

Design-Build Construction Outreach

Construct Health Sciences Building Southern Illinois University - Edwardsville

Friday, April 8, 2022

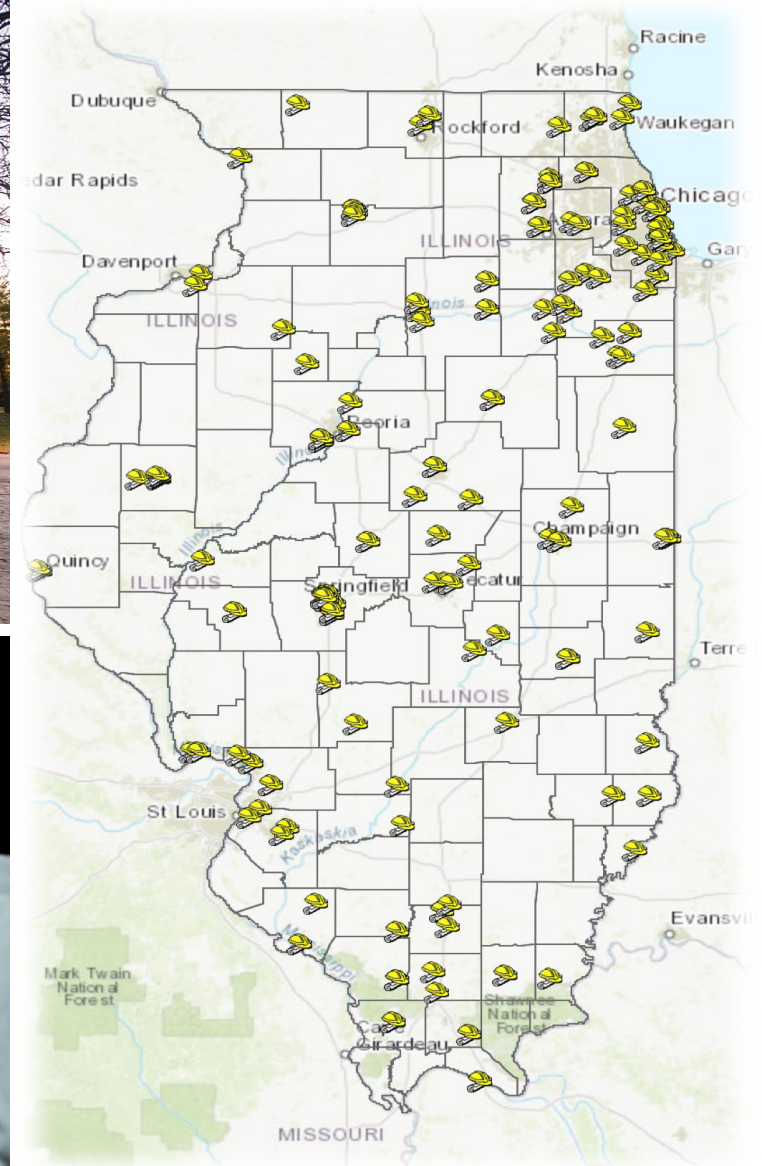


**Doing Business with the
Capital Development Board**

**Jim
Underwood**

**Executive Director
Capital Development Board**

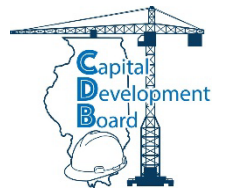




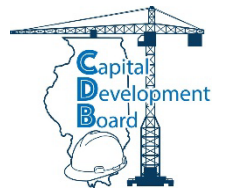
Director Underwood



Campus Transformation —*Donna Meyer*



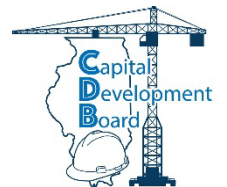
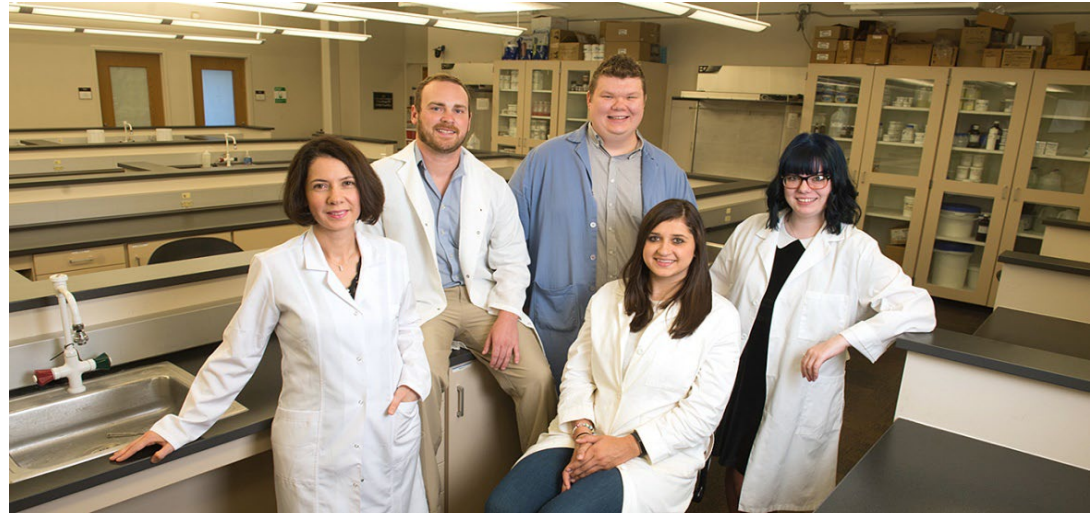
Bridging Scope and Criteria —*Scott Anderson*



Bridging Scope and Criteria

GUIDING PRINCIPLES

- Leadership in Health Science Education
- Commitment to Interprofessional Education
- Leverage Technology for Experiential Learning
- Expanding & Showcasing Research & Discovery
- Community Focused Outreach and Engagement
- Embodying Health & Wellness

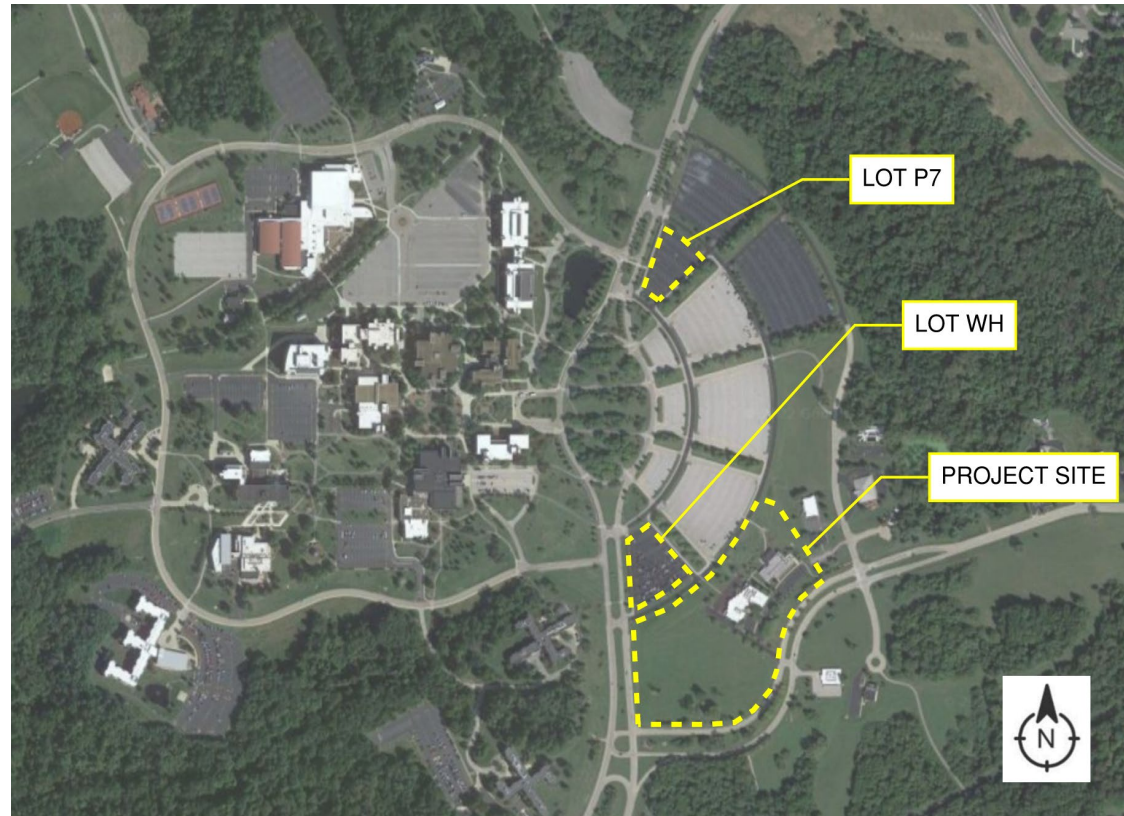


Scott Anderson

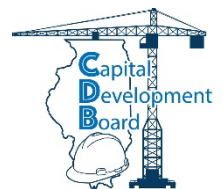
Bridging Scope and Criteria

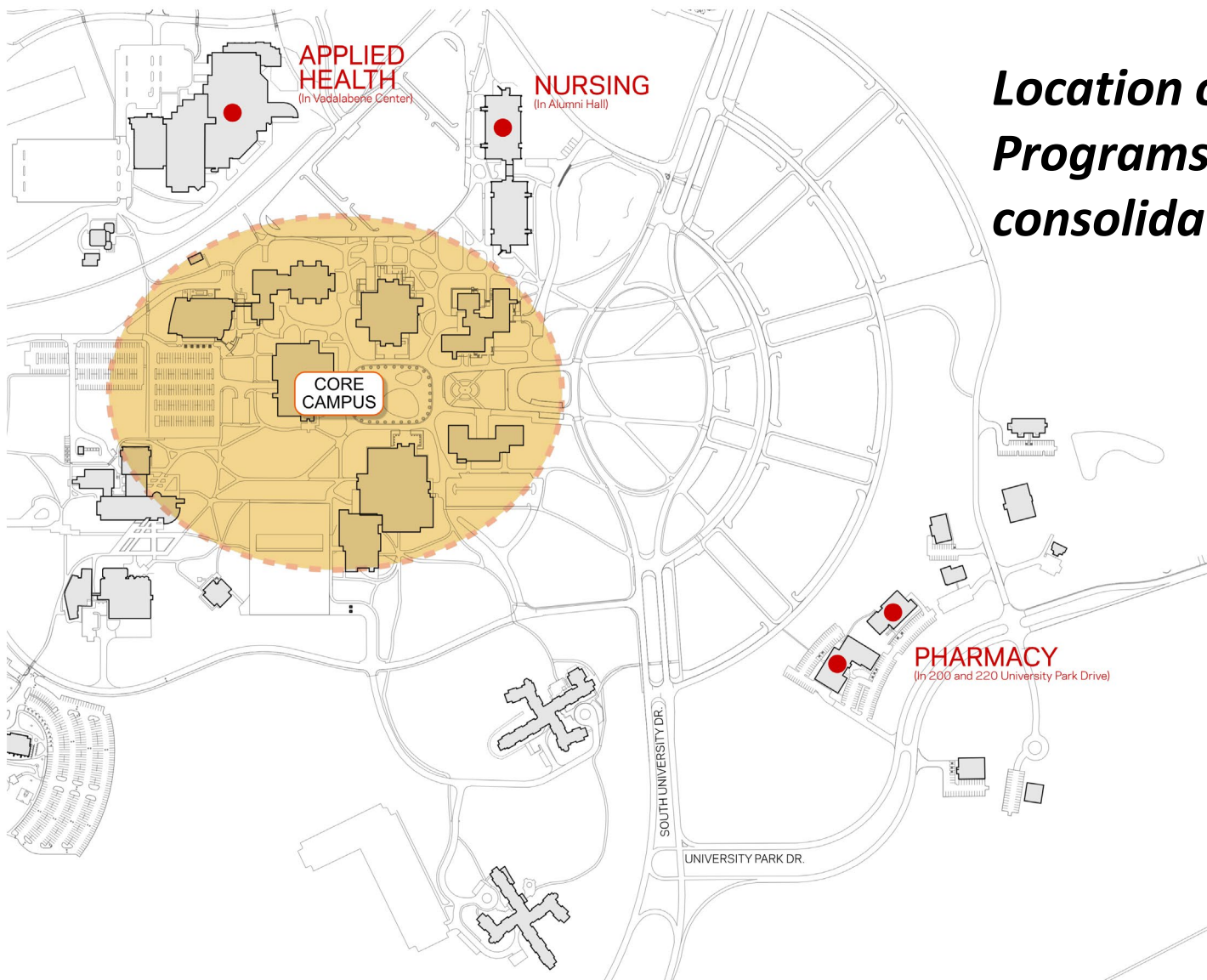
HEALTH SCIENCES BUILDING

- Multi-disciplinary health sciences education complex on SIUE campus
- Project consolidates Nursing, Pharmacy, Public Health, and Occupational Therapy
- Includes office, research, classroom, and simulation spaces
- New Campus Gateway
- Visual connection to Core Campus important
- LEED Silver minimum
- Scope includes peripheral parking lots
- Scope includes separate interior renovation for textbook services relocation



Scott Anderson



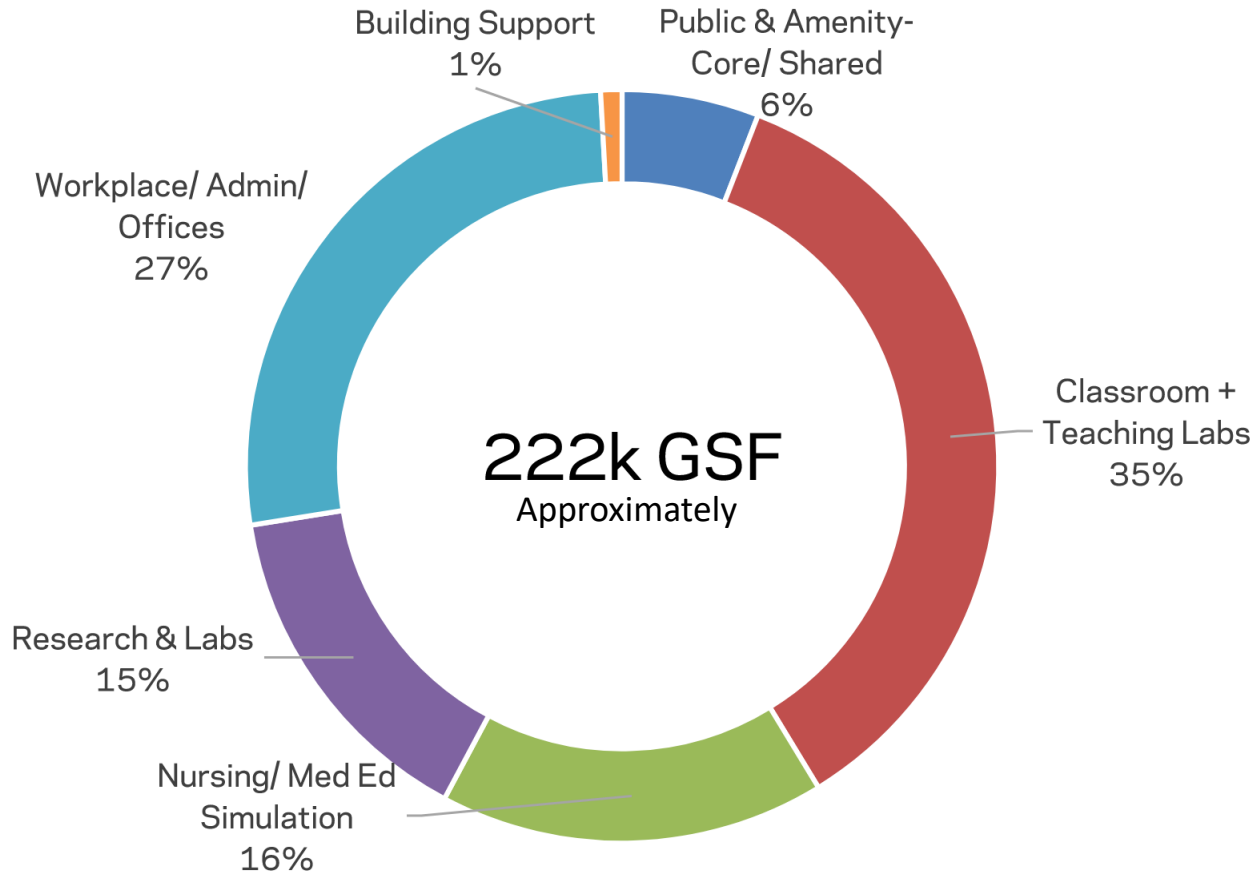


Location of Current Programs to be consolidated

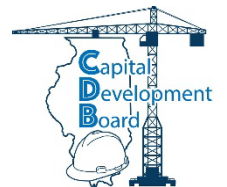


Scott Anderson

Project Program

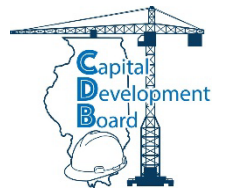


Scott Anderson





Building Your Team —*Jesse Martinez*



Building Your Team



- Certification vs Prequalification
- Project Goals

Form 4105 - Utilization Form

BIDDING & CONTRACT REQUIREMENTS Document 00 41 05 – Minority/Women/Veterans Business Enterprise Program Requirements RETURN WITH BID

Name of Bidder: _____

CDB PROJECT NO. (* - - -)

(* INSERT TRADE HERE) CONTRACT REQUIREMENTS FOR MINORITY/WOMEN/VETERANS BUSINESS PARTICIPATION

- A. This project has goals for participation by minority and women owned businesses as first and second tier (level) subcontractors or suppliers, and as the prime contractor, in accord with the Business Enterprise for Minorities, Women, and Persons with Disabilities Act (30 ILCS 575).

GOALS: The MBE/WBE goal for this contract is (*INSERT PERCENT HERE) percent of the amount of the contract awarded by CDB.

- B. This project has goals for participation by veteran owned businesses as first and second tier (level) subcontractors or suppliers, and as the prime contractor, in accord with the Illinois Procurement Code (30 ILCS 500/45-57).

GOALS: The VBE goal for this contract is (*INSERT PERCENT HERE) percent of the amount of the contract awarded by CDB.

- C. The contract award is defined as a Base Bid plus an or all alternates. Only MBE/WBE/VBE firms certified or registered with the Illinois Department of Central Management Services (CMS) are acceptable.
NOTE: MBE/WBE/VBE goals are in addition to those specified for workforce projections (DHR Form PC-2 Form).

INSTRUCTIONS: When Goals are established, the Bidder shall include below the names of certified minority/women/veteran owned business enterprises which will perform at least the percentage of the work specified in the Goals statement (see above) and the proposed dollar value of subcontract (percentage values are not acceptable). If the Bidder is a MBE/WBE/VBE, then list the work to be done with own forces on the form. If the Bidder needs assistance in identifying subcontractors or suppliers, contact CDB's Fair Employment Practices Unit (FEP) Unit and assistance will be provided in accordance with the MBE/WBE/VBE requirements in the Standard Documents for Construction. Efforts to comply with these requirements will be considered in evaluating whether the bid is responsive.

- A completed 4105 Form should be provided with the vendor's bid. Submission of a blank 4105 form (defined as no participation listed) with a bid that includes Minorities, Women or Veterans Business Enterprise goals requires no submission of Good Faith Effort (GFE) documentation (without notice) within 4 (four) calendar days of the bid date and checking the associated box on the 4105 form. In this case a 10 day cure period is not applicable. Failure to provide any of the date and checking the associated box on the 4105 form. In this case a 10 day cure period is not applicable. Failure to provide any of the required documentation may result in the vendor's bid being deemed non-responsive. Submit documentation to CDB.FEP@illinois.gov.
- If the percentage of the work (Base Bid plus all Alternates) is less than the specified goals, bidder shall be notified and afforded a period not to exceed 10 (ten) calendar days from the date of notification (10 day cure period) to cure deficiencies or submit written evidence of its good faith efforts to achieve the goals.
- Firms cannot be identified after the 10 day cure period.
- Failure to identify firms, submit good faith effort, or both within the 10 day cure period will result in rejection of bid.
- Firms shall be certified or registered with CMS as an MBE/WBE/VBE prior to bid opening.
- Firms can only be used to satisfy one goal, MBE, WBE, or VBE – not multiple goals.
- See the 2009 Standard Documents for Construction and the most current Supplement: 00 43 39.10 – Calculation of MBE/WBE/VBE Participation as a Material Supplier or Subcontractor.

BIDDER'S MBE/WBE/VBE PARTICIPATION SHOULD BE LISTED ON THE FOLLOWING BASE BID SHEETS AND ALTERNATE SHEETS (IF APPLICABLE).
(Attach additional sheet if necessary)

CDB-00 41 05 November 1, 2018
CDB (*Project Number)

0041 05 - 1

(*Specify as appropriate)

BIDDING & CONTRACT REQUIREMENTS Document 00 41 05 – Minority/Women/Veterans Business Enterprise Program Requirements

Name of Bidder: _____ RETURN WITH BID CDB PROJECT NO. (* - - -)

BASE BID:	CDB Registration or Registration Number, Name of MBE/WBE/VBE Firm, Address, City, State, Zip	Proposed \$ Value of Subcontract	Telephone Number	MBE/WBE/VBE Designation and Certification Agency	Trade Performed or Supply Provided	Description / Scope of Work	CDB Use Only CMS Expiration Date
1.				MBE	WBE		
2.				MBE	WBE		
3.				MBE	WBE		
4.				MBE	WBE		
5.				MBE	WBE		
6.				MBE	WBE		
7.				MBE	WBE		
8.				MBE	WBE		

CDB-00 41 05 November 1, 2018
CDB (*Project Number)

0041 05 - 2

(*Specify as appropriate)

FOR CDB USE ONLY
Original _____
P. Date Submitted

BIDDING & CONTRACT REQUIREMENTS Document 00 41 05 – Minority/Women/Veterans Business Enterprise Program Requirements

ALTERNATE BID NO. _____ RETURN WITH BID

ALTERNATE BID NO. _____	CDB Registration or Registration Number, Name of MBE/WBE/VBE Firm, Address, City, State, Zip	Proposed \$ Value of Subcontract	Telephone Number	MBE/WBE/VBE Designation and Certification Agency	Trade Performed or Supply Provided	Description / Scope of Work	CDB Use Only CMS Expiration Date
1.				MBE	WBE		
2.				MBE	WBE		
3.				MBE	WBE		

ALTERNATE BID NO. _____	CDB Registration or Registration Number, Name of MBE/WBE/VBE Firm, Address, City, State, Zip	Proposed \$ Value of Subcontract	Telephone Number	MBE/WBE/VBE Designation and Certification Agency	Trade Performed or Supply Provided	Description / Scope of Work	CDB Use Only CMS Expiration Date
1.				MBE	WBE		
2.				MBE	WBE		
3.				MBE	WBE		

CDB-00 41 05 November 1, 2018
CDB (*Project Number)

0041 05 - 3

(*Specify as appropriate)

FOR CDB USE ONLY
Original _____
P. Date Submitted

BIDDING & CONTRACT REQUIREMENTS Document 00 41 05 – Minority/Women/Veterans Business Enterprise Program Requirements

Name of Bidder: _____ RETURN WITH BID CDB PROJECT NO. (* - - -)

The Bidder represents to CDB that, to the best of its knowledge and belief:

- Each of the subcontractors and suppliers listed is certified by Central Management Services under the provisions and definitions of the Minority/Women/Veterans Business Enterprise Program Act as a minority, woman or veteran owned business.
- The subcontractors which will be used by the Bidder for the intended or actual subcontract and suppliers of the Bidder to fulfill the contract with CDB will meet or exceed the specified MBE, WBE, goals and will comply with all provisions of the Minority/Women/Veterans Business Enterprise Program Act.
- The subcontractors which will be used by the Bidder for the intended or actual subcontract and suppliers of the Bidder to fulfill the contract with CDB will meet or exceed the specified VBE goals and will comply with all provisions of 30 ILCS 500/45-57.

If a blank 4105 form (defined as no participation listed) is submitted with the bid, the bidder shall check the box that it will submit good faith effort documentation (without notice) within 4 calendar days following the date of the bid opening; check if applicable

Bidder agrees to and certifies that it will comply with the contractual requirements specified in Article 60.42.29 of CDB's Standard Documents for Construction and the most current Supplement, regarding the Minority/Women/Veterans Business Enterprise Program Act.

Signature, Title _____
SIGNATURE IS REQUIRED Date _____

CDB-00 41 05 November 1, 2018
CDB (*Project Number)

0041 05 - 4

(*Specify as appropriate)



Jesse Martinez

Form 665 – MBE/WBE/PBE/VBE Subcontractor Supplier Certification

State of Illinois
CAPITAL DEVELOPMENT BOARD

BIDDING & CONTRACT REQUIREMENTS
Document 00665 - MBE/WBE/VBE Subcontractor Supplier Certification

Subcontractor/Supplier Firm Registration Number _____
Subcontractor's/Supplier's Name _____
Official Address (Street) _____
(City, State, Zip Code) _____
Area Code and Telephone _____
Email Address _____
CMS Certified: ☐ Yes ☐ No Certification Expiration: _____
Check One: ☐ Subcontractor ☐ Supplier

Prime Firm Registration Number _____
CDB Project No.: _____
CDB Contract #: _____
Project Title: _____
Contractor's Name _____
Official Address (Street) _____
(City, State, Zip Code) _____
Area Code and Telephone _____

I. Subcontractor/Supplier certifies that the proposed subcontract will be in the amount of \$ _____ for _____ (Commodity Codes) work.

II. This Subcontractor/Supplier has selected/designated the following certification for work on this project:
A. ☐ MBE Check one: ☐ African American ☐ Hispanic ☐ Asian American
☐ Native American or Alaskan Native ☐ Native Hawaiian or other Pacific Islander
B. ☐ WBE or
C. ☐ Veteran owned
as defined in Section 2 of the Business Enterprise for Minorities, Women, and Persons with Disabilities Act (30 ILCS 575) and the Illinois Procurement Code (30 ILCS 500/45-57). See reverse side.

III. Subcontractor certifies that:
☐ Yes ☐ No It will perform a commercially useful function by performing, managing and supervising the work.
☐ Yes ☐ No It will perform at least _____ % of the work with its own workforce subject to the subcontract (30% minimum of total cost of contract).
☐ Yes ☐ No A portion of this work will be subcontracted to a lower tier firm.
If yes, \$ _____ will be subcontracted to a lower tier firm.
☐ Yes ☐ No If a trucking company, _____ % of the subcontract will be performed with trucks it owns using drivers it employs.

Supplier certifies that it:
☐ Yes ☐ No Is not an extra participant in this transaction through which funds are passed.
☐ Yes ☐ No Is a supplier regularly engaged in the sale of these products or is a manufacturer.

IV. Subcontractor/Supplier certifies that the information included herein is true and correct, and that the Subcontractor/Supplier will comply with the Standard Documents for Construction (and any current supplement), Article 00 43 39. The subcontractor agrees, if Contractor is awarded the Project, to enter into the indicated subcontract. Subcontractor/Supplier agrees to immediately notify CDB of all changes to the MBE/WBE/VBE certification, which are known or should have been known, by the Subcontractor/Supplier. This includes expiration of the MBE/WBE/VBE certification.

V. A true copy of the signed subcontract or supply agreement shall be delivered to CDB in accordance with Article 00 51 40.2 of the Standard Documents for Construction (SDCs), and CDB shall be given complete and accurate information on all forms required to be submitted pursuant to the SDCs and all other documents requested by CDB regarding the actual work performed on the project and the payments under the subcontract.

NOTE: IT IS A CRIME UNDER THE LAWS OF THE STATE OF ILLINOIS TO OBTAIN A STATE CONTRACT BY MAKING FALSE STATEMENTS OR MISREPRESENTATIONS TO A STATE AGENCY.
Respectfully submitted, signed and sealed this _____ day of _____
Signature _____
Title _____
By _____

SIGNATURE REQUIRED

Page 1 of 2 12/17

DEFINITIONS:

A. **Minority Person.** Minority person is a citizen or lawful permanent resident of the United States and who is:
1. African American (a person having origins in any of the black racial groups in Africa);
2. Hispanic (a person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race);
3. Asian (a person having origins in any of the original peoples of the Far East, southeastern Asia, or the Indian Subcontinent, including, but not limited to, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam);
4. Native American or Alaskan Native (a person having origins in any of the original peoples of North and South America, including Central America, and who maintains tribal affiliation or community attachment); or
5. Native Hawaiian or Other Pacific Islander (a person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands).

B. **Woman.** Woman is a person who is a citizen or a lawful permanent resident of the United States and who is of the female gender.

C. **Veteran.** A veteran is a person who (i) has been a member of the Armed Forces of the United States or, while a citizen of the United States, was a member of the Armed Forces of allies of the United States in time of hostilities with a foreign country and (ii) has served under one or more of the following conditions: (a) the veteran served a total of at least 6 months; (b) the veteran served for the duration of hostilities regardless of the length of engagement; (c) the veteran was discharged on the basis of hardship; or (d) the veteran was released from active duty because of a service connected disability and was discharged under honorable conditions.

D. **Minority Owned Business (Minority Business Enterprise or MBE).** Minority owned business is a business concern which is at least 51 percent owned by one or more minority persons, or, in the case of a corporation, at least 51 percent of the stock in which is owned by minority individuals who own it.

E. **Women Owned Business (Women Business Enterprise or WBE).** Women owned business is a business concern which is at least 51 percent owned by one or more women, or, in the case of a corporation, at least 51 percent of the stock in which is owned by one or more women; and the management and daily business operations of which are controlled by one or more of the women who own it.

F. **Veteran Owned Small Business.** A small business (i) that is at least 51% owned by one or more qualified veterans living in Illinois or, in case of a corporation, at least 51% of the stock of which is owned by one or more qualified veterans living in Illinois; (ii) that has its home office in Illinois; and (iii) for which items (i) and (ii) are factually verified annually by the Department of Central Management Services.

E-MAIL THIS FORM:
This form must be submitted to CDB electronically. This form must contain an original signature and submitted to CDB as a PDF document at the following email address: CDB.FEP.SubSupCert@illinois.gov.

Page 2 of 2 12/17

Jesse Martinez

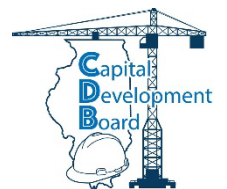


Building Your Team

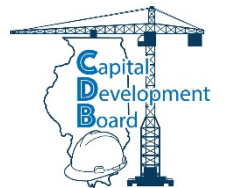


- 670 Form
- Site Visits
- CSV
- Lien Waivers

Jesse Martinez



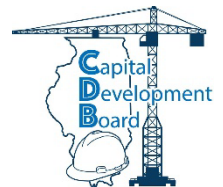
Design Build Process —*Ron Wright*



Design Build

One entity—the design-build team—works under a single contract to provide design and construction services.

- Bridging firm is selected to assist with preliminary design and development of the request for proposals.
 - Bridging firm works with CDB and the user agency to *develop the project scope and performance criteria.*
 - CDB then incorporates this information into a *request for proposals*, which is published for design-build teams to respond with proposals.
 - The selection process attributes *75% of the weighted selection criteria to technical evaluation factors*, such as quality, experience, performance, and compliance with project objectives, and *25% of the weighted selection criteria to the total project cost and schedule.*

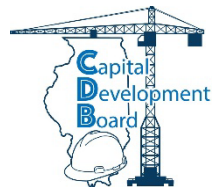


Design Build

- Design-Build *awards are heavily based on the experience and the quality* of the design professional and contractor teams.
- Design–Build relies on a *single point of responsibility contract* and is used to *minimize risks and to reduce the delivery schedule* by overlapping the design phase and construction phase of a project.
- The Design-Build contract uses *a firm fixed price*, providing the State a set price for the project.

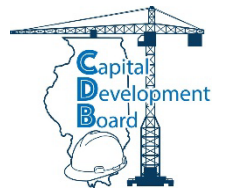
The Design-Build standard documents for construction are also on our reference library on our webpage located at <http://www2.illinois.gov/cdb/>

Ron Wright



Project Process

— *Brent Lance*



A close-up photograph of a hand holding a red marker, about to mark a checkmark in a box on a document. The document has several dotted lines and other checkmarks in the background. The text 'Selection Process' is overlaid on the image.

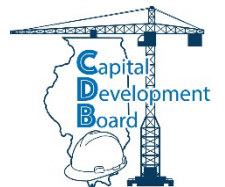
Selection Process

Project Process

Selection Committee

For Design-Build the committee adds two public members to the usual 5 member A/E Selection Committee

- Adds 1 representative selected from nominees received that represent the interests of minority and women owned businesses in the construction industry and 1 representative from nominees received that represent the design/construction industry.



Brent Lance

Project Process

Two Phase Submittal Process focused on Qualifications over Cost

Phase 1 – Qualifications

Shortlist Firms to proceed to Phase 2

- Phase 1 – 30 Days (28 min.)
- Firms are ranked by scores, however, the committee determines how many firms to move forward to Phase 2.
- Minimum of 2 and maximum of 6 firms can be shortlisted.

Project Process

Phase 2 – Technical/Cost Proposals

Total Project Cost Criteria accounts for only 25% of the total points.

- This is not to say that cost is not important.
- If the project is not within the stated budget it may be determined that all proposals should be rejected and no award made.
 - Any proposal that exceeds the budget by 10% or more will be considered materially deficient and rejected without consideration.



75% of the total points available are attributed to approach and qualifications.

RFP Schedule



Project Process

Schedule for the Selection Process

Issued Day Notice of Intent

March 1st

Issue RFP

March 18th

Pre-Submittal Meeting

March 29th

- We discussed the specific requirements for the Phase 1 submittals.
- We talked about pitfalls that we have previously seen firms fall into.
- We took questions regarding the RFP and associated bridging documents.

Phase I Submittals Due

April 18th

Committee Meets (Shortlist)

May 19th or 23rd

Brent Lance



Project Process

Schedule for the Selection Process *(continued)*

Phase II Invitations Issued

May 23rd

- 91 Days to prepare submittals
- 107 Days to prepare for interview

Pre-Proposal Meeting

June 8th

Phase II Submittals Due

August 22nd

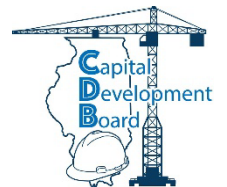
Interviews

September 7th

Present Selection to Board

October 11th

Brent Lance



Project Process

Unlike Design-Bid-Build the Cost Component of the proposal is not revealed until after interviews and after all committee members have completed their scoring of the firms that were shortlisted.

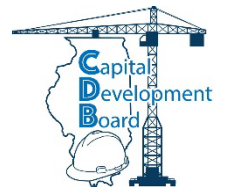
DEVELOPMENT OF PROJECT TEAMS

- **Design firms and firms acting as Primes** need to align early in the process as their qualifications will be a significant factor in getting shortlisted for Phase 2.
- **Major subcontractors and suppliers** will need to align earlier than minor subcontractors and suppliers.
 - *This is because the bridging documents contain only basic design information equal to approximately 20-25% design documents.*
 - *Final design is completed by the Design-Entity selected to build the project.*

It is very possible that minor subcontractors may not be identified until well after the Design-Build Entity is selected and approved by CDB's Board. The earliest tentative date for Board approval is **October 11, 2022.**



Brent Lance



A group of people are gathered around a table, looking at architectural plans and documents. The word "Stipends" is overlaid in white text. The background is a blurred image of a workspace with various items like a laptop, a cup, and a water bottle.

Stipends

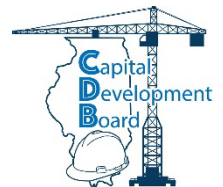
Stipends

CDB will pay a stipend to each unsuccessful shortlisted firm that provides a responsive/responsible Phase II Proposal and completes the interview process.

- The stipend amount for this project is \$42,800.00.

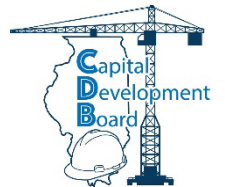


Brent Lance



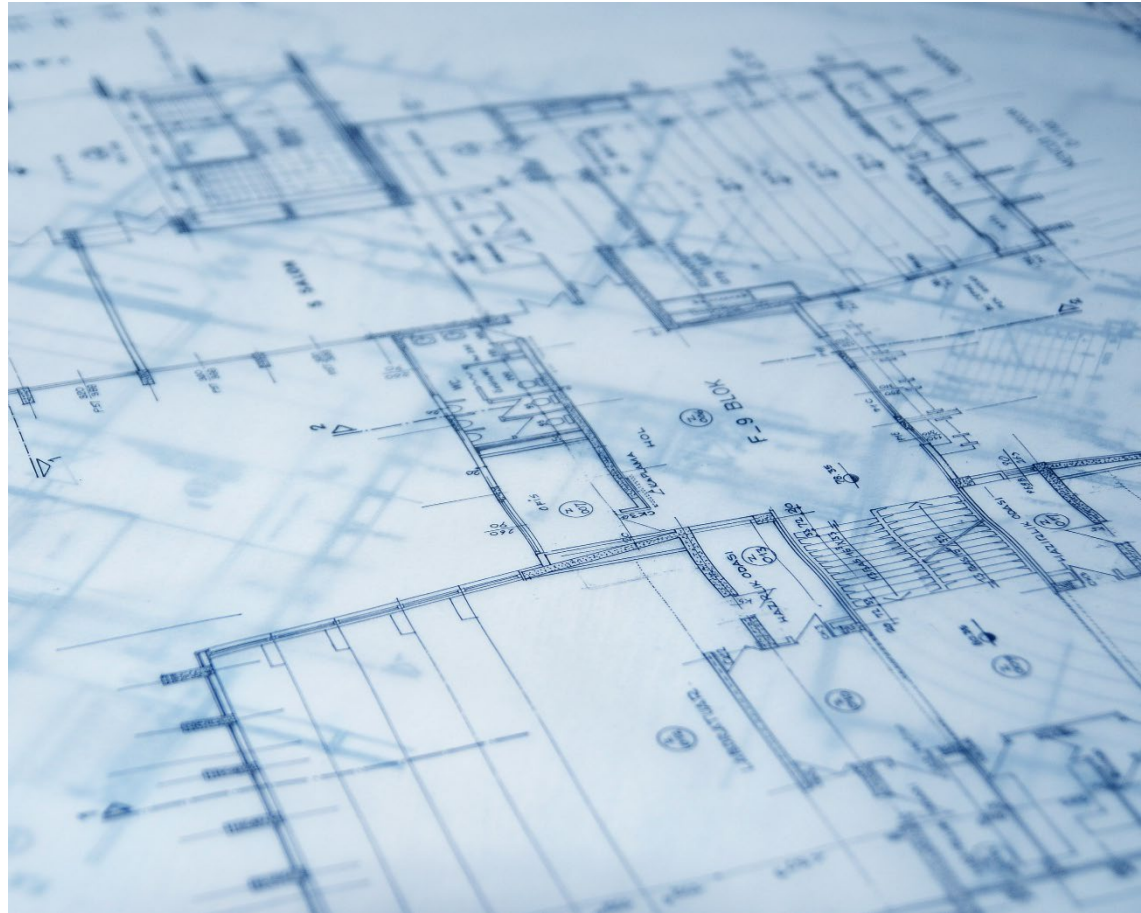
Construction

— *Tim Patrick*




Construction

- Stakeholders
 - ✓ Health Educators
 - ✓ Students
- Schedule
- Budget





Q&A

A blurred background image showing several people in a meeting or office setting. The focus is on the word 'Networking' in the center.

Networking