



Capital  
Development  
Board  
Building a Better Illinois



# Illinois Capital Development Board

# XS Tennis Village



# Alderman Dowell



**PAT**

**DOWELL**

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3RD WARD ALDERMAN



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

Chief of Staff  
**Darnita A. Lee**



Capital  
Development  
Board  
Building a Better Illinois

# Agency Information



**Capital  
Development  
Board**

Building a Better Illinois

- 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
- 141 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



# e-Builder Industry Training Sessions

## Architectural and Engineering Firms - Qualification-Based Selection Submissions

- Wednesday, December 13: 1-2 PM CT

## Construction Contractors - Construction Bidding

- Wednesday, December 20: 1-2 PM CT



# 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



# **Discovery Partners Institute**

**Innovation Hub Director,  
Kumar Kintala**



DISCOVERY PARTNERS INSTITUTE

PART OF THE UNIVERSITY OF ILLINOIS SYSTEM

# 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



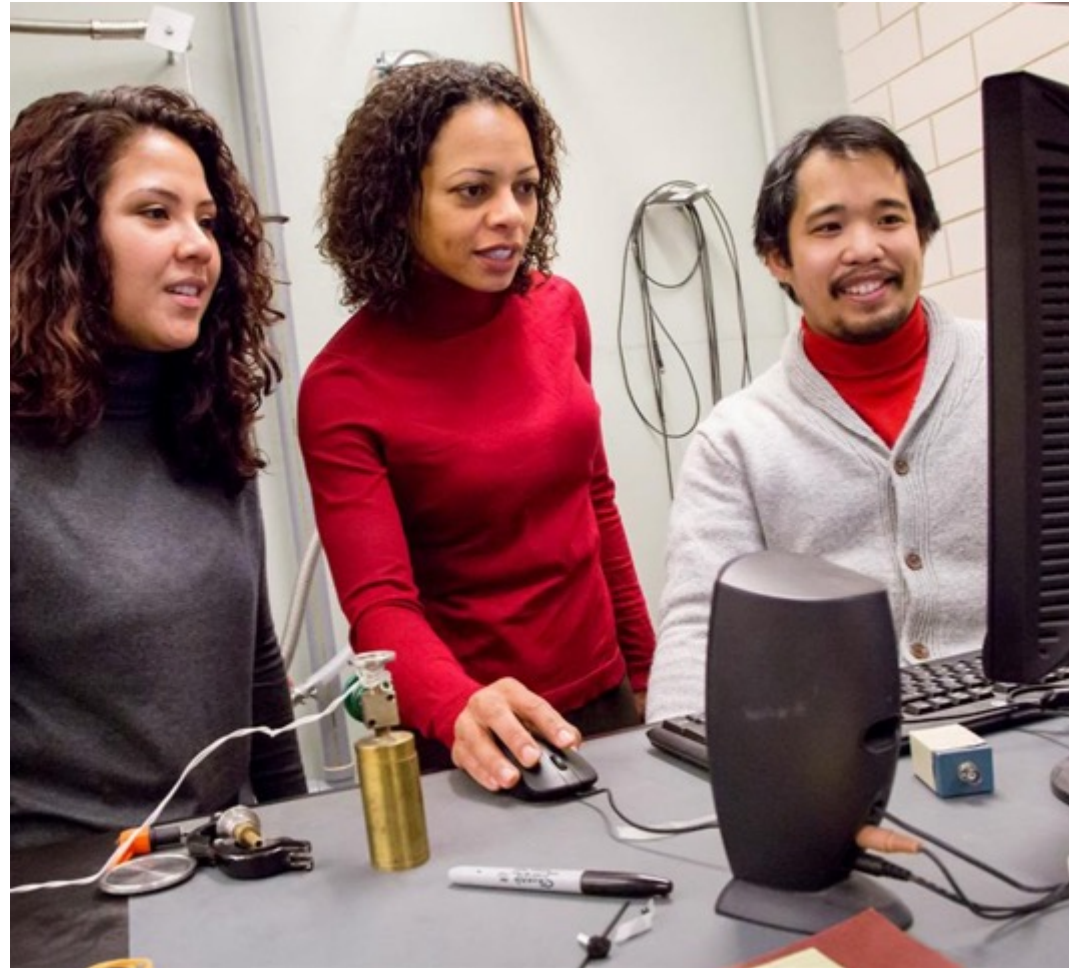
New Business Startups – born from university research and kept In Illinois

**\$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



# CS Teacher Endorsement

Next Cohort  
June 10, 2024

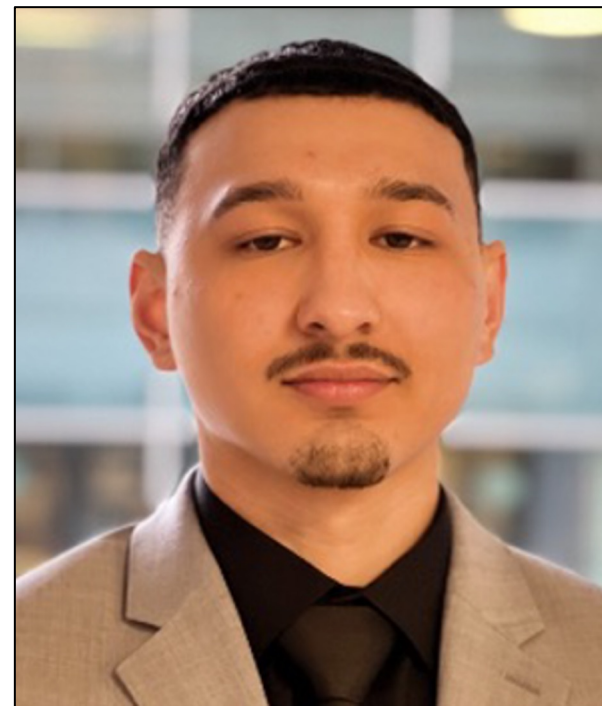
Registration Opens  
April 18, 2024

[dpi.uillinois.edu/csted](https://dpi.uillinois.edu/csted)



...workshops too..  
[go.illinois.edu/dpитеacher](https://go.illinois.edu/dpитеacher)

# DPI Software Development Program





# 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.

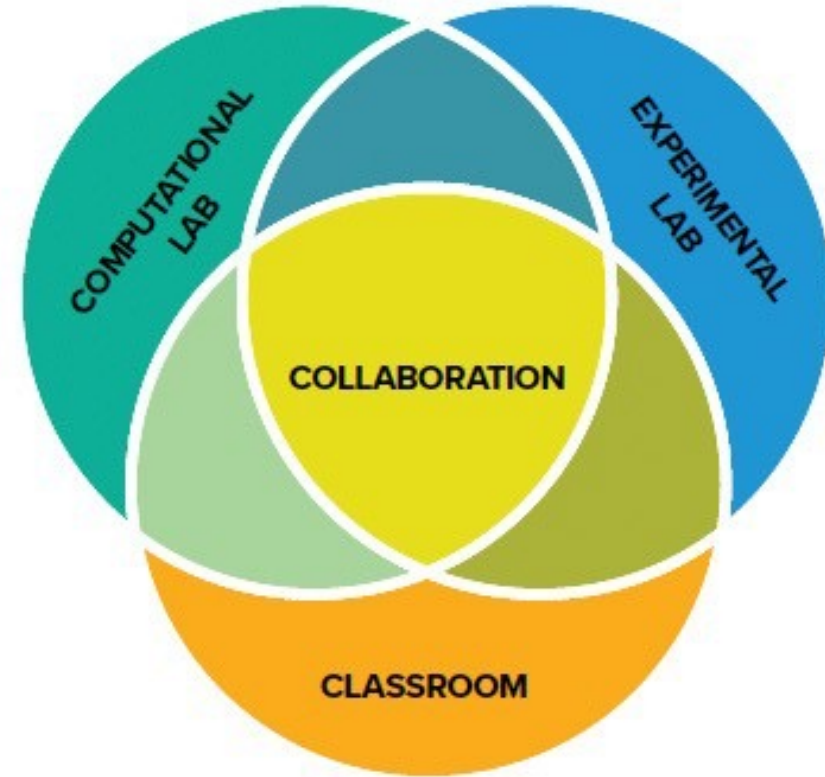
**CovidSHIELD** testing technology, developed at UIUC, commercialized through DPI, SHIELD T3 and SHIELD Illinois.



# 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.



**Collaborate with us**

dpi.uillinois.edu



<https://www.eventbrite.com/e/high-tech-chi-tickets-735862874667>

# Our Team



UNIVERSITY  
OF ILLINOIS  
SYSTEM



Capital  
Development  
Board  
Building a Better Illinois

**OMA**

**Jacobs**

**ChiCon**

# Fair Employment Practices





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

# FY23 Participation

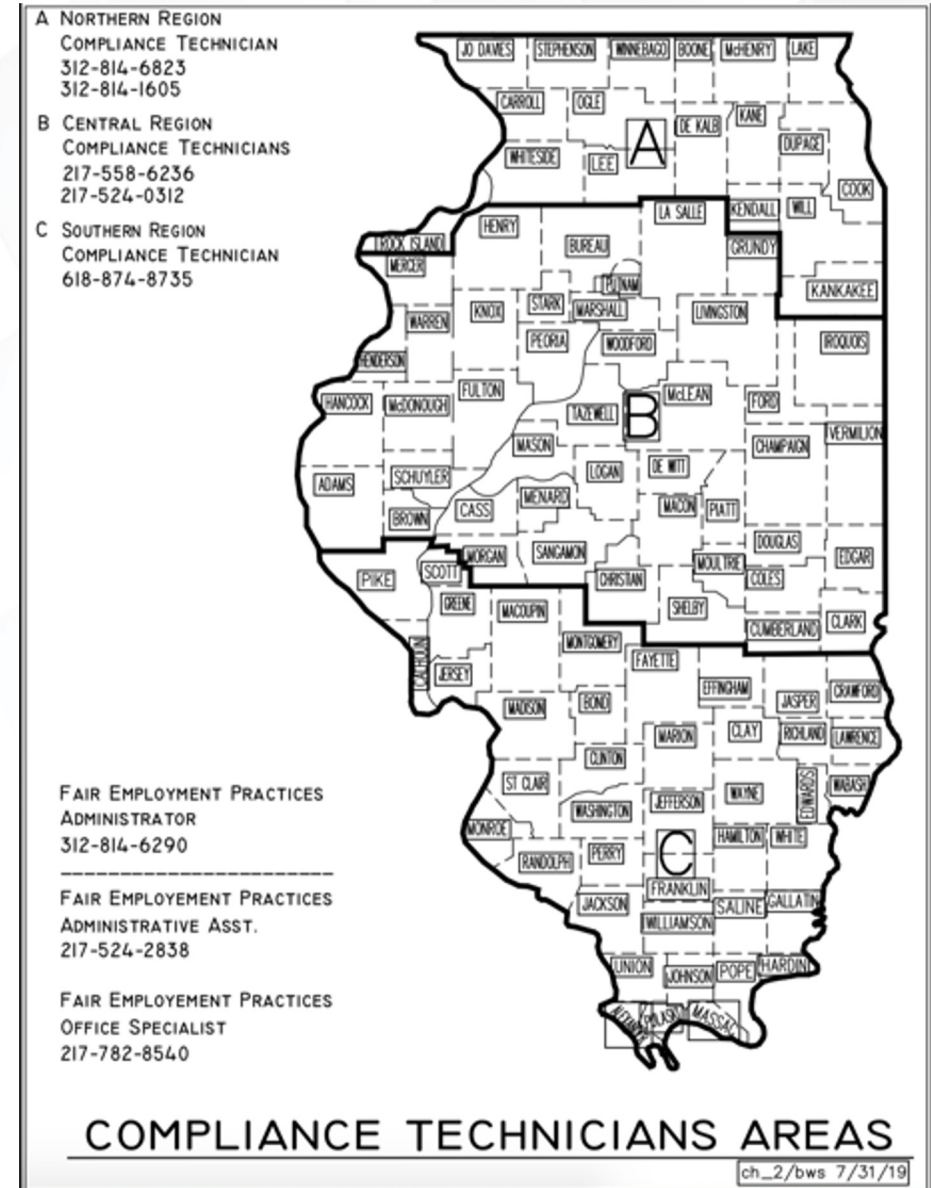
22% overall diversity participation on total contract dollars awarded.

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.

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

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

# 4105

# 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: _____	_____
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 \_\_\_\_\_

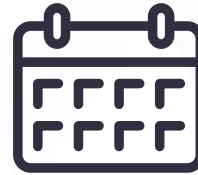
SIGNATURE REQUIRED



# Enforcement & Compliance



670 Subcontractor  
Add/Change Form



Contractor's Schedule  
of Values



Lien Waivers



Site Visits



CDB CONSTRUCTION  
ADMINISTRATOR  
**TIM PATRICK**



Capital  
Development  
Board  
Building a Better Illinois



# 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

RETURN WITH BID

NAME OF FIRM: \_\_\_\_\_

CDB FIRM ID NO: \_\_\_\_\_

FOR (\* Trade ) WORK

BID FOR: CDB PROJECT NUMBER: (\* - - )

PROJECT TITLE: (\* )

BID TO: State of Illinois, Capital Development Board

THE BIDDER ACKNOWLEDGES THE FOLLOWING ADDENDA: (Failure to acknowledge may cause bid rejection.)

NO. \_\_\_\_, DATED \_\_\_\_ NO. \_\_\_\_, DATED \_\_\_\_ NO. \_\_\_\_, DATED \_\_\_\_

NO. \_\_\_\_, DATED \_\_\_\_ NO. \_\_\_\_, DATED \_\_\_\_ NO. \_\_\_\_, DATED \_\_\_\_

EACH BID SHALL INCLUDE:

- A. BID FORM (00 41 00)
- B. SUBCONTRACTOR/SUPPLIER REQUIREMENTS (00 41 01)
- C. DHR PC-2 FORM (00 41 04)
- D. MBE/WBE/PBE/VBE FORM (00 41 05)
- E. BID SECURITY (00 41 06)
- F. PRODUCT SUBSTITUTION FORM (at Bidder's option) (00 41 07)
- G. Standard Business Terms and Conditions (00 41 08)
- H. Forms A CERTIFICATIONS AND DISCLOSURES or Forms B (00 41 09)

UNIT PRICES: ITEM DESCRIPTION	UNIT OF COST	ESTIMATED QUANTITY		UNIT PRICE		COST EXTENSION
1.			x	\$	=	\$
2.			x	\$	=	\$

SUM OF ALL UNIT PRICE COST EXTENSIONS  
(TO BE INCLUDED IN THE BASE BID PRICE) = \$ \_\_\_\_

BASE BID: THE BIDDER AGREES TO PERFORM ALL WORK FOR THE ABOVE  
TRADE, EXCLUSIVE OF ALTERNATE BIDS, FOR THE SUM OF:  
\_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_)

(\*ALTERNATE BID NO.): (\*ADD TO)(\*DEDUCT FROM) THE BASE BID THE SUM OF:  
\_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_)

(\*INFORMATIONAL BID ITEM(S):  
(\*AUTHORIZATION FOR USE BY CDB PROJECT MANAGER REQUIRED)

Bidder has included in the Base Bid, the following amount for the informational bid item(s) identified above.  
\_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_)

# Single Prime Bid Form

# Single Prime Bid Form

## RETURN WITH BID

Note: Any qualifying or conditional statements included on the bid form or attached to the bid form may result in rejection of the bid unless rescinded by the bidder.

### SINGLE PRIME BID REQUIRED INFORMATION:

List all protected subcontractors, CDB Prequalification ID numbers, and their bid proposal costs for each trade listed below not being performed by Single Prime Bidder. For protected subcontractors who are listed for more than one trade, the bid proposal cost must be separated and listed for each applicable trade. **Failure to identify the name and proposal amount of each listed protected subcontractor on the provided Bid Form or providing more than one protected subcontractor for each trade will be a material deficiency (no time will be allowed after bid opening to remedy deficiency) and will result in the rejection of the bid.** During the post-bid evaluation process, the identified protected subcontractors will be required to provide written verification that the trade and bid proposal cost are correct, and that the firm will perform the minimum amount of work with its own forces as required under Project Manual Division 1, Section 01 11 01 Supplement to the SDC: Subsection 00 21 50 Work with Own Forces.

NOTE: ANY OF THE BELOW LISTED TRADES MAY BID AS THE PRIME BIDDING TRADE. The Prime Bidding Trade may self-perform any of the trades listed below and MUST list themselves for each trade they will be self-performing. Name, CDB Prequalification ID number, and bid proposal costs for each protected subcontractor MUST be listed for the remaining trades below. Either the Single Prime Bidder or a protected subcontractor MUST be listed for each trade listed below.

### FAILURE TO PROVIDE THE REQUIRED INFORMATION FOR EACH TRADE LISTED BELOW WILL RESULT IN REJECTION OF THE BID.

Trade	Name	CDB Prequalification ID No.	Bid Proposal Costs (only required for protected subcontractors)
General:	<u>GC Contracting</u>	<u>Pre-Qualification #</u>	\$ _____
Electrical:	<u>EC Contracting</u>	<u>Pre-Qualification #</u>	\$ _____
Heating:	<u>HC Contracting</u>	<u>Pre-Qualification #</u>	\$ _____
Plumbing:	<u>PC Contracting</u>	<u>Pre-Qualification #</u>	\$ _____
Sprinkler:	<u>SC Contracting</u>	<u>Pre-Qualification #</u>	\$ _____
Ventilation:	<u>VC Contracting</u>	<u>Pre-Qualification #</u>	\$ _____
Other:	<u>A/e to use only when a specific trade identified is over \$100,000</u>		\$ _____

**BID PREFERENCE FOR ILLINOIS BUSINESSES.** Section 45-105 of the Illinois Procurement Code (30 ILCS 500/45-105) applies a 4% bid preference for businesses headquartered in Illinois and meeting other Illinois residency requirements. Check the box if bidder's business meets the criteria for an "Illinois Business" found in Section 45-105 of the Illinois Procurement Code.

# Single Prime Bid Form

## RETURN WITH BID

(\*A/E Note: The paragraph below should be deleted if the Domestic Products Act preference is NOT being applied to the project.)

The bidder requests preference pursuant to the Procurement of Domestic Products Act (30 ILCS 517). We certify that all offered goods were/will be:

- Manufactured in the United States.
- Manufactured in Illinois.

We understand that, if awarded a contract based on a preference for goods manufactured in the United States or Illinois, this certification will become part of the contract, and, if we knowingly supply goods that are not manufactured in the United States or Illinois, we will be subject to penalties that include debarment for 5 years, voiding of the contract, and civil damages.

PRODUCT SUBSTITUTION FORM ATTACHED (00 41 07):

**Duration of Bids:** The bidders shall hold their bids open for 60 (\*A/E to specify time if not 60 days) calendar days after the bid opening.

By signing below, the Bidder agrees to perform all work in accordance with the terms and conditions of the bidding documents and enter into and execute a contract with CDB, if awarded, on the basis of this bid for the sum indicated herein:

BIDDER (show Company name and DBA): \_\_\_\_\_

Signature of authorized representative: \_\_\_\_\_

Printed Name: \_\_\_\_\_ FEIN #: \_\_\_\_\_

Title: \_\_\_\_\_ Date \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

For Corporations only: Attest By: \_\_\_\_\_ (Corporate Secretary)



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



# 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](#)

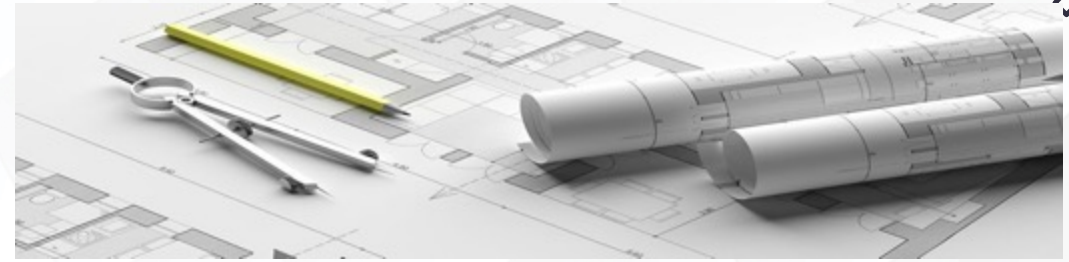
- The State of Illinois Chief Procurement Office has made available the Illinois Procurement Gateway (IPG).
- The IPG (<https://ipg.illinois.gov/>) is a streamlined, online process that allows those doing business with the state (including contractors, subcontractors, architects, engineers, and consultants) 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)

# Contractor



Prime Contractor wishing to contract directly with the CDB



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

# Contractor

## Valid Illinois firm licenses:

- Plumbing
- Fire Sprinkler
- Roofing
- Asbestos Abatement
- Underground storage tank removal
- Lead abatement

# Construction Manager/Program Manager



CM/PM wishing to contract directly  
with the CDB



# 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.**

## 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

# Site Context

Project Site

THE LOOP

WEST LOOP

UIC

CHICAGO RIVER

DPI Site

SOUTH LOOP

PILSEN

CHINATOWN

Ping Tom Park

Grant Park

LAKE MICHIGAN

MUSEUM CAMPUS



# Site Plan within The 78



Roosevelt Rd

Clark St

Crescent Park

DPI

15th St

Wells St

# Discovery Partners Institute Headquarters

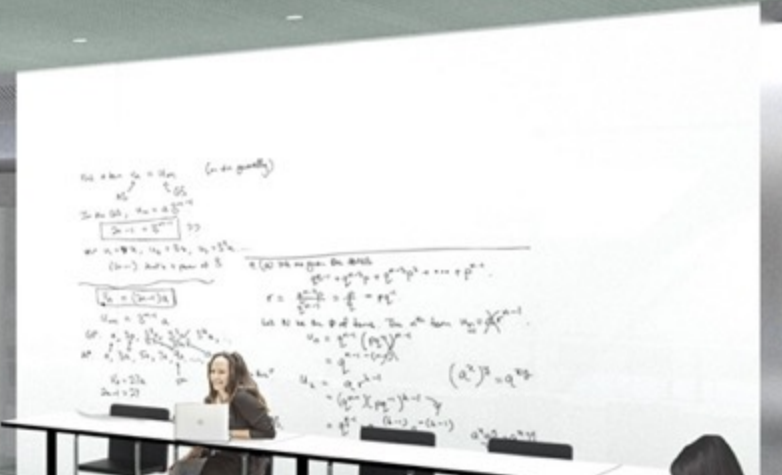




North Entry

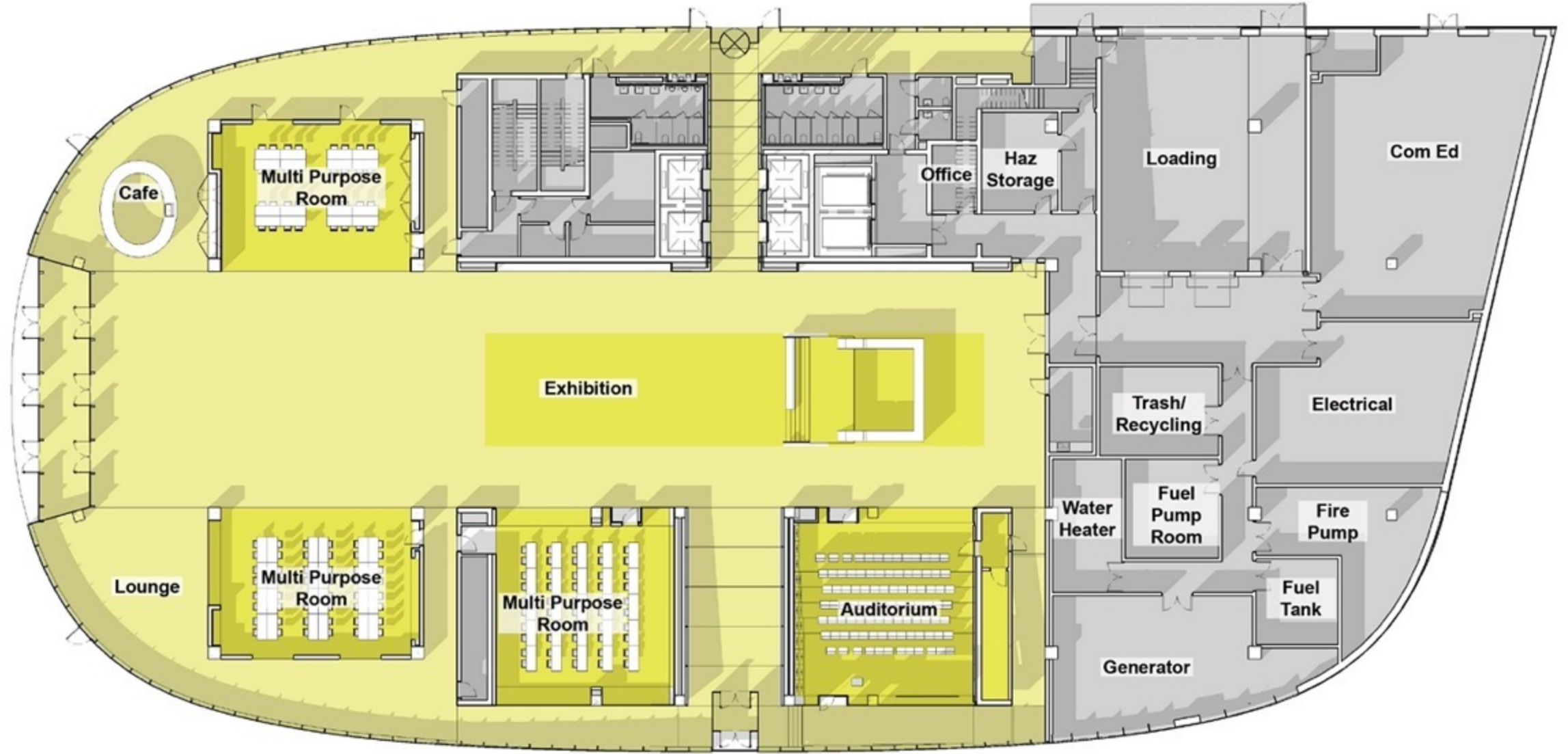


# Learning Space

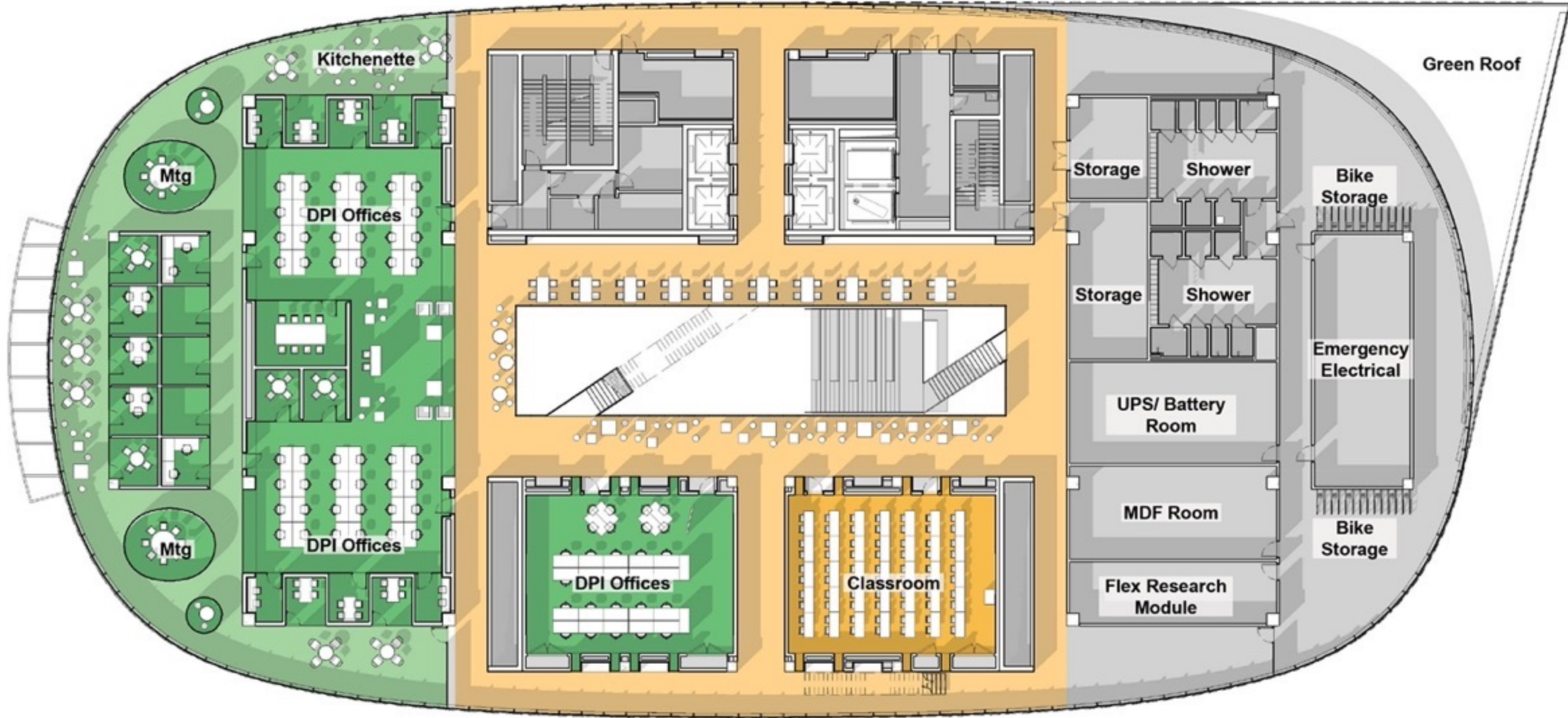


# Plan Overview

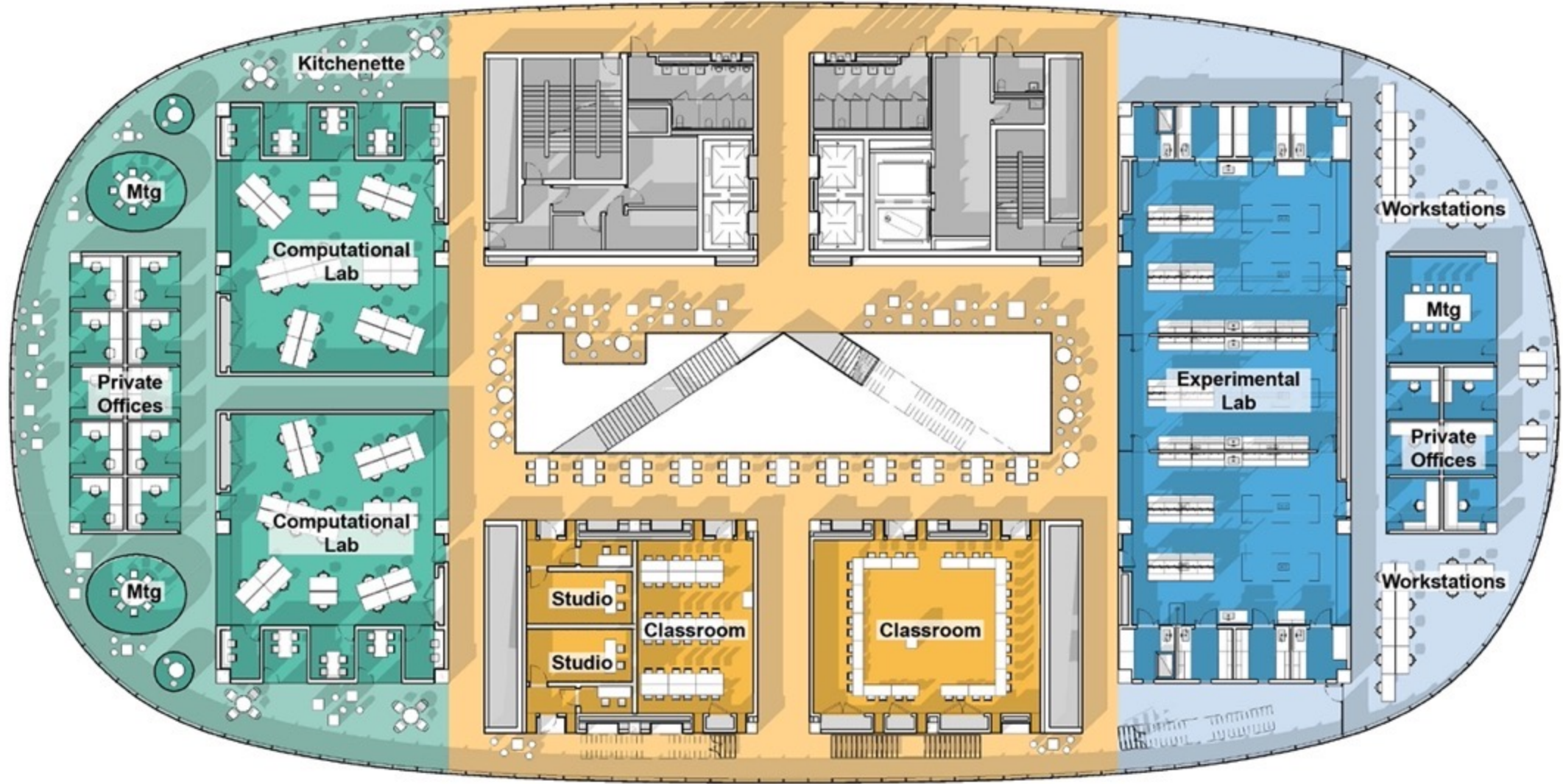
Level 1



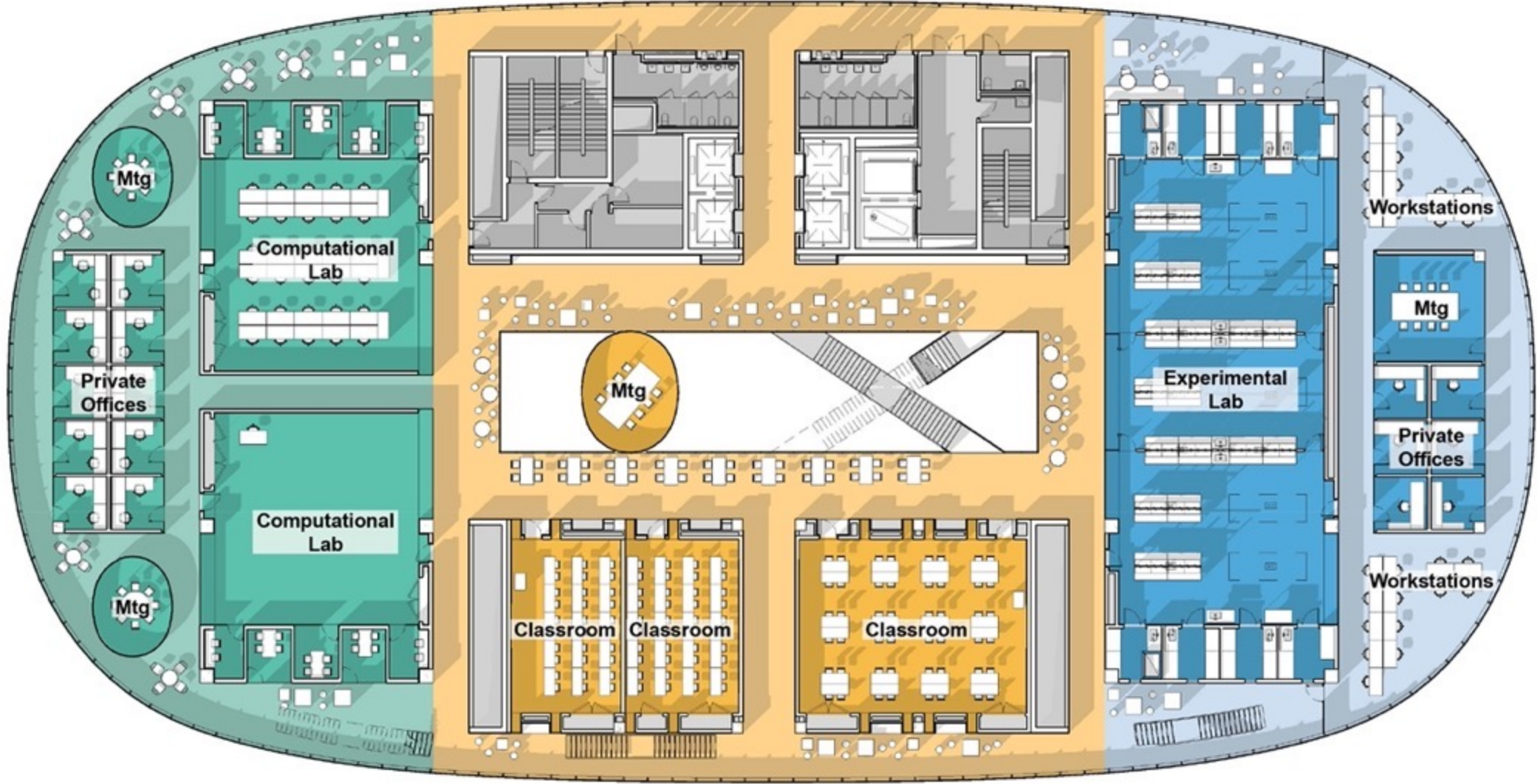
Level 2



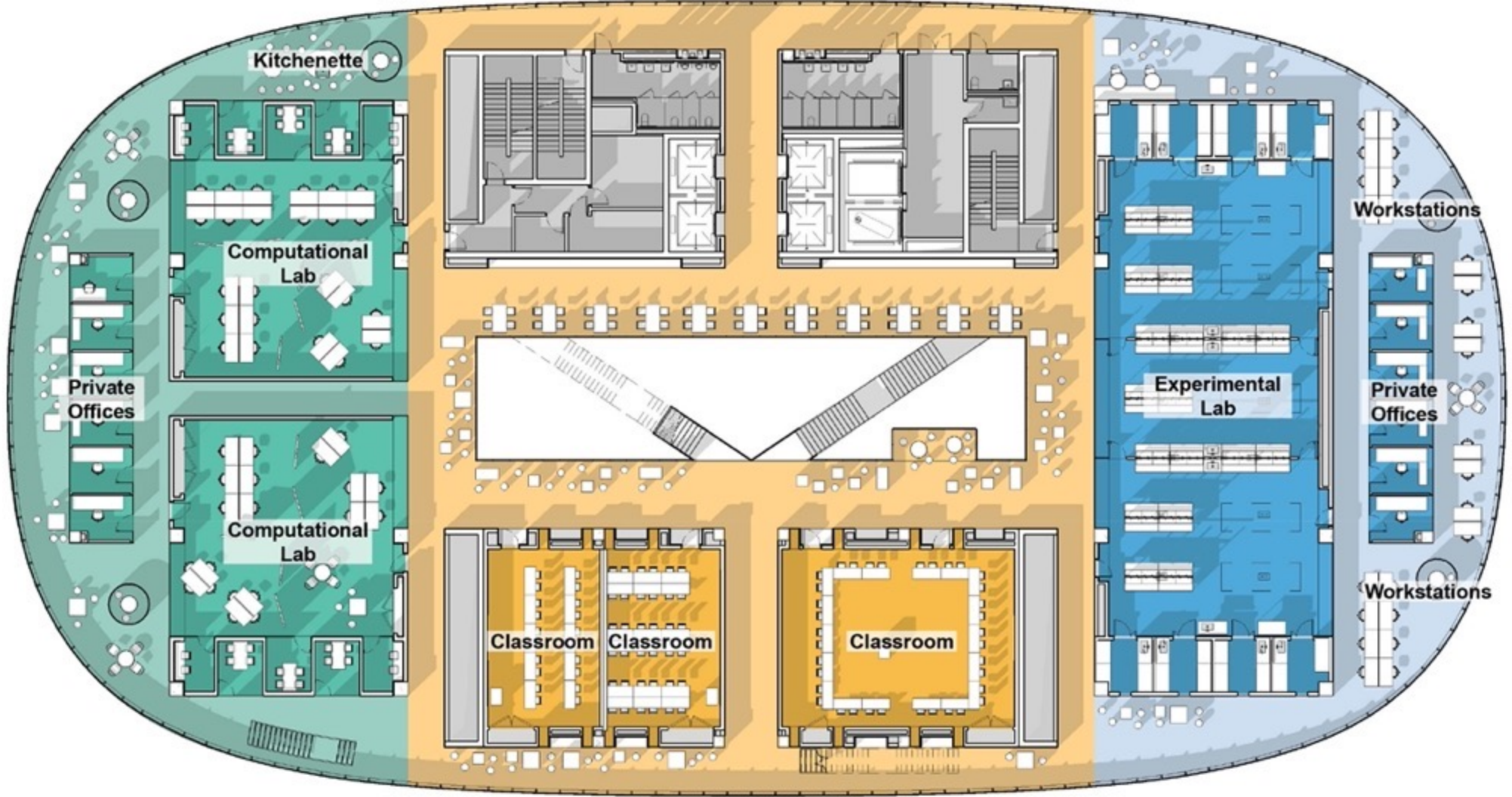
Level 3



# Level 4

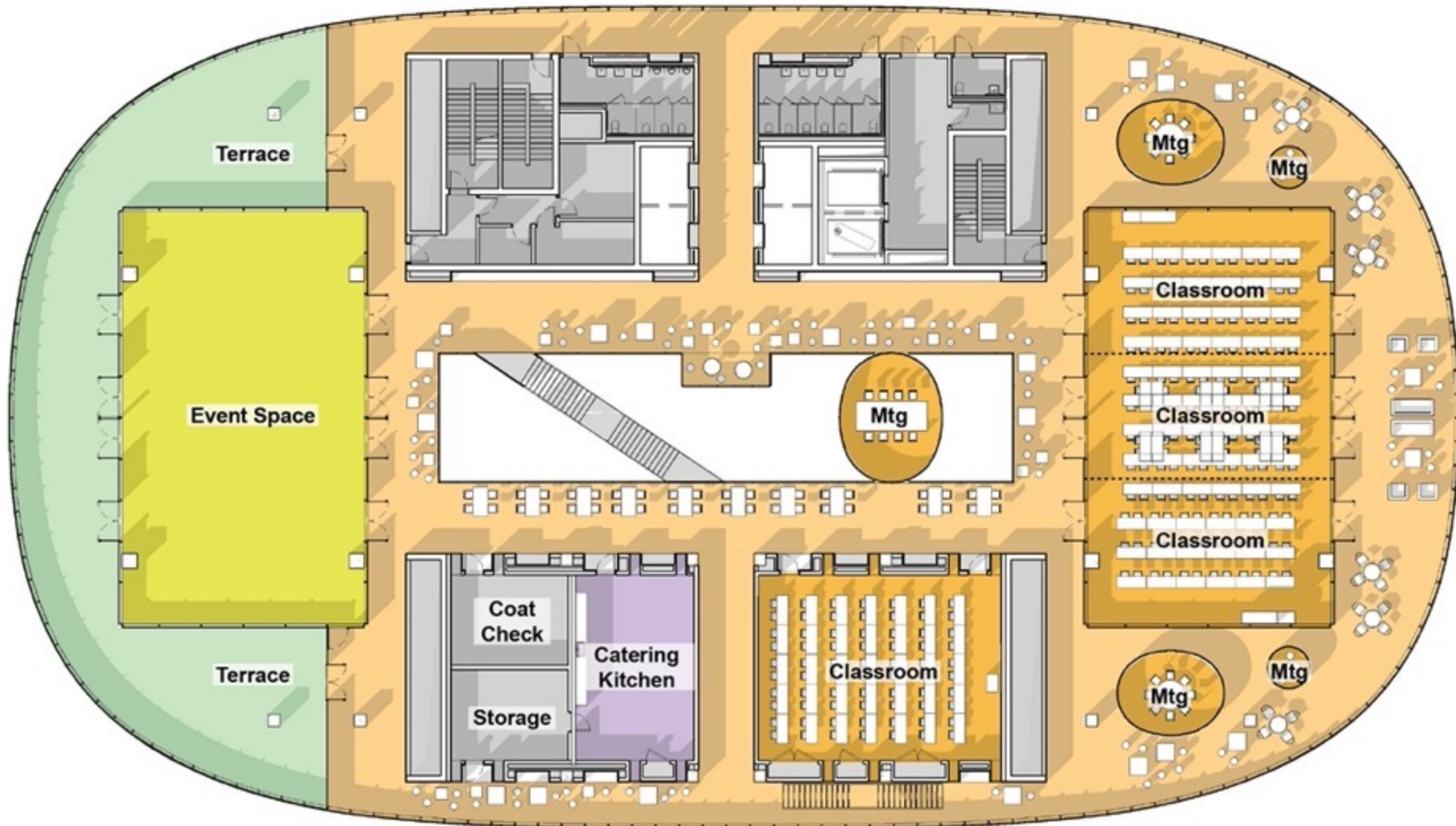


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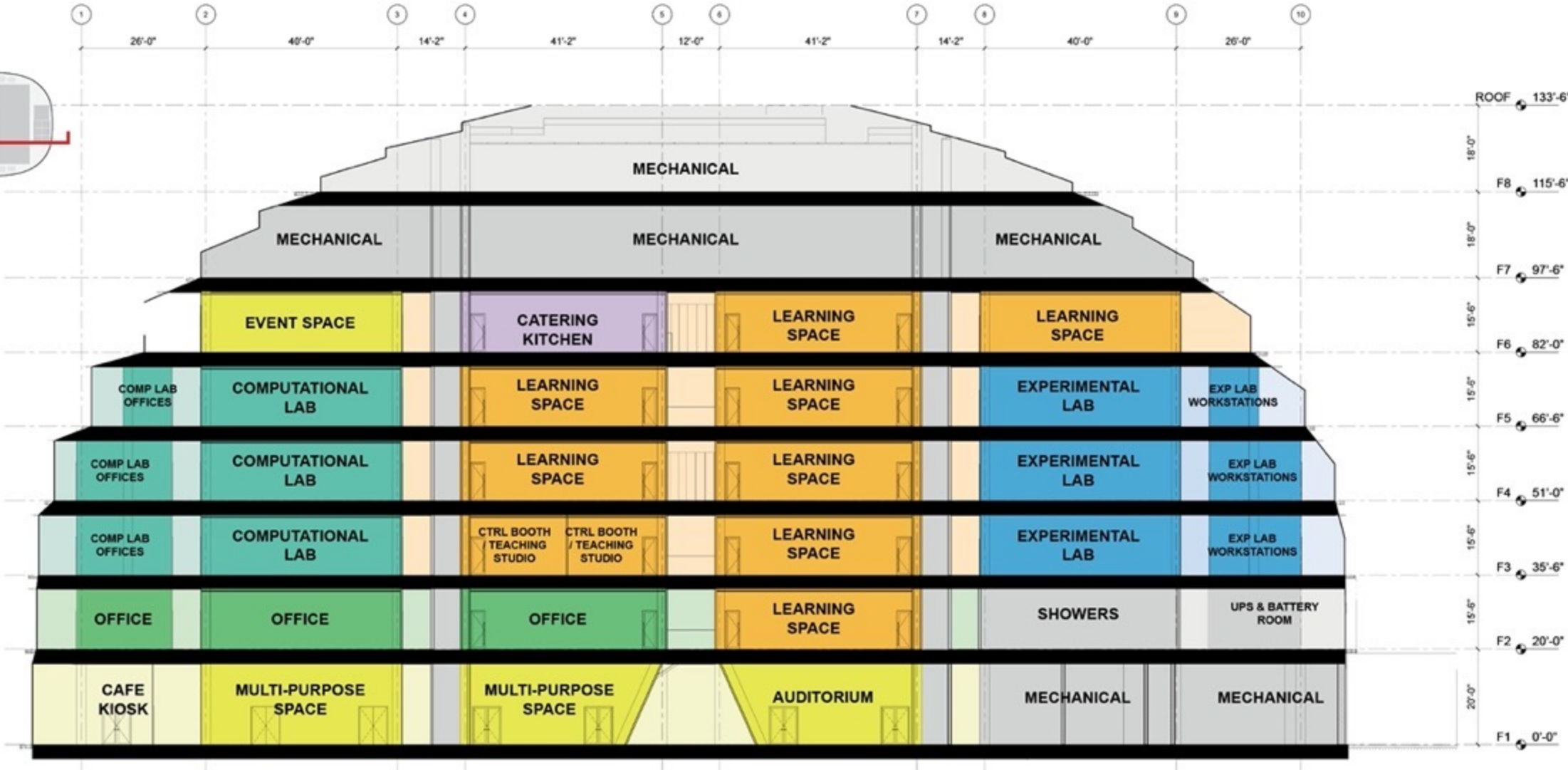




# Level 6



# Section B





# DPI Bid estimated January 2024 Scope of Work

## -Site Work

- Mass Grading
- Underground utilities
- Utilities into building
- Temporary detention
- Pavements
- Final grading
- Landscaping at grade

## - Structure

- Cast-in-place concrete
- Concrete slab-on-grade
- Foundations
- Steel Piles
- Below grade waterproofing
- Perimeter drainage

**DPI Bid  
estimated  
January  
2024  
Scope of  
Work  
continued**

- Building Enclosure:
  - Exterior Metal Wall Panels
  - Gutters, Insulation, Waterproofing
  - Curtain Wall
  - Exterior fixed louvers
  - Exterior doors
  - Exterior canopies
  - Vestibules
  - Struct steel to support curtain wall
  - Fireproofing for above steel
  - Roofing, Green Roof
- Steel and misc metal
- MEPFP and low voltage
- Interior walls
- Interior finishes
- General requirements

# Illinois Works Pre-Apprenticeship



Illinois Works

## Pre-apprenticeship Program

Are you interested in a career in  
Construction and the Building Trades?

Illinois Works' **FREE** Pre-apprenticeship  
program can prepare you to successfully  
transition to a Department of Labor  
registered apprenticeship in the trades!

### For More Information, Contact:

**The Office of Illinois Works**  
[CEO\\_ILWorks@Illinois.gov](mailto:CEO_ILWorks@Illinois.gov)

Find us online at:

[www2.Illinois.gov/dceo/IllinoisWorks/Pages/PreApprenticeship.aspx](http://www2.Illinois.gov/dceo/IllinoisWorks/Pages/PreApprenticeship.aspx)



All qualified applicants will receive consideration without regard to race, color, religion, sex, disability, age, sexual orientation, gender identity, national origin, veteran status, or genetic information. Illinois Works is committed to providing a diverse, equal opportunity, and reasonable accommodation for individuals with disabilities in its services, programs, and activities.

### Target Audience

- All Illinois residents are welcome with an emphasis on women, people of color and veterans

### Program Offers

- Classroom Instruction
- Wrap-Around Services
- Student Support Services
- Stipends
- Industry Recognized Certifications (NCCER/NABTU, OSHA, First Aid/CPR)

### Eligibility Requirements

- Minimum Age of 18 Years Old
- Possess a High School Diploma/GED/HiSET
- Illinois Resident



**Illinois  
Department of Commerce  
& Economic Opportunity**  
JB Pritzker, Governor

# Pre- Apprenticeship Program Providers

- [Bethel Family Resource Center \(Chicago\)](#)
- [Chicago Women in Trades \(Chicago\)](#)
- [Children First Fund \(Chicago\)](#)
- [Community Assistance Programs \(Chicago\)](#)
- [Community Development Institute \(Chicago\)](#)
- [EDDR Foundation Chicago \(Chicago\)](#)
- [Evanston Rebuilding Warehouse \(Evanston\)](#)
- [HIRE 360 \(Chicago\)](#)
- [Hispanic American Construction Industry Association \(Chicago\)](#)
- [Lumity \(Chicago\)](#)
- [Metropolitan Family Services \(Chicago\)](#)
- [Quad County Urban League \(Aurora\)](#)
- [Quad County Urban League - Joliet Satellite Center \(Joliet\)](#)
- [Revolution Workshop \(Chicago\)](#)
- [Safer Foundation \(Chicago\)](#)
- [South Suburban Community Services \(South Holland\)](#)
- [St. Paul Church of God in Christ Community Ministries \(Chicago\)](#)
- [Tools Up Foundation \(Chicago\)](#)
- [YBLC, Inc. \(North Chicago\)](#)

# Q & A



Capital  
Development  
Board  
Building a Better Illinois