



Capital
Development
Board
Building a Better Illinois



Illinois Capital Development Board

Project 821-010-097







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

EXECUTIVE DIRECTOR
**JIM
UNDERWOOD**



Capital
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Agency Information



Capital
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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.
- 140 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

Architectural and Engineering Firms - Qualification-Based Selection Submissions

- Wednesday, July 12: 1-2 PM CT
- Wednesday, August 9: 1-2 PM CT
- Tuesday, September 19: 1-2 PM CT

Construction Contractors - Construction Bidding

- Wednesday, July 19: 1-2 PM CT
- Thursday, August 24: 1-2 PM CT
- Tuesday, September 26: 1-2 PM CT

Rebuild Illinois Capital Plan Update



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Rebuild Illinois Capital Program

Rebuild Illinois Capital Plan - **\$45B**

Currently in 3rd year rollout of 6-year plan.

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

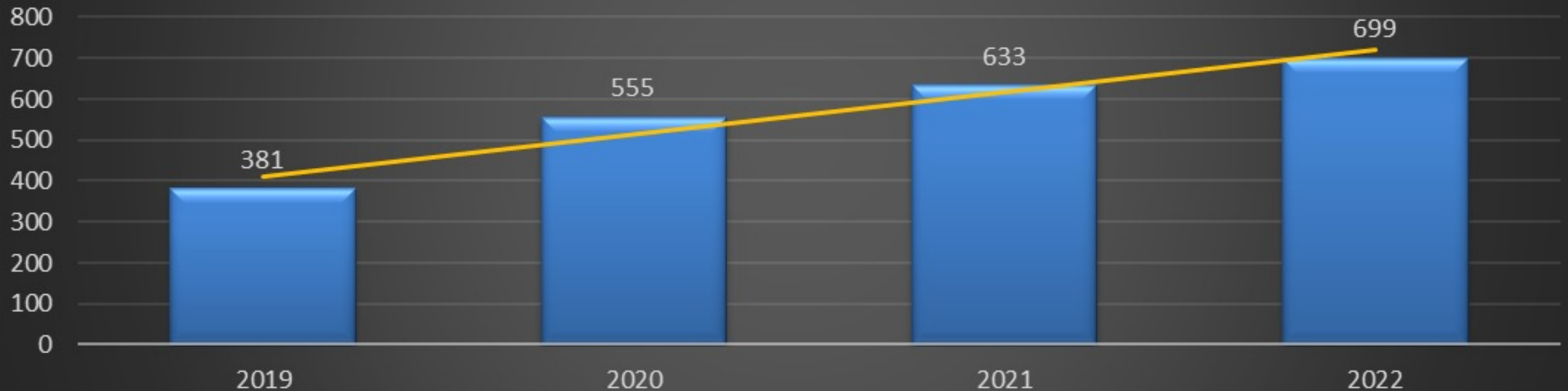
\$2.3 billion for state facility deferred maintenance and improvement projects.

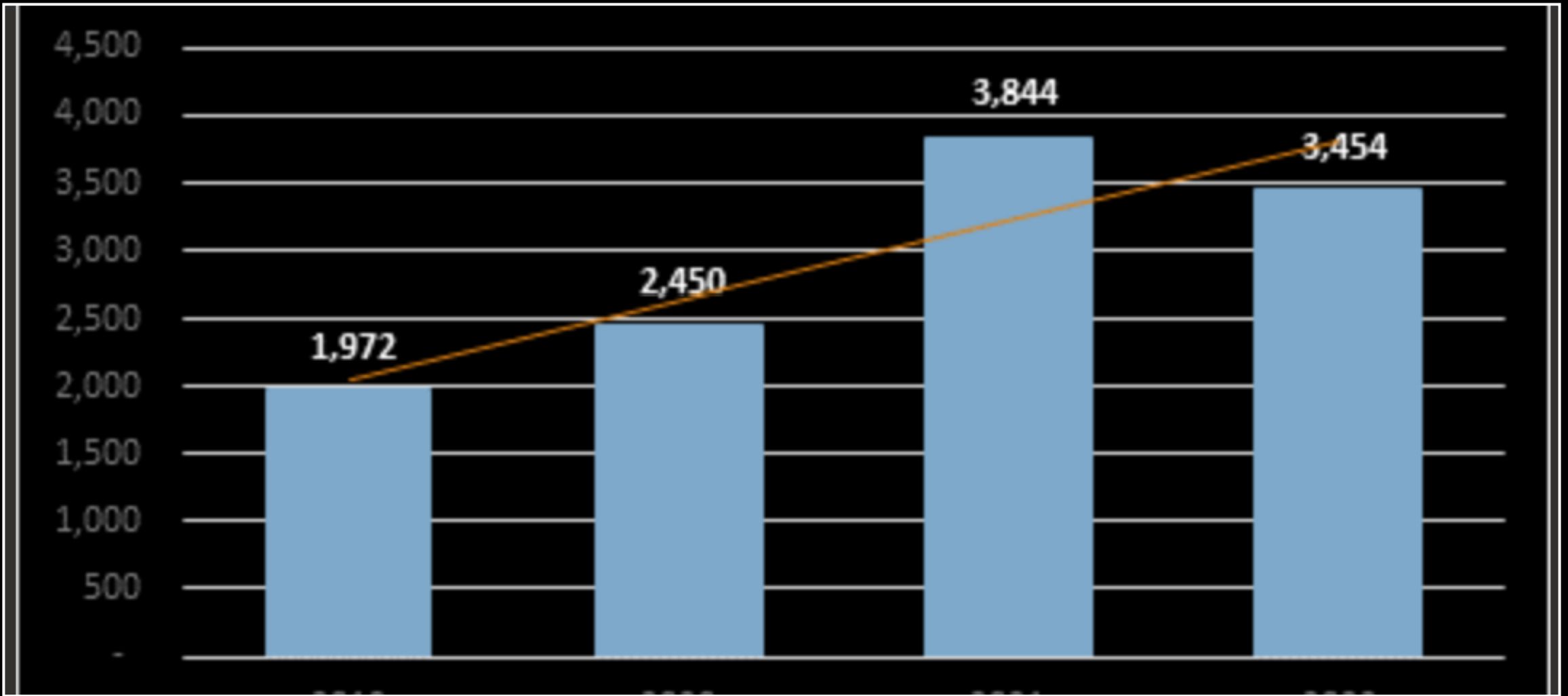
\$1.1 billion to support new state facility construction projects and large-scale renovations for programmatic improvements.

\$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

Fair Employment Practices





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

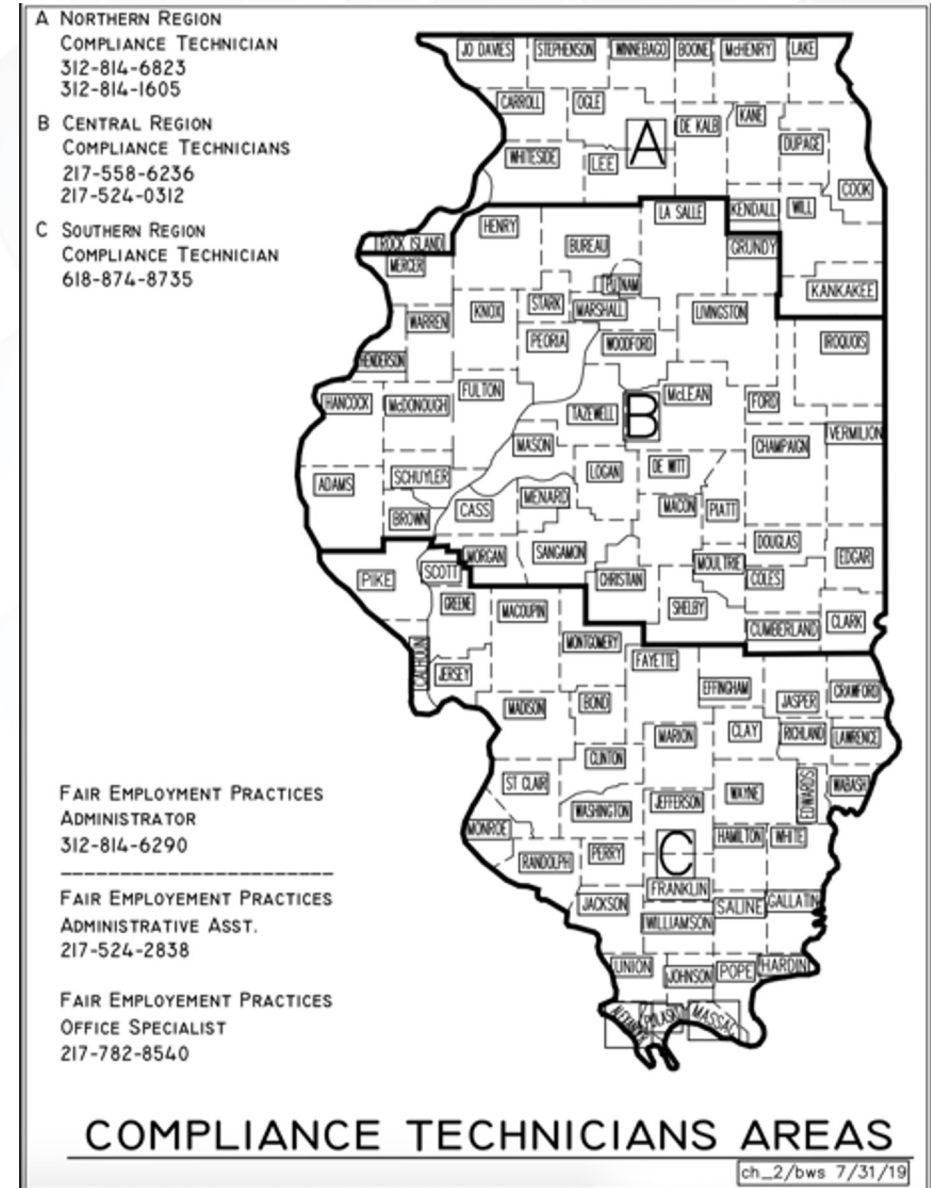
FY22 Participation

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			
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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.

665

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

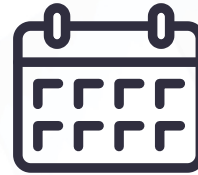
SIGNATURE REQUIRED



Enforcement & Compliance



670 Subcontractor
Add/Change Form



Contractor's Schedule
of Values



Lien Waivers



Site Visits



CDB Construction
Administrator
Tim Patrick



Capital
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Delivery Methods





-
- **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



Prequalification &
Vendor Registration
with CDB

CDB CONTRACTS
ADMINISTRATOR,
JOEL MEINTS

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

Architects/ Engineers



Architects, Engineers and Land Surveyors who are licensed by the Illinois Department of Financial and Professional Regulation (IDFPR) – this is a requirement for entity and individuals.



This requirement is applicable to firms that are either prime or consultants on a CDB project and perform services licensed by IDFPR.

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

There is emphasis of documentation associated with each application:

- Architect/Engineer: IDPR License, Reference.
- Contractor: Non-Residential Experience, Bonding Capacity, Reference
- Construction Manager/Program Manager: Experience, References
- All need SBE, SOS, Financial Disclosure, and licenses specifically for specialties such as Asbestos, Plumbing and Lead Abatement

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 or 217-782-2864.



ISU WONSOOK KIM COLLEGE OF FINE ARTS

OUR TEAM



**ILLINOIS STATE
UNIVERSITY**
Illinois' first public university.



**Capital
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RATIO – ARCHITECT OF RECORD, INTERIOR DESIGN,
AND LANDSCAPE ARCHITECTURE

HGA – DESIGN ARCHITECT

AFFILIATED ENGINEERS – HEATING, VENTILATION,
MECHANICAL, ELECTRICAL, COMMUNICATION &
PLUMBING ENGINEERING

STEARNS-JOGLEKAR – STRUCTURAL ENGINEERING

THRESHOLD ACOUSTICS – ACOUSTICAL / AV DESIGNER

SCHULER SHOOK – THEATRE DESIGN

PRAIRIE ENGINEERS – CIVIL ENGINEERING

FORENSIC ANALYTICAL CONSULTING SERVICES –
ASBESTOS ABATEMENT



VIEW OF COMMONS ADDITION ENTRY COURT

BRIEF PROJECT OVERVIEW

GOALS & ASPIRATIONS

Provide improved educational environments to advance the work of the Wonsook College of Fine Arts at Illinois State University in critical thinking, applied learning, and artistic practice

Provide state-of-the-art teaching, exhibition, and performance spaces including:

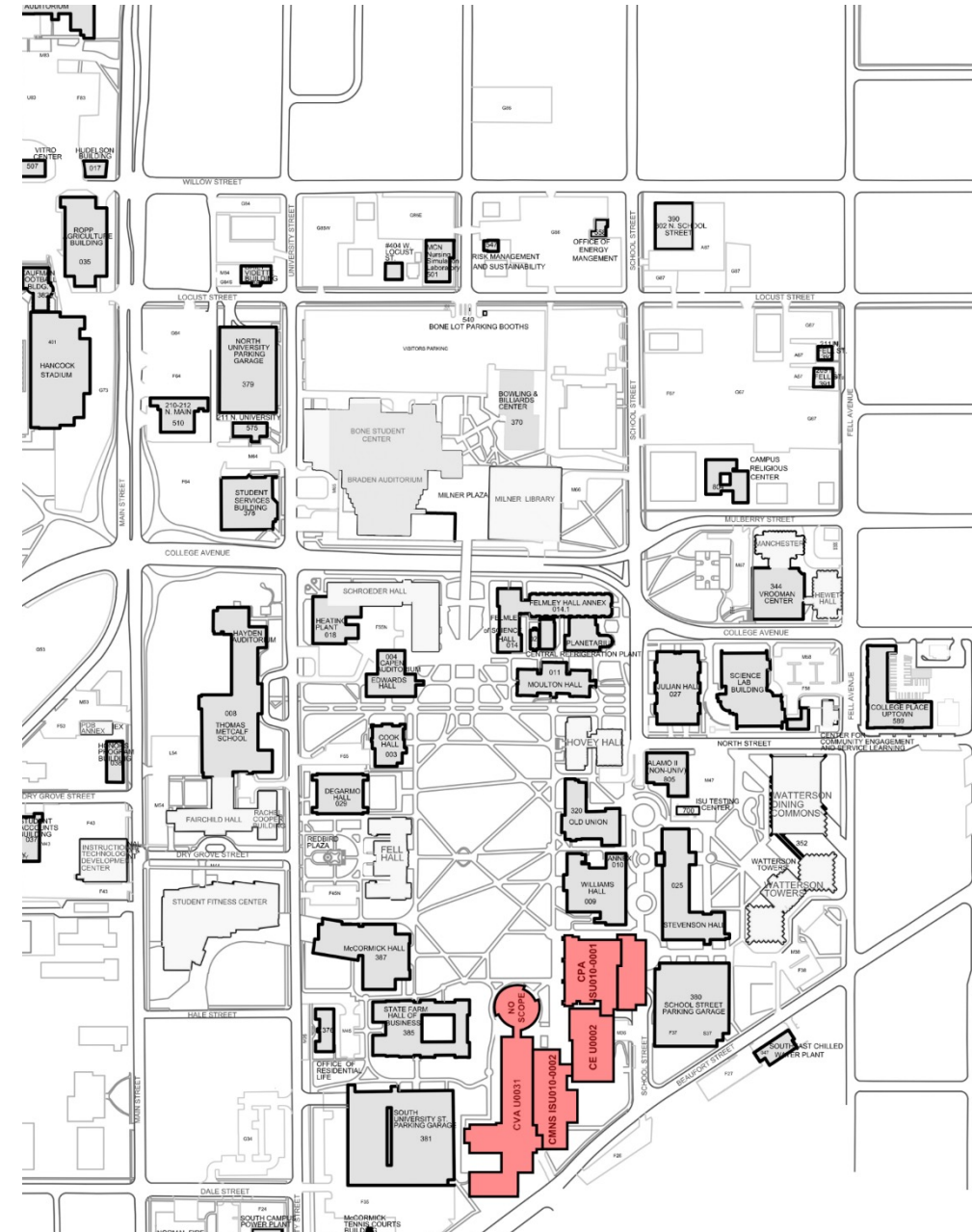
- School of Art studios for glass blowing, ceramics, sculpture, woodworking, photography, and digital visual arts
- School of Theatre and Dance rehearsal and performance spaces
- School of Music rehearsal rooms, classrooms, and practice rooms
- Technology Aided Classrooms
- Art Gallery
- Faculty Office Spaces

Provide a cohesive exterior expression that visually connects a collection of four dissimilar buildings

- Center for Visual Arts – CVA
- Centennial West – CW
- Centennial East – CE
- Center for Performing Arts – CPA

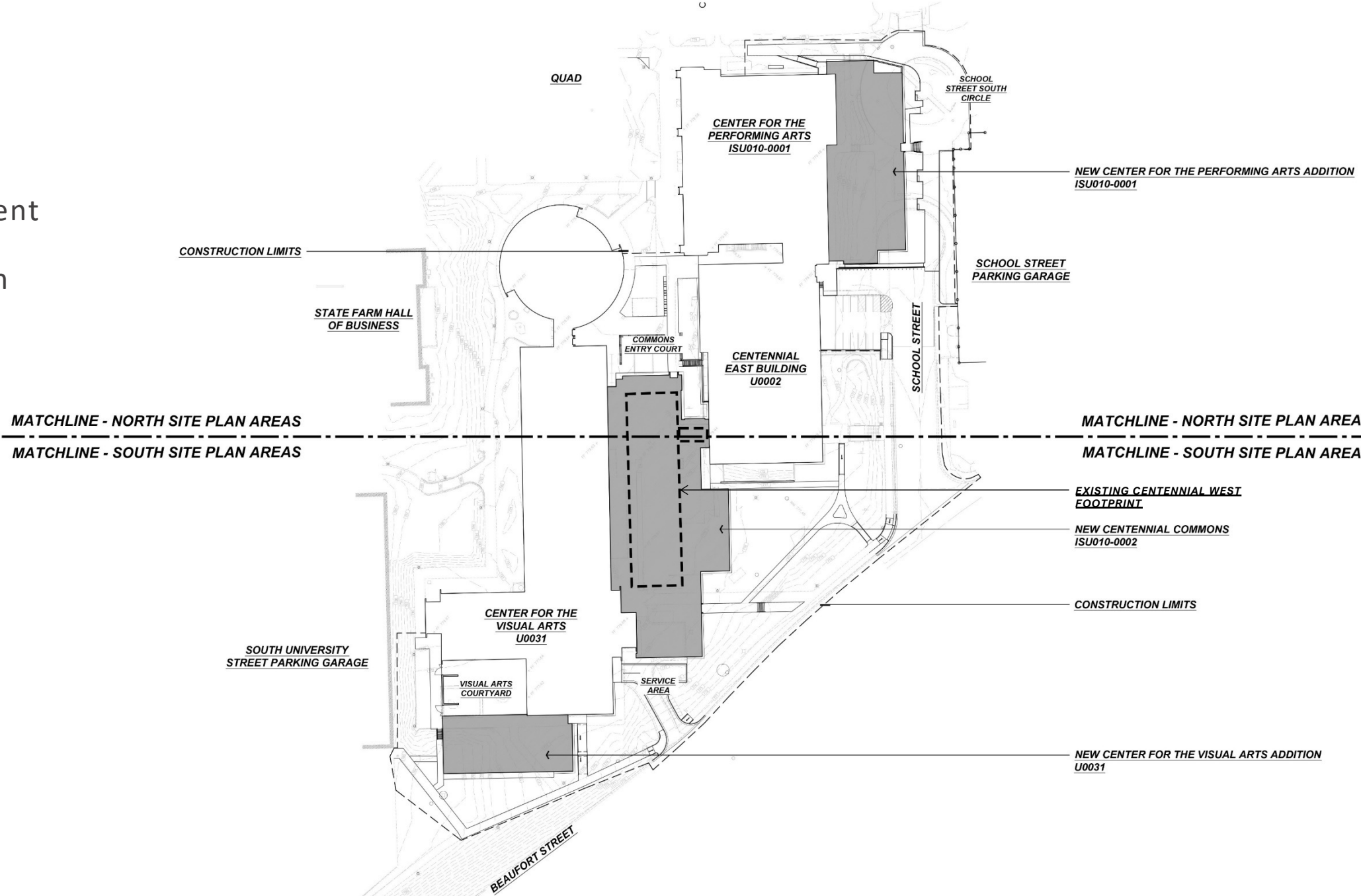
SCOPE OF WORK

- Single prime bid
- 35,293 square feet of partial building rehabilitation and renovation
- 68,481 square feet of new construction. Building envelope consists of masonry, stick built curtain wall, and metal wall panel.
- Audio Visual Systems for Performing Arts & Education
- Equipment procurement and coordination with FFE provided by the Using Agency
- Asbestos abatement
- Selective demolition and complete demolition of Centennial West above grade.
- Structural System
- Mechanical System
- Electrical Scope
- Theater Scope



SITE

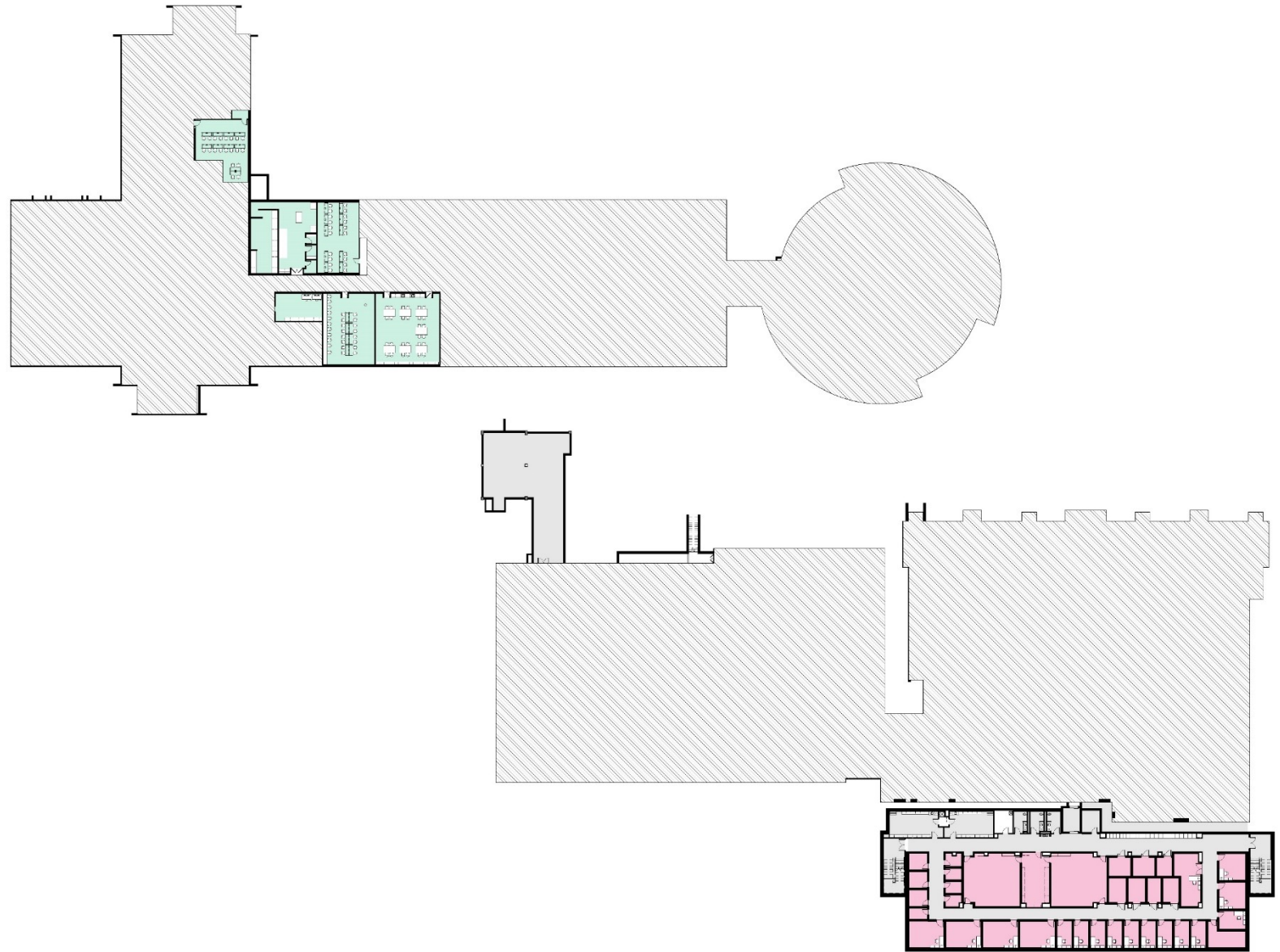
- Approx. 3 Acres
- Site preparation
- Site grading
- Concrete pavement
- Planting
- Utility Relocation





VIEW OF COMMONS ADDITION FROM BEAUFORT STREET

BASEMENT



- Admin
- Art
- Dance
- Music
- Other
- Theater

FIRST LEVEL



- Admin
- Art
- Dance
- Music
- Other
- Theater

0' 10'-0" 20'-0" 40'-0" 60'-0"

INTERIORS





VIEW OF CENTER FOR PERFORMING ARTS ADDITION ENTRY

Q & A



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