



Capital  
Development  
Board  
Building a Better Illinois



**Illinois Capital Development  
Board, along with the Office of  
the Architect of the Capitol**



**Andrea Aggertt**  
**Director of the Office of the**  
**Architect of the Capitol**



# ARCHITECT OF THE CAPITOL

# Illinois State Capitol 2050 Master Plan

SPRINGFIELD, IL

03/15/2021

[www.oac.ilga.gov](http://www.oac.ilga.gov)

lothan van hook destefano  
ARCHITECTURE

WRT

[oac.ilga.gov](http://oac.ilga.gov)



# LEGISLATIVE OFFICE BUILDING

Office space for members and support staff  
Hearing, and Committee Rooms  
Remote Chamber  
Tunnel connectivity  
Food Service options





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
- 138 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



Capital  
Development  
Board  
Building a Better Illinois

# Rebuild Illinois Capital Plan Update



Capital  
Development  
Board  
Building a Better Illinois

# Rebuild Illinois Capital Program

## Rebuild Illinois Capital Plan - \$45B

Currently in 4th year rollout of 6-year plan.

**\$2.3** billion for public higher education deferred maintenance, programmatic projects and grants.

**\$3.1** 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



# Capital Planning/QBS



Capital  
Development  
Board  
Building a Better Illinois



Qualification  
Based Selections  
(QBS)

CDB ADMINISTRATOR OF  
CAPITAL PLANNING/QBS,  
**BRENT LANCE**

# QBS Chair

1 Representative  
from the Office of  
the Architect of  
the Capitol

1 Representative  
from CDB  
Professional  
Services Unit

1 Representative  
from CDB Fair  
Employment  
Practices Unit

1 Representative  
from the Senate  
Democratic Caucus

1 Representative  
from the Senate  
Republican Caucus

1 Representative  
from the House  
Democratic Caucus

1 Representative  
from the House  
Republican Caucus

# Selection Process

[174 days

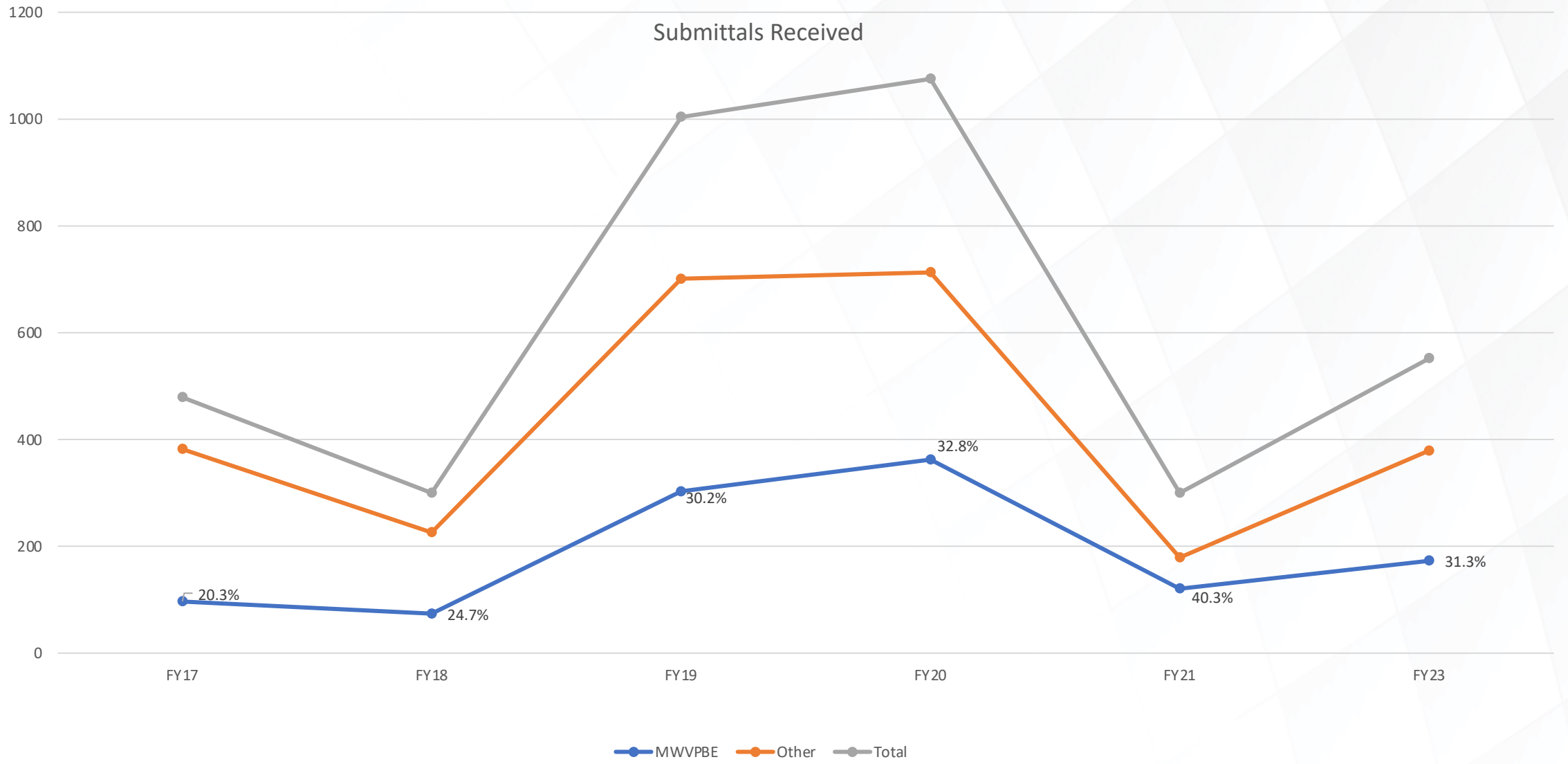
(Approx. 6 mo.)]:

## Procurement Milestones

- Notice of Intent Published - 8/31
- PSB 307 Published - 11/7
- Public Outreach - 11/9
- Stage I Submittals Due - 12/14
- Interview Shortlist Announced – 1/19
- Interviews, Evaluation/Selection – 2/21



### Submittals Received



# 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 10,000 square feet or greater.

- LEED certification for renovation projects is required when the project is renovating over 40% of the replacement cost of the facility.



# Fair Employment Practices





CDB Fair  
Employment  
Practices (FEP)  
Administrator  
CDB FEP ADMINISTRATOR,  
**JESSE  
MARTINEZ**

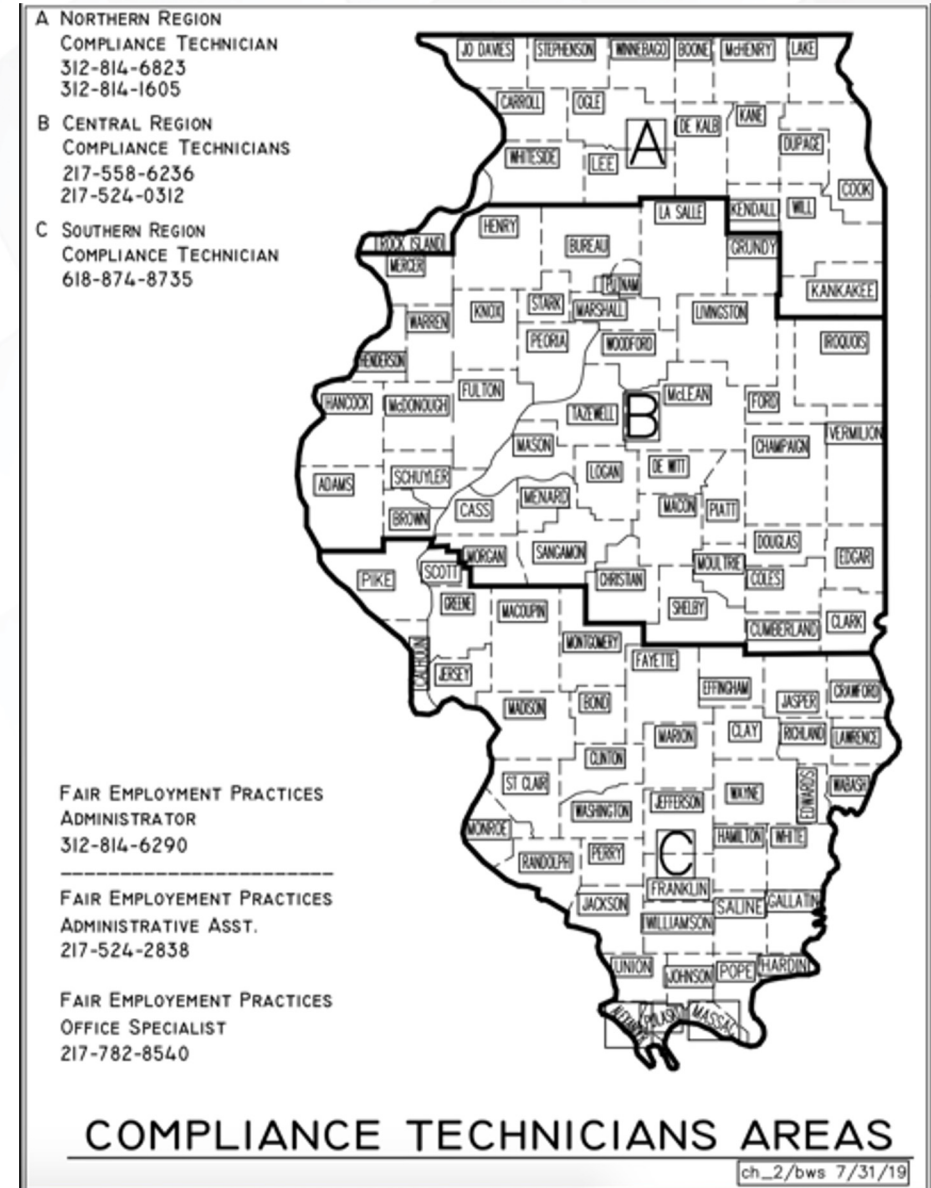
# FY23 Participation

22% overall diversity participation on total contract dollars awarded.

On projects where we can set goals, CDB reached 28% 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.

Please contact [jmoore@carmonastrategicsolutions.com](mailto:jmoore@carmonastrategicsolutions.com) for a one-on-one technical assistance.



# Monitoring A/E Goals

- FEP receives the **PSA** (Professional Services Agreement).
- FEP reviews **Appendix B** included in the **PSA** to see which consultants the A/E is partnering with.
- During the project, the A/E will submit the **AEPRB**, which includes the Consultants Payment Request Breakdown and Invoices
- FEP reviews these docs to **ensure** our **BEP-certified consultants** listed in Appendix B are still involved in the project.



Prequalification &  
Vendor Registration  
with CDB

CDB CONTRACTS  
ADMINISTRATOR  
**JOEL MEINTS**



Capital  
Development  
Board  
Building a Better Illinois

# 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. Protected subcontractors clearly defined on the bidding form with the Single-Prime delivery method must also be prequalified
2. Vendor Registration – for subcontractors, A/E specialty 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 45 days, vendors are urged to prequalify as soon as possible
- Starting January 1, 2023 Illinois Procurement Gateway (IPG) registration is required for all vendors that are renewing prequalification or a new vendor seeking prequalification.
- New firms must complete a CDB Training Seminar during the first year of prequalification. When offered, training opportunity can be found on the website under the Architect/Engineer or Contractor pages. Previously prequalified firms must also maintain a staff member who has attended the training.

# IPG



User Name Retrieve User Name

Password Reset Password

[➔ Login](#)

[New to the Portal?](#)

[Register Your Company](#)

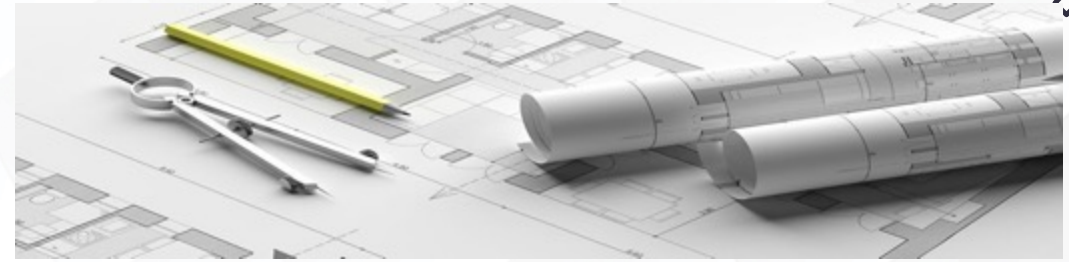
- The State of Illinois Chief Procurement Office has made available the Illinois Procurement Gateway (IPG).
- The IPG (<https://ipg.illinois.gov/>) is a streamlined, online process that allows those doing business with the state (including contractors, subcontractors, architects, engineers, and consultants) to enter, organize, and submit information, certification, and disclosure documents online in advance of a particular procurement.
- Not required for subcontractors but can speed up the process if they have contracts with a prime vendor that exceeds \$100,000.

# Prequalification's Application

Three different types:

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

# A/E



- The Illinois 30 ILCS 500 Procurement Code and Capital Development Board (CDB) rules require that professional design firms be prequalified.
- Illinois law requires corporations, partnerships and sole proprietorships practicing architecture, professional engineering, structural engineering or land surveying to be licensed with the Department of Professional Regulation (DPR)

# Prequalification Application

Documentation associated with  
the application:

- Non-Residential Experience, Bonding Capacity, References
- State Board of Elections, Secretary of State, Financial Disclosure and Conflict of interest, licenses, and Department of Human Rights



# Joint Ventures

00 21 60 JOINT VENTURES .1 General. Two or more prequalified contractors may submit a bid as a Joint Venture. If a Joint Venture submits the lowest responsible and responsive bid, CDB will require disclosure of the contractual arrangement between the members of the Joint Venture prior to award. At a minimum, the Joint Venture documents shall identify the consent of surety and insurance underwriters to insure the joint venture in accordance with CDB requirements.

- Two or more vendors may combine to form a Joint Venture (JV).
  - All vendors in the JV must be pre-qualified with CDB.
  - One vendor in the JV must be willing to accept payment from Illinois Office of the Comptroller (IOC)
  - CDB will need a copy of the JV agreement
- If the vendors forming the JV are creating a new business entity (FEIN #)
  - New business entity will need to be pre-qualified
  - Payments can go to the new entity if they are pre-qualified and meet the requirements of IOC.

## 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 45 days; therefore, firms are urged to prequalify now for upcoming projects associated with the Capital Bill.

### [IPG Mandatory with Prequalification](#)

**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 prequalification, please email [CDB.VendorReg@Illinois.gov](mailto:CDB.VendorReg@Illinois.gov)

**Note: Email attachments larger than 25 MB will be automatically removed from incoming emails. CDB does not receive notification that attachments have been removed, so please verify file size before submitting.**

# Q & A



Capital  
Development  
Board  
Building a Better Block