land covered with vegetation. The property includes an existing 36" reinforced concrete pipe storm sewer line that is 15' deep and travels diagonally through the site and may require relocation or rerouting. This sewer line presents a key site constraint that will need to be evaluated as part of redevelopment planning. ***Information provided above is based on internal CMS data and prior environmental assessments; the Bridging Team shall be responsible for verifying all building counts, square footage, and site conditions as part of the scope of work.

Scope:	The overall objective of this program is to transition surplus State-owned properties into redevelopment-ready sites through coordinated demolition, environmental remediation, and infrastructure preparation to support future economic development. The scope of work provides for the preparation of a program statement/scope development followed by bridging documents for the environmental remediation and demolition of the 5 State facilities listed above. This will include program analysis and demolition designs including the following major elements: - Identifying and documenting requirements for compliance with applicable codes, regulations, standards and agencies having oversight of design and construction; and - Schematic & demolition designs. The Bridging A/E will prepare a comprehensive set of bridging documents, developed in accordance with the Capital Development Board (CDB)'s Standard Documents for Design-Build Projects (available for download from CDB's Reference Library) as appropriate to the project's specific scope of work, that include all required elements and any additional criteria necessary to clearly define the design guidance for the subsequent design-build contract. As part of this effort, the Bridging A/E will also develop demolition designs as a proof of concept to validate the project's programmatic requirements. However, these proof of concept designs are not intended to constrain or limit the design solutions proposed by the design-build teams. The firm selected to design the bridging documents should have prior experience in developing bridging documents involving environmental remediation and demolition work and should have experience as part of a design-build team. The Bridging A/E will assist CMS in the evaluation of design-build proposal responses. The firm will also be required to provide on-site observation and quality assurance services during construction. The successful firm should have a team that includes professionals capable of guiding CMS through a decision-making process to determine maximum level of services that can be provided within the scope of the project budget. The team must include a third-party cost estimator to provide estimating services. Bridging documents will include, but are not limited to: - Project intent; - Basis of design narrative; - Preliminary site plans; - Program elements; - Schematic & demolition designs; - Requirement infrastructure expansion or modification; and - Preliminary specifications guidance. The scope of work will include assistance with required permitting and site setup, management of site security, accumulated water, pollutant emissions, dust control, erosion control, and demolition debris disposal in compliance with applicable Federal, State and local regulations. CMS has initiated consultation with the State Historic Preservation Office (SHPO) in relation to the above-mentioned properties. Any required documentation, mitigation, or preservation measures resulting from SHPO review shall be incorporated in the project scope as directed by CMS. Historic Illinois Building Survey (HIBS) assessments are in process. If lead, asbestos or other hazardous materials are encountered, they will be addressed within the scope of this contract. Bridging Teams must include independent cost estimators to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. Bridging Team estimates should be updated and verified at each stage of the project in accordance with the CDB's Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget, and they can be held responsible for redesigning of the project should bids received exceed project funding.
The following A/E goals are applicable to the A/E team:	
MBE Goal: WBE Goal: Combined MBE/WBE Goals:	0% 0% 20%
Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE <u>AND</u> one or more WBE firms on the team).	
PBE Goal: VBE Goal: Combined PBE/VBE Goals:	0% 0% 1%

The Illinois Works Jobs Program Act Apprenticeship Initiative will apply to all prevailing wage eligible work performed on this project.
Interviews for this project are tentatively scheduled for October 7, 2026.
SUBMITTAL URL: https://ilgov-my.sharepoint.com/:f/g/personal/mary_matheny_illinois_gov/IgAbtTaTNyP4SbYdu8JLXldLAdEfp-mIJsULfJl75rzWf7g The above OneDrive folder has been created to accept A/E proposal submissions. Access to submit responses will end on the submission due date and time identified at the top of this document.