



Capital  
Development  
Board  
Building a Better Illinois



DISCOVERY  
PARTNERS  
INSTITUTE

PART OF THE UNIVERSITY OF ILLINOIS SYSTEM



UNIVERSITY  
OF ILLINOIS  
SYSTEM

OMA | Jacobs  
CH/CON  
COLLABORATIVE

TURNER | d'ESCOTO | POWERS & SONS | CULLEN | SPAAN TECH | JUNEAU





**Procurement and Business Services**  
1 University Parkway, C1329  
University Park, IL 60484  
P: 708.534.4056  
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## **Governors State University**

**Facilities, Development & Management**  
**John Potempa**  
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708-534-4056

[LBrown-Simon@govst.edu](mailto:LBrown-Simon@govst.edu)

## **Higher Education Procurement Information**

**Bid Bulletin**      [https://www.procure.stateuniv.state.il.us/dsp\\_index.cfm](https://www.procure.stateuniv.state.il.us/dsp_index.cfm)





Doing business with  
the State of Illinois  
and the  
Capital Development  
Board

EXECUTIVE DIRECTOR  
**JIM**  
**UNDERWOOD**



Capital  
Development  
Board  
Building a Better Illinois

# Agency Information



**Capital  
Development  
Board**  
Building a Better Illinois

**50**  
YEARS

- CDB has supported the State of Illinois since 1972
- Oversees construction for:
  - Correctional centers
  - College and university buildings
  - Mental health hospitals
  - State parks
- Responsible for over 8,770 state-owned buildings
- 142 Full-time employees

# Board Information

## Seven Member Bi-Partisan Board

- Appointed by Governor / confirmed by Illinois Senate
- Serve four-year unpaid terms
- Charged with selecting Executive Director
- Board approves design selections, proceed orders and change orders

# Agency Mission

- Efficiently manage the vertical construction projects and capital planning in Illinois for State Agencies and Higher Education Institutions
- Ensure that quality capital projects are delivered on schedule and on budget
- Provide a fair and inclusive environment to support diversity efforts in the design and construction industries



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# Strategic Goals

- Continuous improvement on project delivery methods
- Implement new technologies to assist in capital project management
- Hire and retain qualified staff
- Promote an organizational culture emphasizing diversity, equity, inclusion and accessibility

# e-Builder Implementation Update

QBS Selection and Construction Bidding Modules are now in use

Data Migration in progress

- Project data
- Company data

Ongoing SAP system integration development and testing

Ongoing staff and industry training



# e-Builder Industry Training Sessions

## General e-Builder Training Sessions for Architects, Engineers and General Contractors

- Monday, April 24: 10AM - 12PM CT
- Monday, May 1: 10AM - 12PM CT
- Monday, May 8: 10AM - 12PM CT
- Monday, May 15: 1PM - 3PM CT

# e-Builder Industry Training Sessions

## Architectural and Engineering Firms - Qualification Based Selection Submissions

- Wednesday, May 24: 1-2 PM CT
- Wednesday, June 14: 1-2 PM CT

## Construction Contractors - Construction Bidding

- Wednesday, April 26: 1-2 PM CT
- Wednesday, May 17: 1-2 PM CT
- Wednesday, June 21: 1-2 PM CT

# Rebuild Illinois Capital Plan Update



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# Rebuild Illinois Capital Program

## Rebuild Illinois Capital Plan - \$45B

Currently in 3<sup>rd</sup> year rollout of 6-year plan.

**\$2.6** billion for public higher education deferred maintenance, programmatic projects and grants.

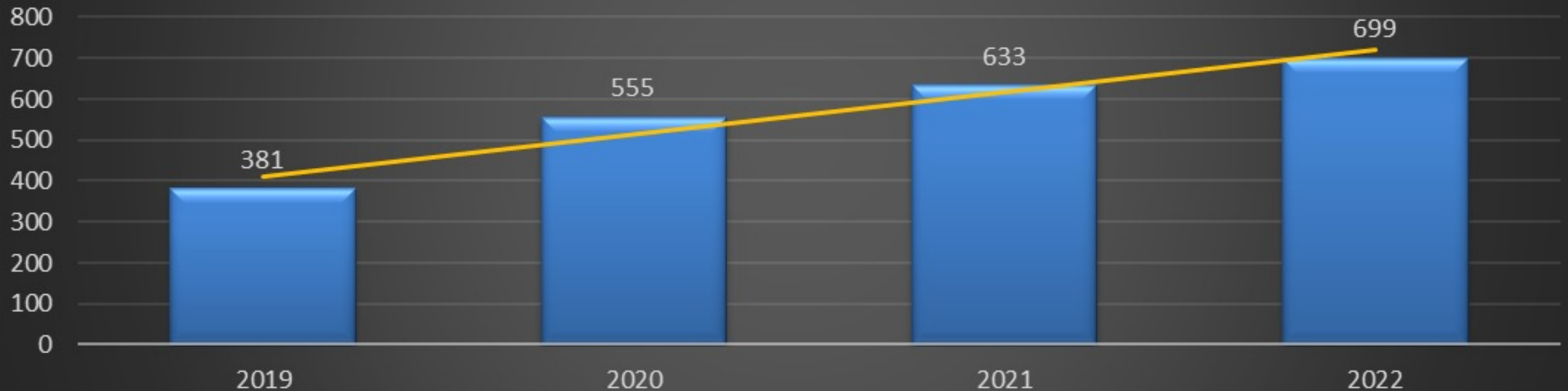
**\$2.3** billion for state facility deferred maintenance and improvement projects.

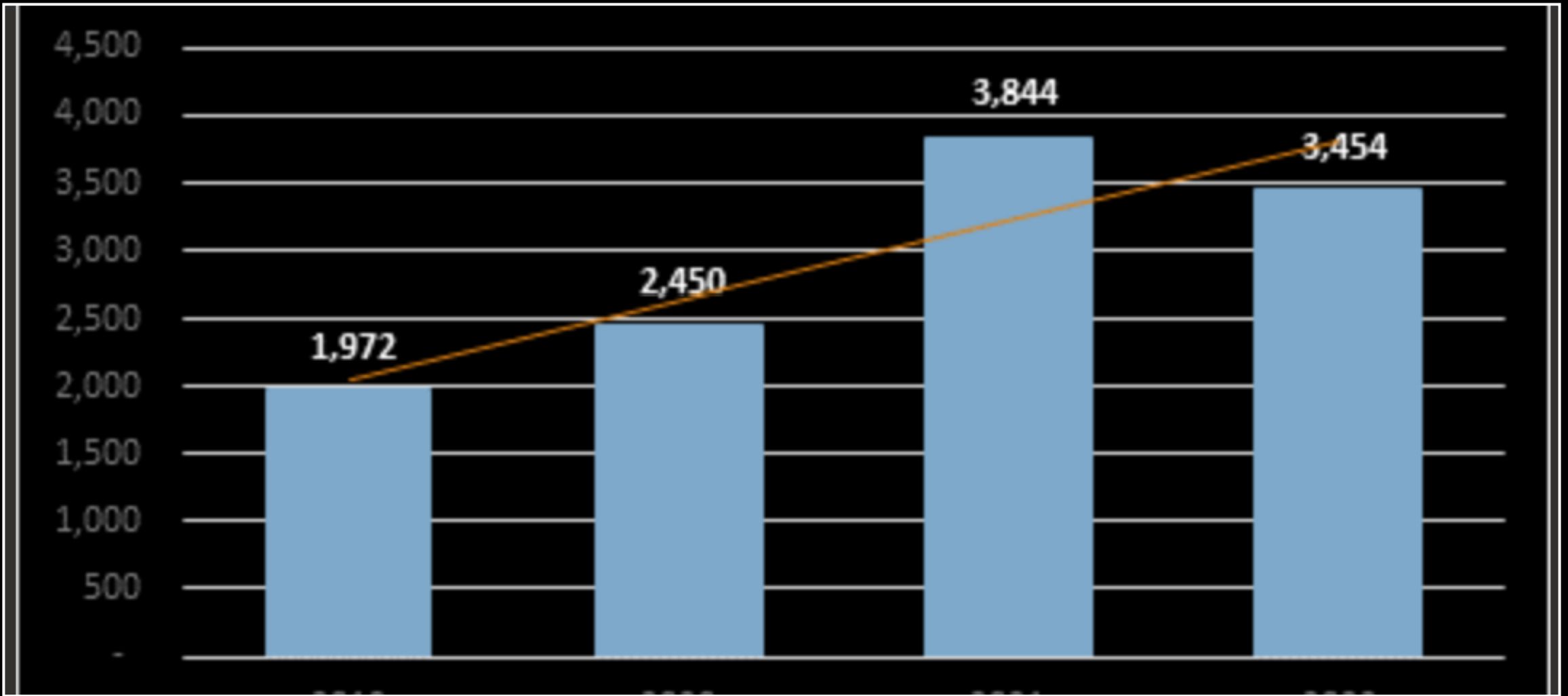
**\$1.1** billion to support new state facility construction projects and large-scale renovations for programmatic improvements.

**\$750** million for grants to support healthcare, early childhood education and innovation projects around the State.

# Rebuild Illinois Capital Program

CDB Active Project Portfolio  
2019-2022





# CDB Job Creation

# **Discovery Partners Institute**

## **June 27, 2023**

**Innovation Hub Director,  
Kumar Kintala**



DISCOVERY PARTNERS INSTITUTE

PART OF THE UNIVERSITY OF ILLINOIS SYSTEM

# Tech. Research. Talent.

---

DPI does three things: Tech Talent Development; Applied R&D; and Business Building.



## Tech Talent Development

We are preparing promising and diverse Illinoisans to step into lucrative and resilient tech jobs.



## Applied R&D

DPI is a place where companies, researchers and students can access world-renowned talent, advanced equipment and funding to turn their ideas into products and services with the potential to change lives.



## Business Building

We help grow companies with a potential that extends far beyond their base in Illinois.



# DPI was created to to propel Chicago and Illinois into a strong, inclusive tech center.



7,000+ students primed for tech jobs in Illinois annually



\$200M+ in new R&D every year; dozens of start-ups and corporate innovation centers



3,000+ individuals from underrepresented backgrounds entering tech sector annually



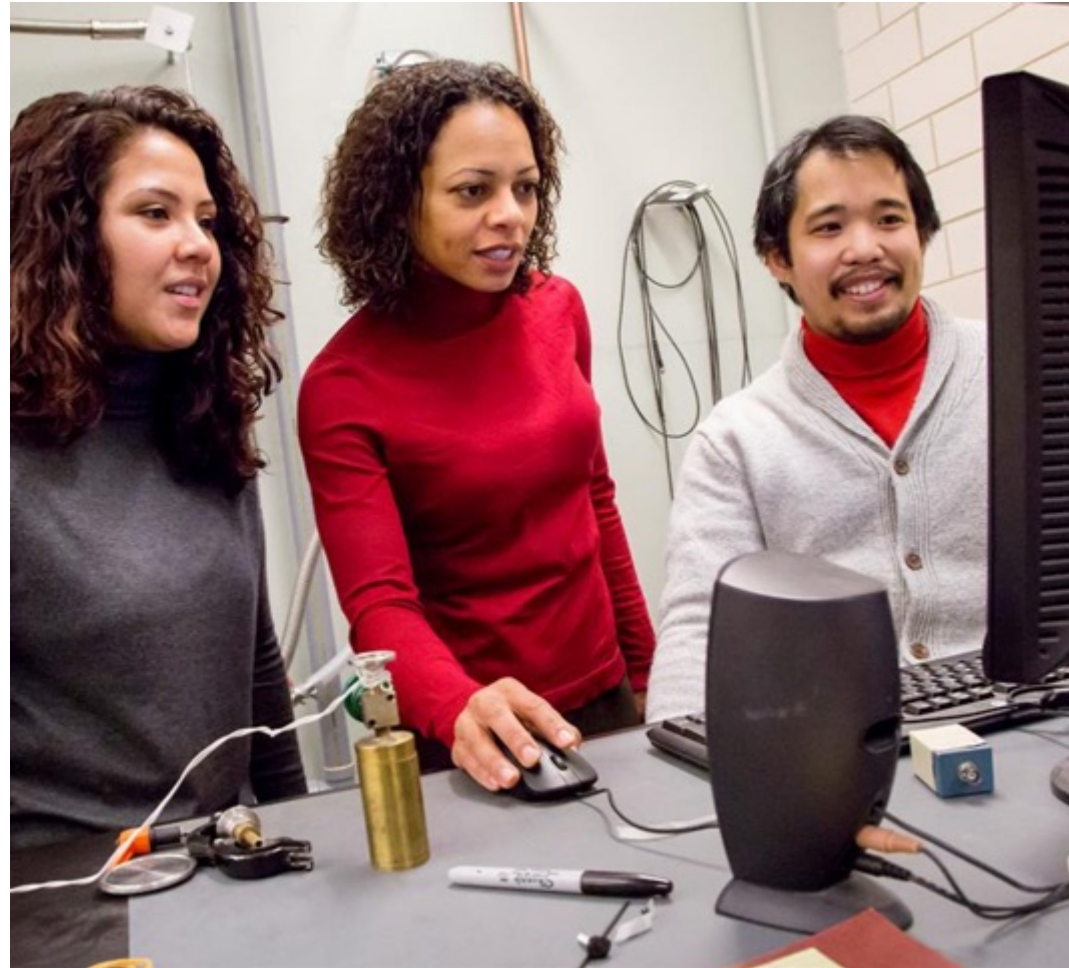
New Business Startups – born from university research and kept In Illinois

**\$2.8 billion estimate annual impact**

# DPI Tech Talent Pipeline

We cultivate promising and diverse workers, from high school to their first job after college. And we train current workers for jobs in data and analytics.

- Teacher Training Programs
- Programs for Elementary, High School, and Community College Students
- Immersion Programs for Undergrad and Graduate Students
- Workforce Education Programs





# DPI's First Software Development Apprenticeship Cohort



# DPI Applied Research and Development

We partner with research scientists to build a stronger future for all of us, in Illinois and around the globe.

Our research teams are making breakthroughs in:

- Wastewater epidemiology
- Sustainable farming
- Artificial intelligence
- Brain disorders
- Smart infrastructure repair
- And more



# DPI Business Building

Incubating new businesses by connecting our science teams with entrepreneurs in their fields of expertise.

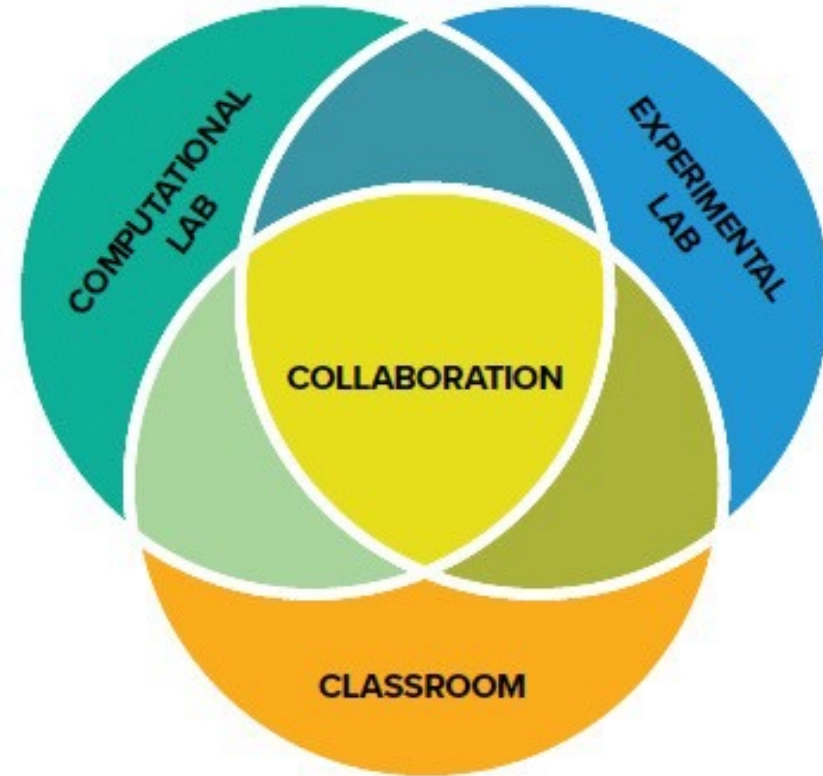
**CovidSHIELD** testing technology, developed at UIUC, commercialized through DPI, SHIELD T3 and SHIELD Illinois.



# The Future of DPI

To meet our cutting-edge mission, we need a cutting-edge space.

The 78 presents a unique opportunity to be an anchor institution in a future innovation district in Chicago.



Project Site

THE LOOP

WEST LOOP

UIC

CHICAGO RIVER

DPI Site

SOUTH LOOP

PILSEN

CHINATOWN

Ping Tom Park

Grant Park

LAKE MICHIGAN

MUSEUM CAMPUS



lake michigan

# DPI is for **all** of Chicago





# Our Team



UNIVERSITY  
OF ILLINOIS  
SYSTEM



Capital  
Development  
Board  
Building a Better Illinois

**OMA**

**Jacobs**

**ChiCon**

## The University Office of Capital Programs,

**Real Estate and Utility Services**, in collaboration with the three universities and other System colleagues, supports the University of Illinois' mission by facilitating and overseeing the development of and adherence to policies, procedures, and systems pertaining to the built environment of the University. The Office is responsible for all University of Illinois master planning and acquiring property to meet the needs of the master plans. Real Estate Services also assists University departments in obtaining leased space off-campus.



**Ebone White**  
*Assistant Director,  
Capital Projects and  
Programs*



UNIVERSITY OF ILLINOIS SYSTEM

Capital Programs, Real Estate and  
Utility Services

807 South Wright Street  
Suite 340, MC-309  
Champaign, IL 61820  
P. (217) 333-5688



The University of Illinois  
System  
Office of Diversity  
Procurement  
**ASSOCIATE DIRECTOR**  
**DALE MORRISON**



UNIVERSITY OF ILLINOIS SYSTEM

# Fair Employment Practices





CDB Fair  
Employment  
Practices  
(FEP)

CDB FEP ADMINISTRATOR

**JESSE  
MARTINEZ**



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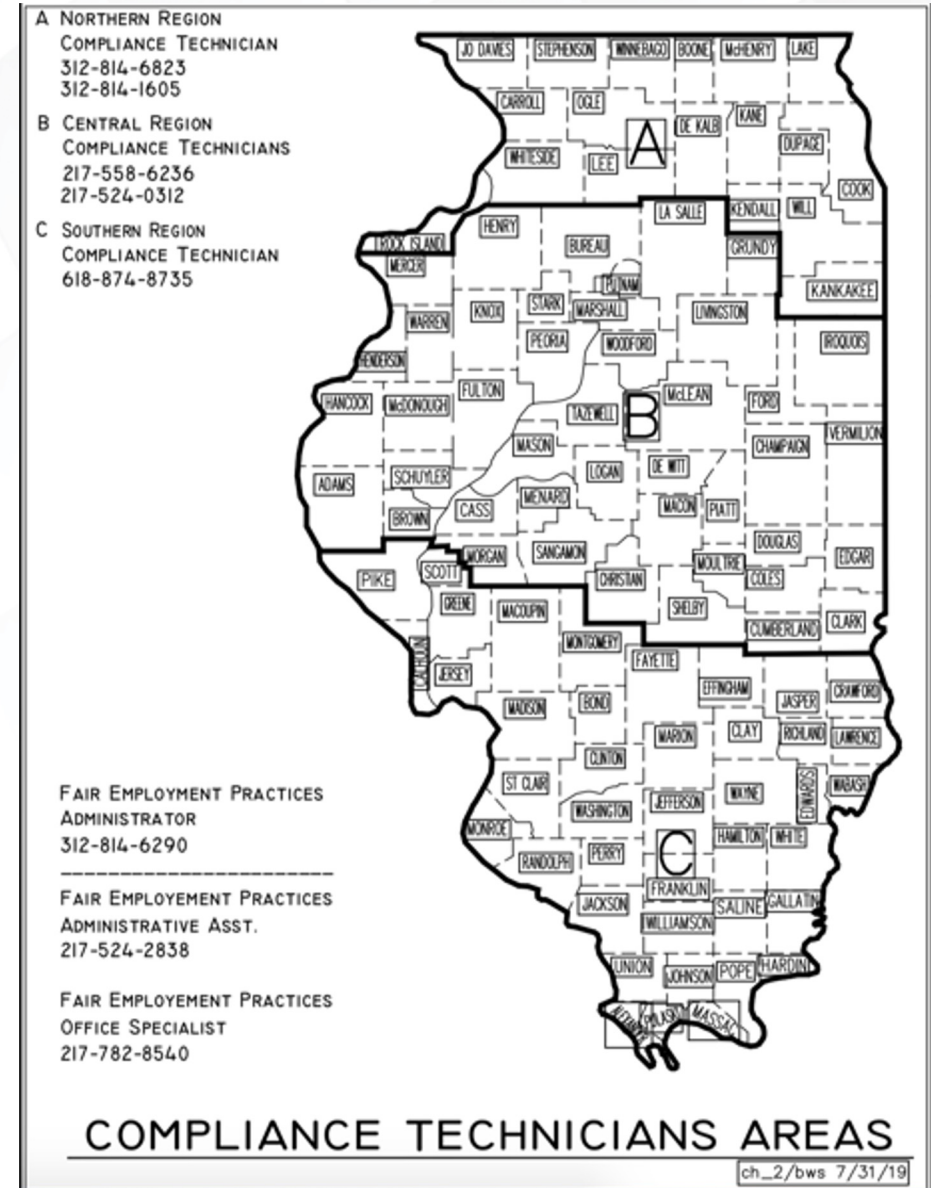
# FY22 Participation

21% overall diversity participation on total contract dollars awarded.

On projects where we can set goals, CDB reached 31% diversity participation.

# Goals

- Construction Projects over \$250K
- A/E Projects over \$1M



**CERTIFIED**

**PREQUALIFIED**



# Strategies to Partnering

Attend  
Outreach  
Meetings

Attend Pre-  
Bid Meetings

Network At  
CDB And  
Other Trade  
Events

Reaching Out  
To Other  
Firm's  
Outreaches

Let the Capital Development Board host outreach events between primes and MBE/WBE/PBE/VBE firms to partner with.

# 4105

RETURN WITH BID

ALTERNATE BID No. \_\_\_\_\_

CDB Prequalification or Registration Number Name of MBE/WBE/PBE/VBE Firm Address City State Zip	Proposed \$ Value of Subcontract/Work	Telephone Number	MBE/WBE/PBE/VBE Designation and Certifying Agency	List Certified Commodity Codes and Category Related to Work to be Performed	Scope of Work	CDB Use: Verified Renewal Date
			<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> PBE <input type="checkbox"/> VBE <input type="checkbox"/> Certified by CMS			
			<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> PBE <input type="checkbox"/> VBE <input type="checkbox"/> Certified by CMS			
			<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> PBE <input type="checkbox"/> VBE <input type="checkbox"/> Certified by CMS			

ALTERNATE BID No. \_\_\_\_\_

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			<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> PBE <input type="checkbox"/> VBE <input type="checkbox"/> Certified by CMS			
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			<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> PBE <input type="checkbox"/> VBE <input type="checkbox"/> Certified by CMS			

# Good Faith Effort

- Reasonable number of MBE/WBE/PBE/VBE
- Work selected
- Not imposing any conditions
- Engaged Fair Employment Practices (FEP)
- Attended Capital Development Board pre-bid meetings
- Provided copies of all bid solicitation letters
- Mathematical errors

## GOOD FAITH EFFORT DOCUMENTATION CHECKLIST

When submitting a good faith effort response, the following documentation showing the bidder's action to rectify deficient goals for minority, women, persons with disabilities, and veteran-owned business enterprises (MBE/WBE/PBE/VBE) **must** include the following:

- 1) All information indicating why the specified goal cannot be met.
- 2) A list of all MBE/WBE/PBE/VBE firms the bidder has used in the current and prior fiscal years, if available. The fiscal year runs from July 1 until June 30.
- 3) A list of all certified MBE/WBE/PBE/VBE firms eligible to perform the work, if available. Only certified eligible firms identified by Central Management Services (CMS) will be accepted.
- 4) A clear determination that the number of certified MBE/WBE/PBE/VBE firms eligible to perform the work is insufficient to ensure adequate competition.
- 5) Demonstrated proof that the MBE/WBE/PBE/VBE firms' prices were excessive or unreasonable, if available.
- 6) A list of all MBE/WBE/PBE/VBE firms contacted, including documentation from those firms. Documentation shall include, when applicable:
  - a. A log of telephone contact including date and time of call, telephone number, name of person called, and the outcome of the call;
  - b. Copies of written or electronic email correspondence showing the date, postal or email address, name of person contacted, and subsequent correspondence that reflects the outcome.
- 7) Copies of all bid solicitation letters or electronic email correspondence to MBE/WBE/PBE/VBE firms. Letters shall contain, at a minimum:
  - a. Project title and location;
  - b. Classification of work items for which quotations are requested;
  - c. Date, time, and place quotations are due; and
  - d. Returnable acknowledgment of the solicitation.
- 8) All other evidence of good faith efforts made by the bidder to secure eligible MBE/WBE/PBE/VBE firms to meet the specified goal including documentation that demonstrates the following:
  - a. A reasonable number of MBE/WBE/PBE/VBE firms were contacted.
  - b. The work selected by the bidder for allocation to MBE/WBE/PBE/VBE firms was selected in order to increase the likelihood of achieving the specified goal.
  - c. The bidder negotiated, in good faith, with the potential MBE/WBE/PBE/VBE firms by not imposing any conditions which are not similarly imposed on all other subcontractors and suppliers, or by denying benefits ordinarily conferred on subcontractors or suppliers for the type of work for which bids were solicited, if available.
  - d. The MBE/WBE/PBE/VBE firms were not rejected as being unqualified without sound reasons based on a thorough investigation of their capabilities, if available.
  - e. The bidder engaged with Fair Employment Practices (FEP) staff for assistance in its efforts to achieve the specified participation.
  - f. The bidder attended the CDB pre-bid meeting for the project.
- 9) All actions taken to solicit MBE/WBE/PBE/VBE firms both pre-bid opening date and post-bid opening date.
- 10) A revised 00 41 05 Form if the MBE/WBE/PBE/VBE participation increases during the 10-day cure period.
- 11) Other relevant information in support of the waiver request.

FEP will consider all evidence of good faith efforts made by the bidder to secure eligible MBE/WBE/PBE/VBE firms to meet the specified goal, including, but not limited to, whether diligent efforts were made to identify and solicit eligible MBE/WBE/PBE/VBE businesses, the total number of exemptions granted during the current and prior fiscal years, and the performance of other bidders in satisfying the specified MBE/WBE/PBE/VBE participation goals. For example, when the apparent low successful bidder fails to commit to the contract goals, but other bidders commit to the goals, CDB will raise the question of whether, with additional efforts, the apparent successful bidder could have committed to the goal.

Prime Firm Registration Number _____	Subcontractor/Supplier Firm Registration Number _____
CDB Project No.:	Subcontractor's/Supplier's Name _____
CDB Contract #:	Official Address (Street) _____
Project Title: _____	_____
Contractor's Name _____	(City, State, Zip Code) _____
_____	_____
Official Address (Street) _____	Area Code and Telephone _____
_____	_____
(City, State, Zip Code) _____	Email Address _____
_____	_____
Area Code and Telephone _____	CMS Certified: <input type="checkbox"/> Yes <input type="checkbox"/> No Certification Expiration: _____
_____	Check One: <input type="checkbox"/> Subcontractor <input type="checkbox"/> Supplier

- 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 or Latino  Asian American  
 American Indian or Alaska Native  Native Hawaiian or other Pacific Islander
  - B.  WBE
  - C.  PBE or
  - D.  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, non-MBE/WBE/PBE/VBE 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 its MBE/WBE/PBE/VBE certification, which are known or should have been known, by the Subcontractor/Supplier. This includes expiration of the MBE/WBE/PBE/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 \_\_\_\_\_

By \_\_\_\_\_ Signature \_\_\_\_\_  
Title \_\_\_\_\_

SIGNATURE REQUIRED

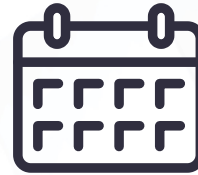
665



# Enforcement & Compliance



670 Subcontractor  
Add/Change Form



Contractor's Schedule  
of Values



Lien Waivers



Site Visits



CDB CONSTRUCTION  
ADMINISTRATOR  
**TIM PATRICK**



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# Delivery Methods





Click to add text

- 
- Multiple Prime
  - Single Trade
  - Single Prime
  - Design-Build
  - Construction Management
  - Design Assist
  - Small and Emergency Projects



# Single Prime with Protected Subs

- The protected subcontractor concept is unique in State Procurement Delivery.
- Project can be of various sizes of construction budgets in value to utilize this tool.
- Fosters strong teamwork
- Reduce change orders
- Limits claims
- Meets schedules

# Construction Management

- CM & A / E
- Owner
- General Contractor
- MEP Contractor
- Subcontractors
- Design \$ Construction \$
- Schedule and Quality Assurance
- Constructability and Estimating Reviews
- Field Management
- CDB holds the construction contracts.



## LEED

### (Leadership in Energy and Environmental Design)

- This tool consists of a suite of rating systems for the design, construction and operation of high-performance green buildings, homes and neighborhoods
- The State of Illinois requires LEED certification for all new construction at CDB for facilities over 10,000 sq. feet
- LEED certification for renovation projects is required when the project is renovating over 40% of the replacement cost of the facility



Prequalification &  
Vendor Registration  
with CDB

CDB CONTRACTS  
ADMINISTRATOR  
**JOEL MEINTS**



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# Prequalification

Two types of designations vendors will encounter at CDB:

1. Prequalification – the process that CDB uses to verify that vendors meet requirements to be able to contract directly with the CDB. Some consultants, subconsultants also may need to be prequalified. Subcontractors included with the Single-Prime must also be prequalified
2. Vendor Registration – for subcontractors, consultants and material suppliers that do not wish to be prequalified and bid directly with CDB. Subcontractors are not required to be prequalified

Both Prequalification and Registration are active for three years

# Prequalification

- Firms must be prequalified the day PRIOR to bidding or providing submittals for selection
- Prequalification applications may take up to 30 days, vendors are urged to prequalify as soon as possible

# Prequalification's Application

Three different types:

- Architect/Engineer
- Contractor
- Construction Manager/  
Program Manager

# Contractor



Prime Contractor wishing to contract directly with the CDB



Subcontractors who will perform work as a Protected Subcontractor as defined for the Single Prime Delivery method also required to Prequalify



# Who Needs to be Prequalified as a Construction Manager/Program Manager?

**Tier 1:** Construction Managers and Program Managers with experience in projects valued at \$5 million to \$15 million

**Tier 2:** Construction Managers and Program Managers with experience in projects valued at a minimum of \$15 million

# Prequalification's Application

Documentation associated with  
the application:

- Contractor: Non-Residential Experience, Bonding Capacity, Reference
- SBE, SOS, Financial Disclosure, and licenses specifically for specialties such as Asbestos, Plumbing and Lead Abatement

# [www2.illinois.gov/cdb](http://www2.illinois.gov/cdb)

## Vendor Registration and Prequalification

CDB offers opportunities for firms to design, construct, and perform construction program management services on projects throughout the State of Illinois. Vendors must be prequalified prior to bidding or providing applications for selection. The processing of prequalification applications may take up to 30 days; therefore, firms are urged to prequalify now for upcoming projects associated with the Capital Bill.

**Please note: Prequalification and registration are not the same. If you are currently registered as a subcontractor but intend to submit a bid for a project as a prime contractor, or as a participant on a single prime project as a designated "protected subcontractor," then you must apply for prequalification approval.**

There are three types of prequalification applications. Please download the form(s) applicable to the services you wish to bid on.

- [Architect/Engineer](#)
- [Contractor](#)
- [Construction Manager/Program Manager](#)

For assistance with the prequalification process, please contact a prequalification specialist at [CDB.VendorReg@illinois.gov](mailto:CDB.VendorReg@illinois.gov) or 217-782-2864.

# Discovery Partners Institute Headquarters



North Entry



# Learning Space



# Site Context

# Project Site



THE LOOP

WEST LOOP

LAKE MICHIGAN

Grant Park

MUSEUM CAMPUS

UIC

DPI Site

SOUTH LOOP

Ping Tom Park

UIUC

UIS

PILSEN

CHINATOWN





# Site Plan within The 78



Roosevelt Rd

Clark St

Crescent Park

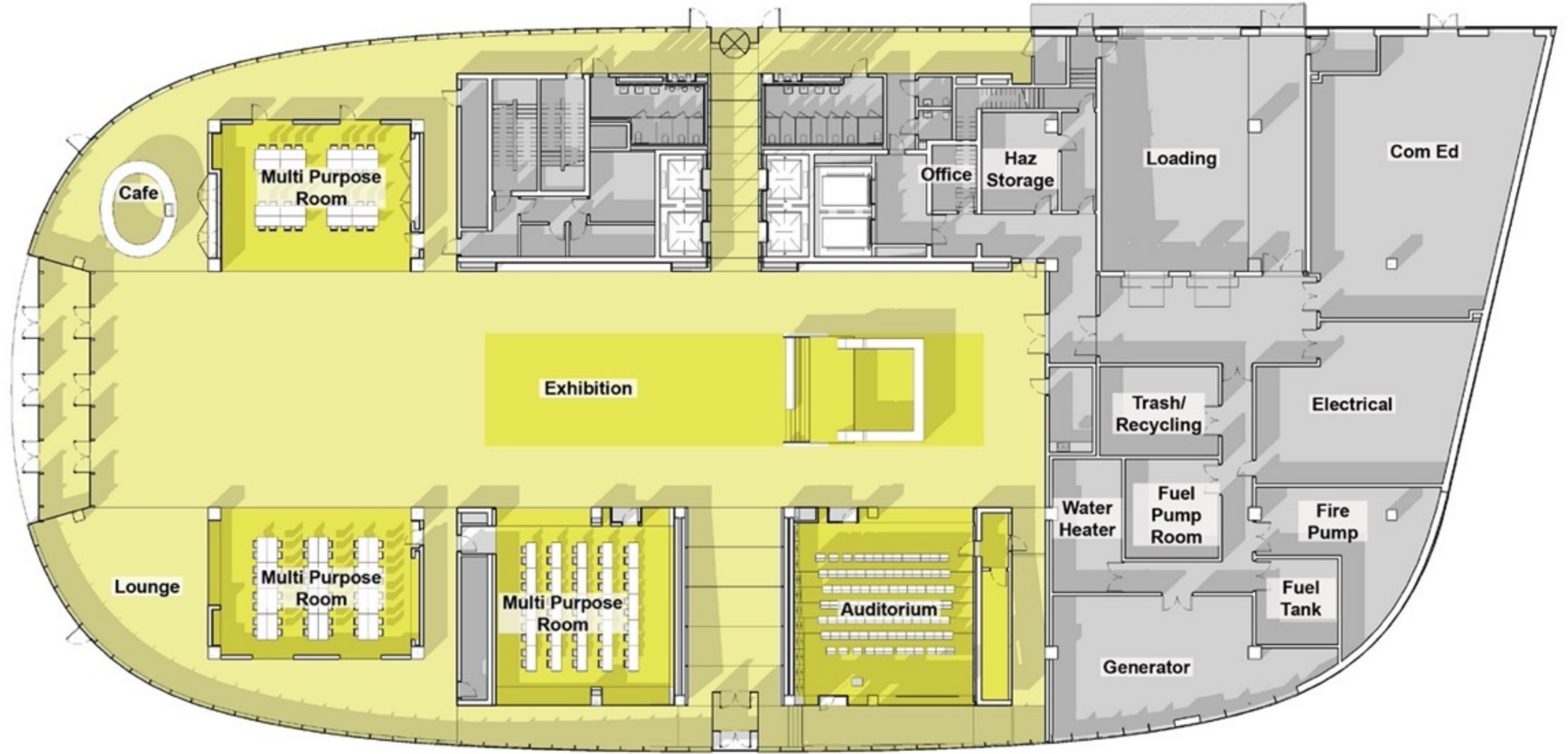
DPI

15th St

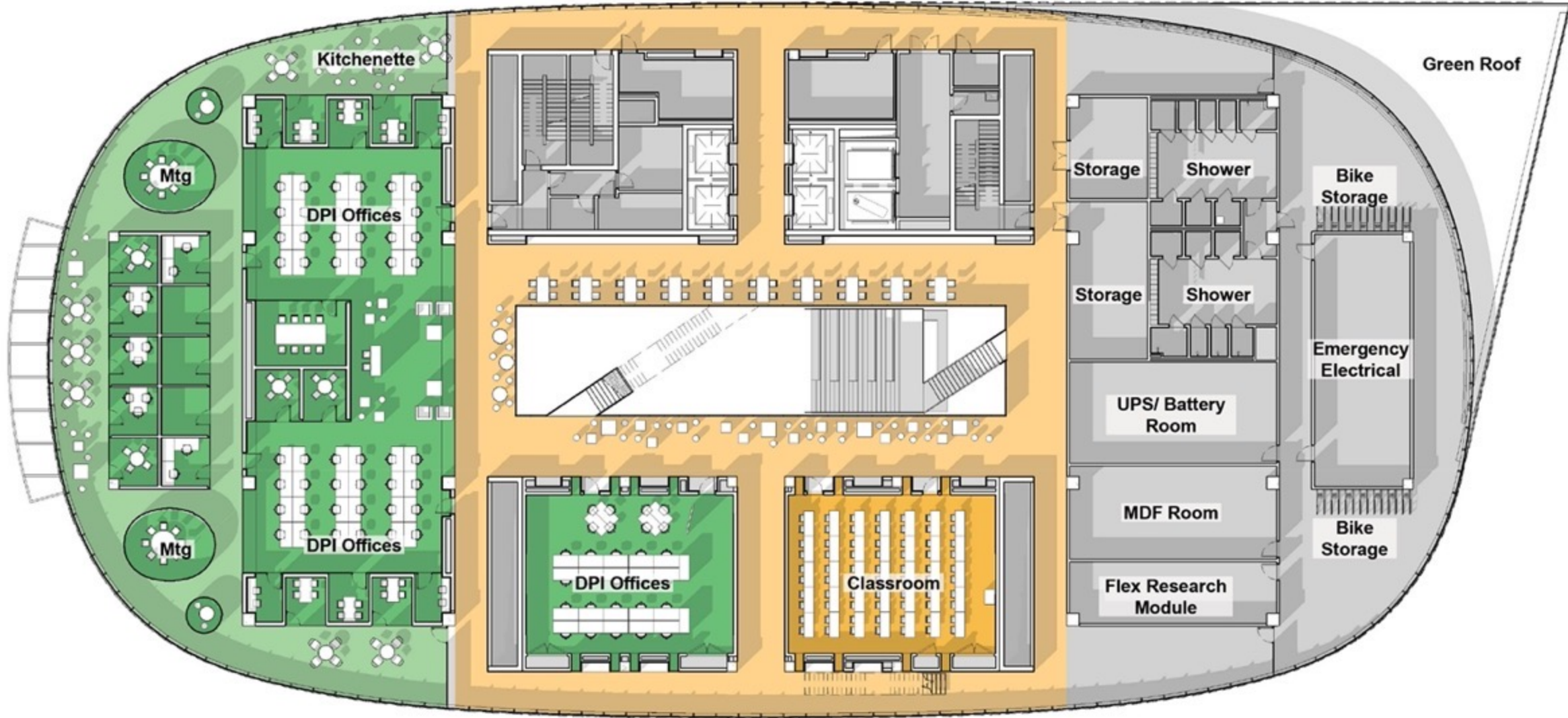
Wells St

# Plan Overview

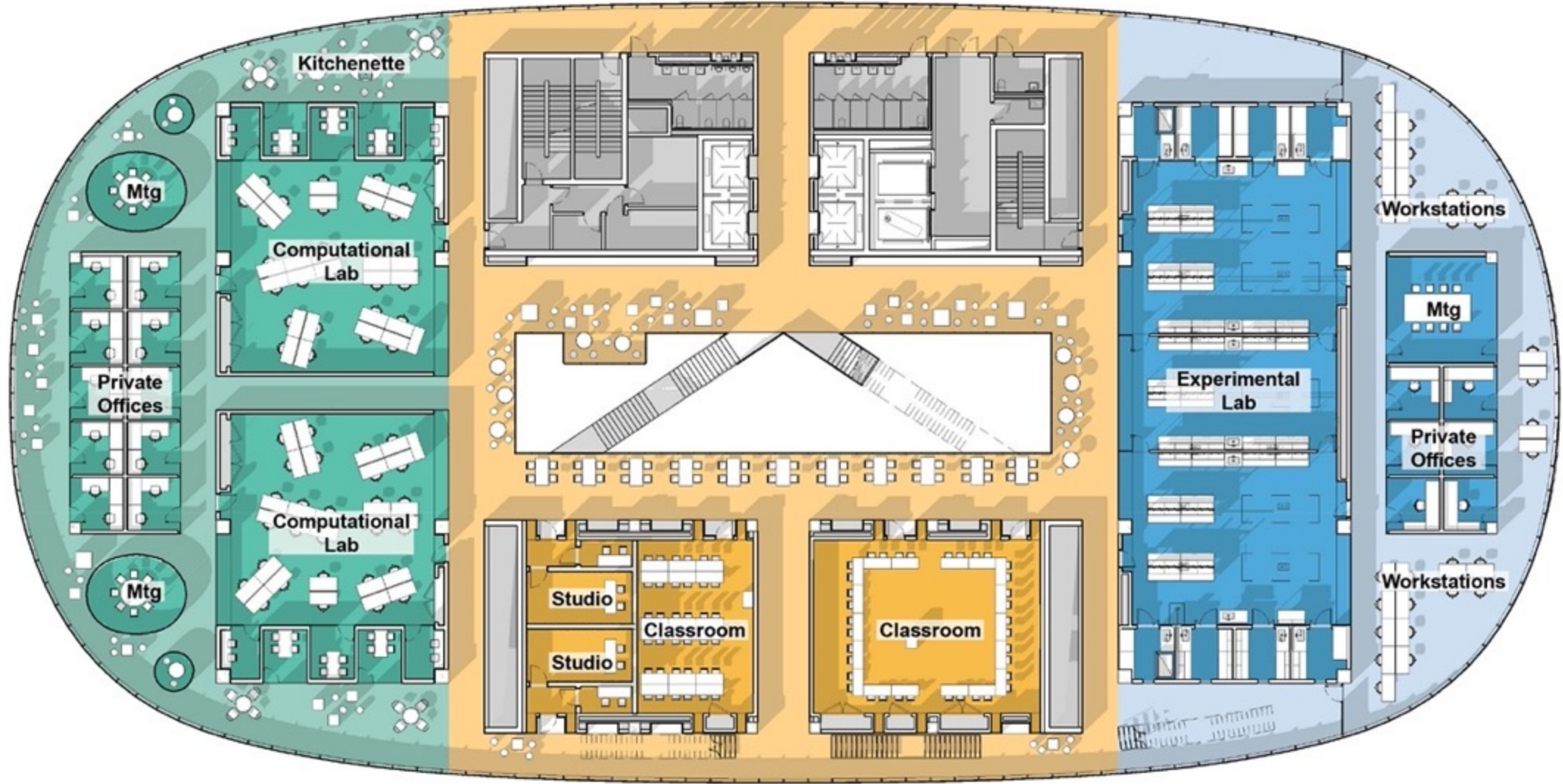
Level 1



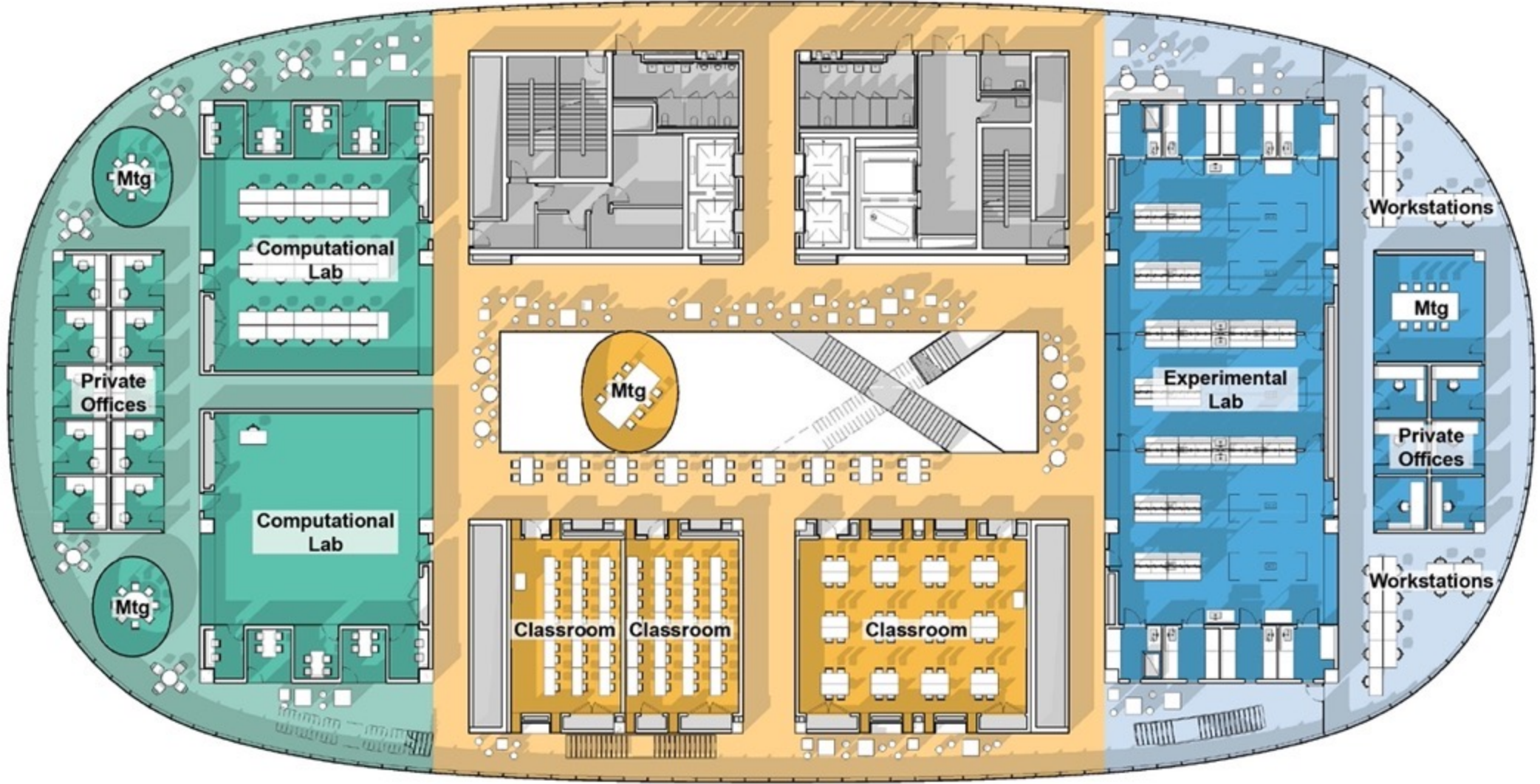
Level 2



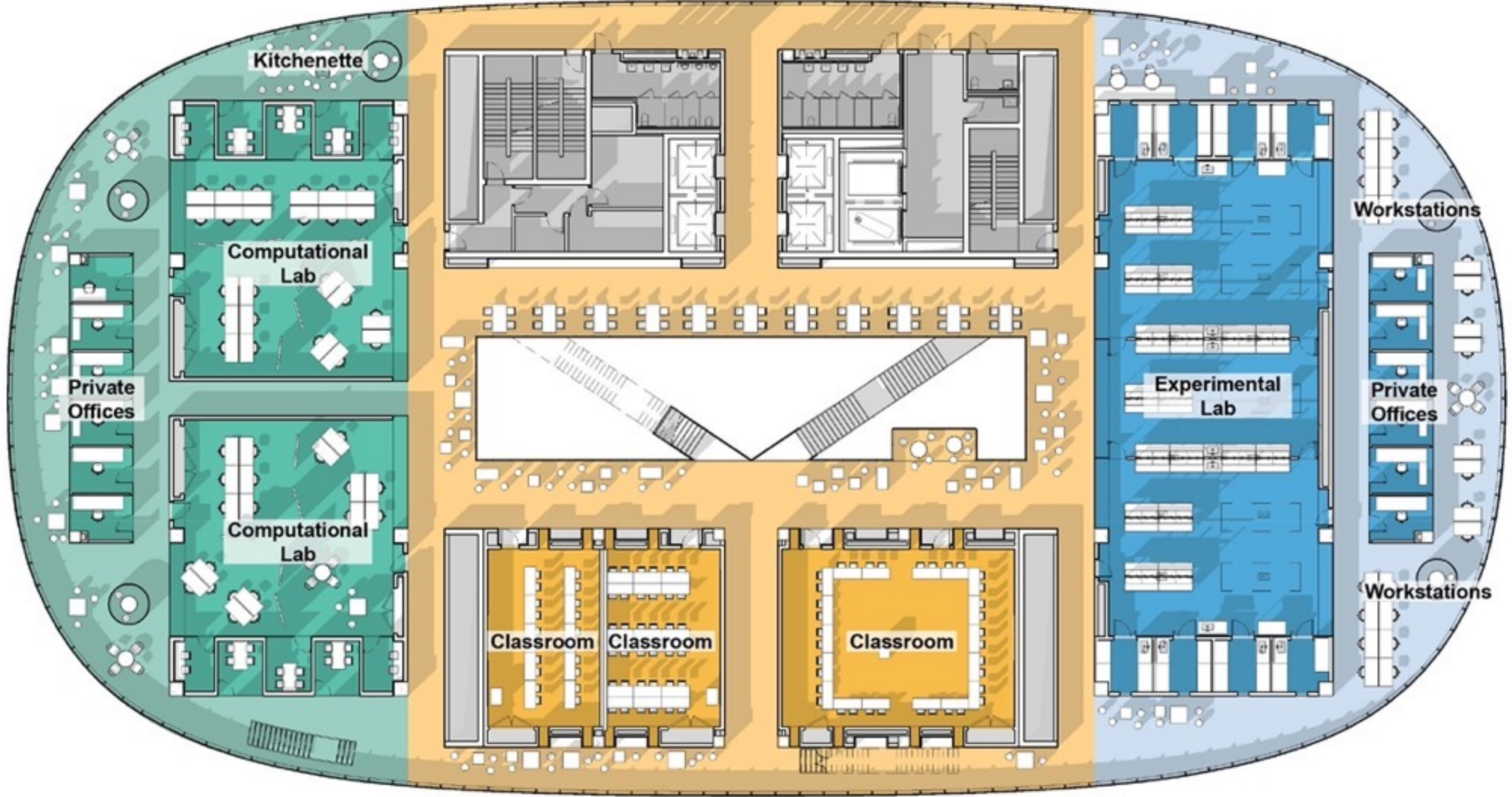
Level 3



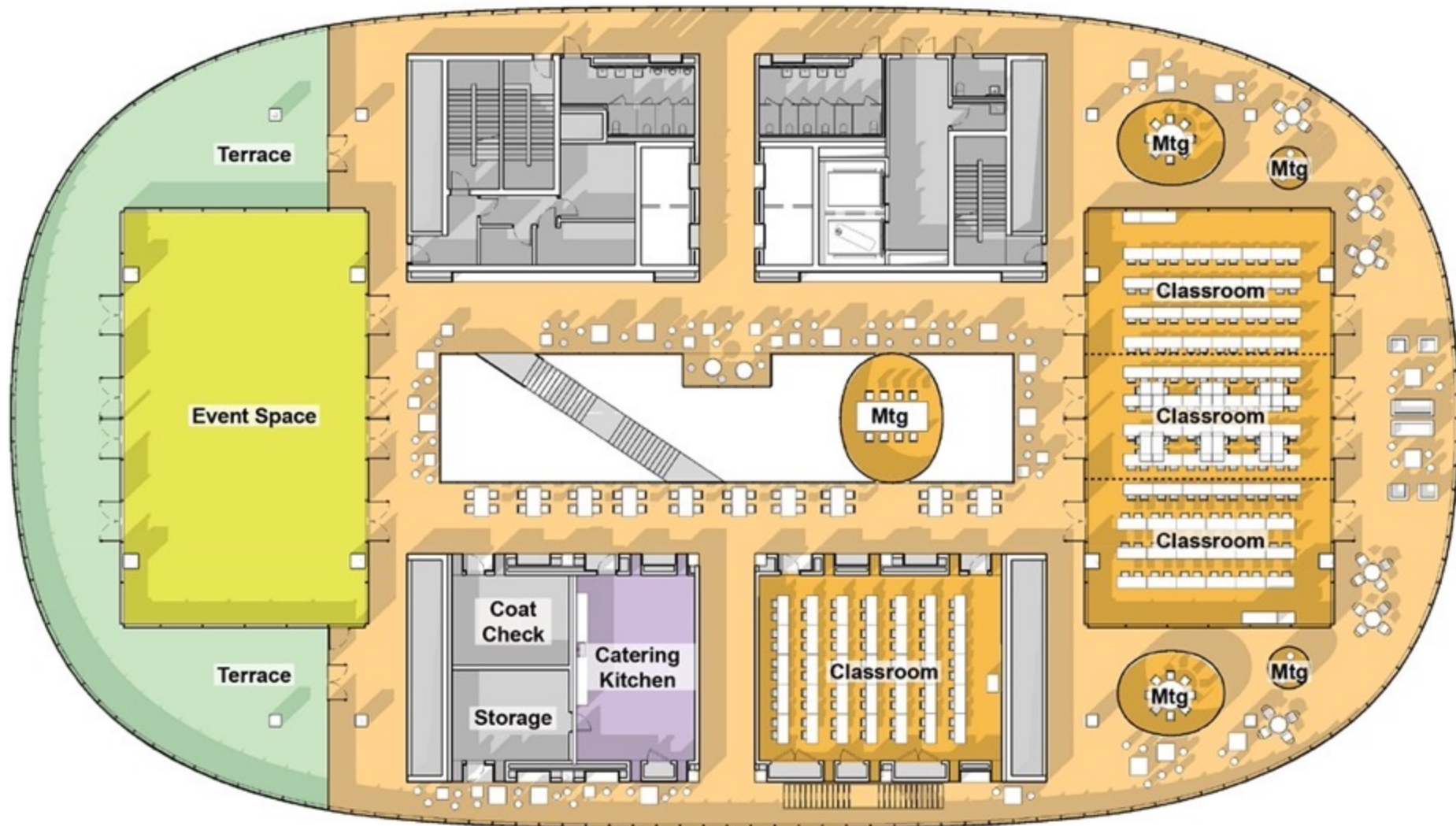
Level 4



Level 5

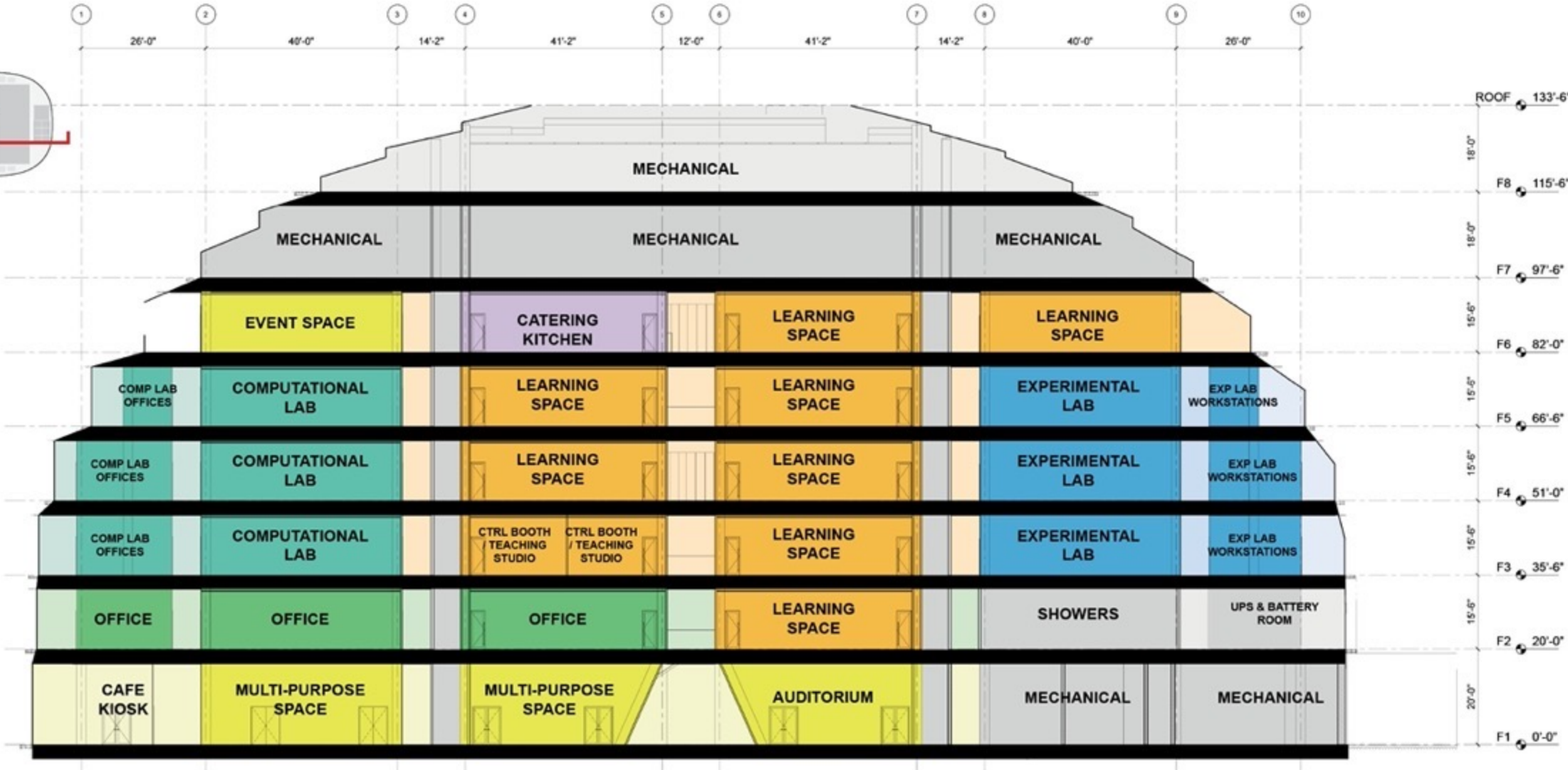
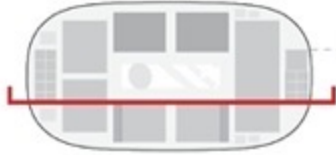


# Level 6





# Section B





# **DPI Bid Phase 1 estimated 3<sup>rd</sup> quarter 2023**

## **Scope of Work**

### -Building Enclosure:

Roofing - Landscaping for Green Roof

Exterior Metal Wall Panels

Gutters, Insulation, Waterproofing

Curtain Wall

Exterior fixed louvers

Exterior doors

Exterior canopies

Vestibules

Structural steel to support curtain wall

Fireproofing for above steel

### - Steel piles

Mass Grading

### - Underground utilities

### - General requirements

## **DPI Bid Phase 2 estimated 1st quarter 2024**

### **Scope of Work**

- Final grading
- Utilities into building
- Temporary detention
- Landscaping at grade
- Foundations
- Below grade waterproofing
- Perimeter drainage
- Concrete slab-on-grade
- Pavements
- Cast-in-place concrete – Structure
- Steel and misc metal
- MEPFP and low voltage
- Interior walls
- Interior finishes
- General requirements

# Q & A



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