



Capital
Development
Board
Building a Better Illinois



Illinois Capital Development Board

NEIU New Educational Building





Northwestern

ILLINOIS UNIVERSITY



CHICAGO LAND

ASSOCIATED GENERAL CONTRACTORS



Doing business
with the State of
Illinois Capital
Development
Board

Executive Director

Jim Underwood

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.
- 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



Capital
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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, June 14: 1-2 PM CT
- Wednesday, July 12: 1-2PM CT

Construction Contractors - Construction Bidding

- Wednesday, June 21: 1-2 PM CT
- Wednesday, July 19: 1-2 PM CT

Rebuild Illinois Capital Plan Update



Capital
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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.

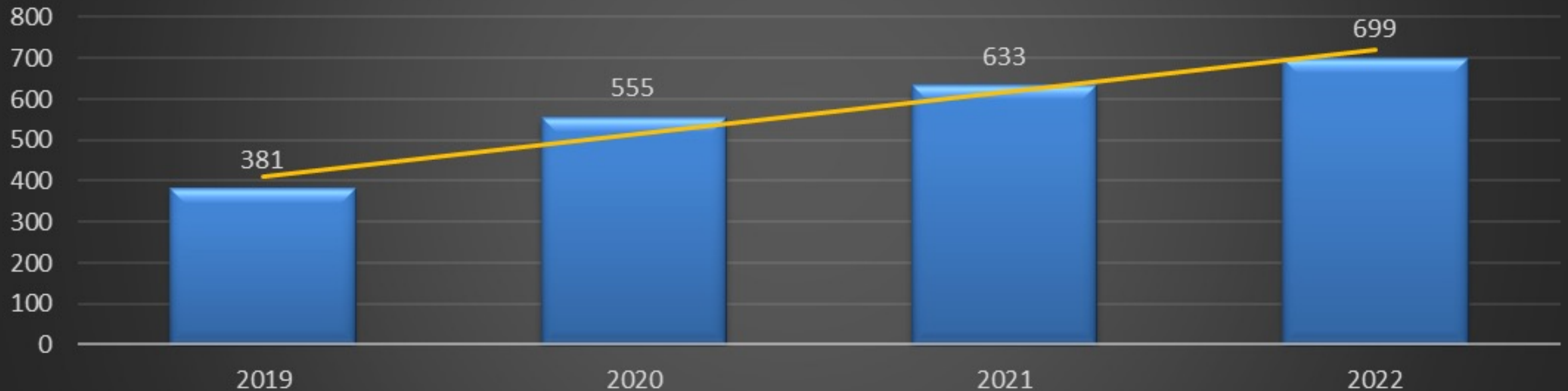
\$2.3 billion for state facility deferred maintenance and improvement projects.

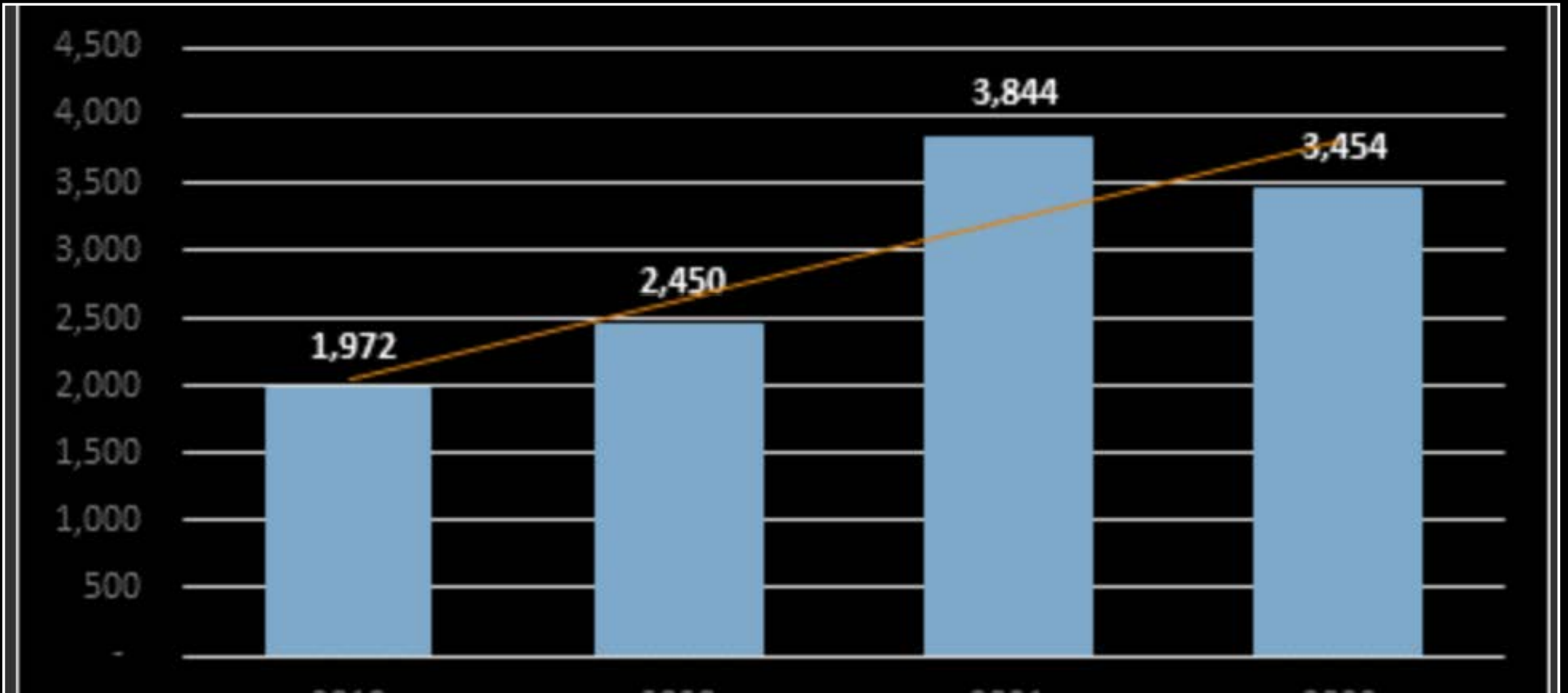
\$1.1 billion to support new state facility construction projects and large-scale renovations for programmatic improvements.

\$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**

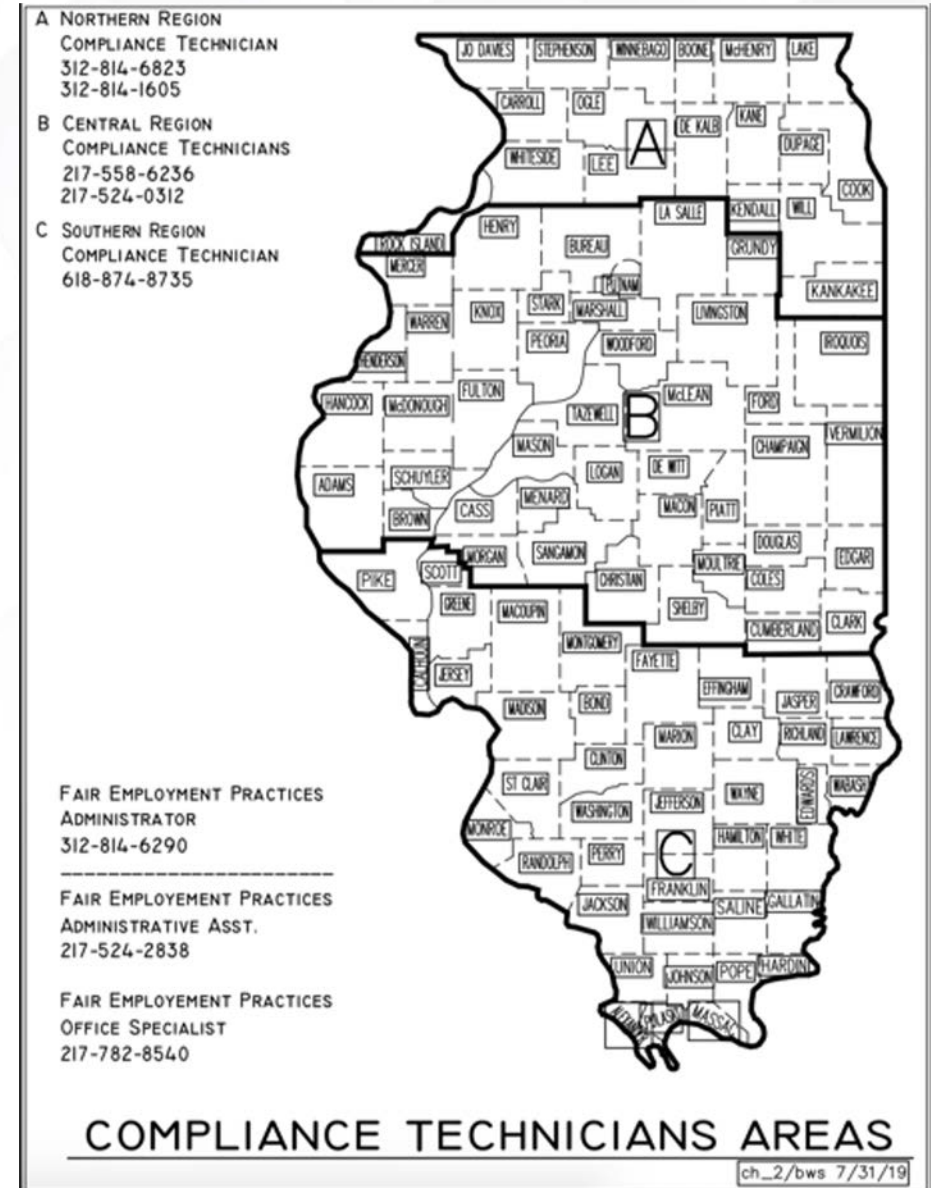
FY22 Participation

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.

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			
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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			

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 _____

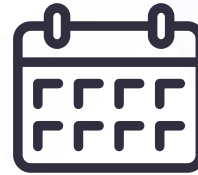
SIGNATURE REQUIRED



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





-
- **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



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

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.



OUR TEAM



SMITHGROUP – MECHANICAL,
ELECTRICAL, & PLUMBING ENGINEERING,
LANDSCAPE AND CIVIL, ARCHITECTURAL

RME – STRUCTURAL ENGINEERING

NV5 – AV, IT, SECURITY AND ACOUSTICS

URBANWORKS – FF&E

VDA – ELEVATOR CONSULTANT

CCS – COST ESTIMATE

GGLD – LIGHTING DESIGN

SELBERT PERKINS – SIGNAGE

BAUMANN– LEED, ENERGY MODELING
AND COMMISSIONING

BRIEF PROJECT OVERVIEW

GOALS & ASPIRATIONS

Provide a new educational environment that is shared by the entire University and supports a **future-oriented paradigm** for best educational practices

Provide a **student-centered** educational environment that fosters and supports **reflection, collaboration, and transformation**

Provide an environment that attracts and supports **kids & families, practitioners, and lifelong learners**

Provide an environment that will enhance the COE's identity as a **state-of-the-art, creative** learning environment

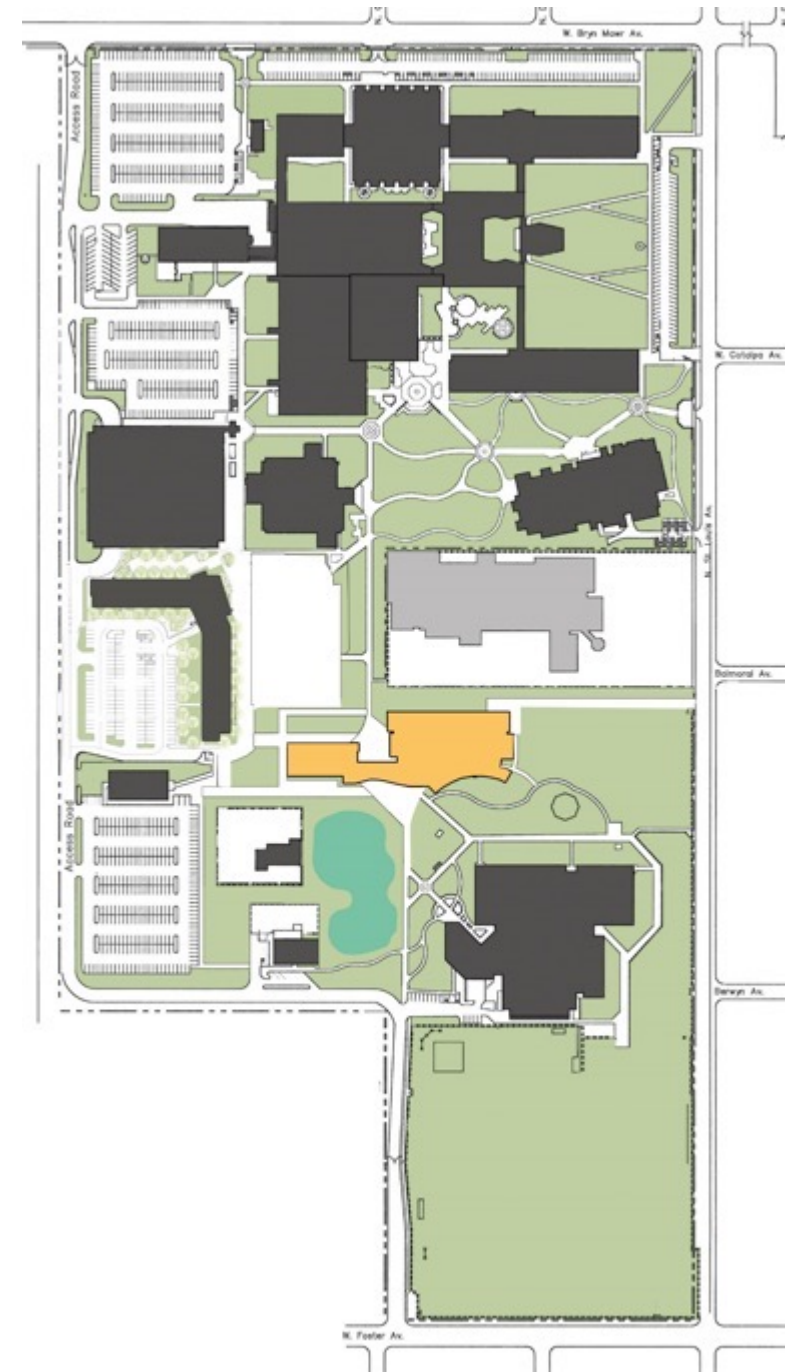
Provide a **welcoming** environment that offers **ease of access** and **amenities for the community**

Provide **flexible and adaptable** space that will accommodate **future trends in technology, pedagogy, and programs**

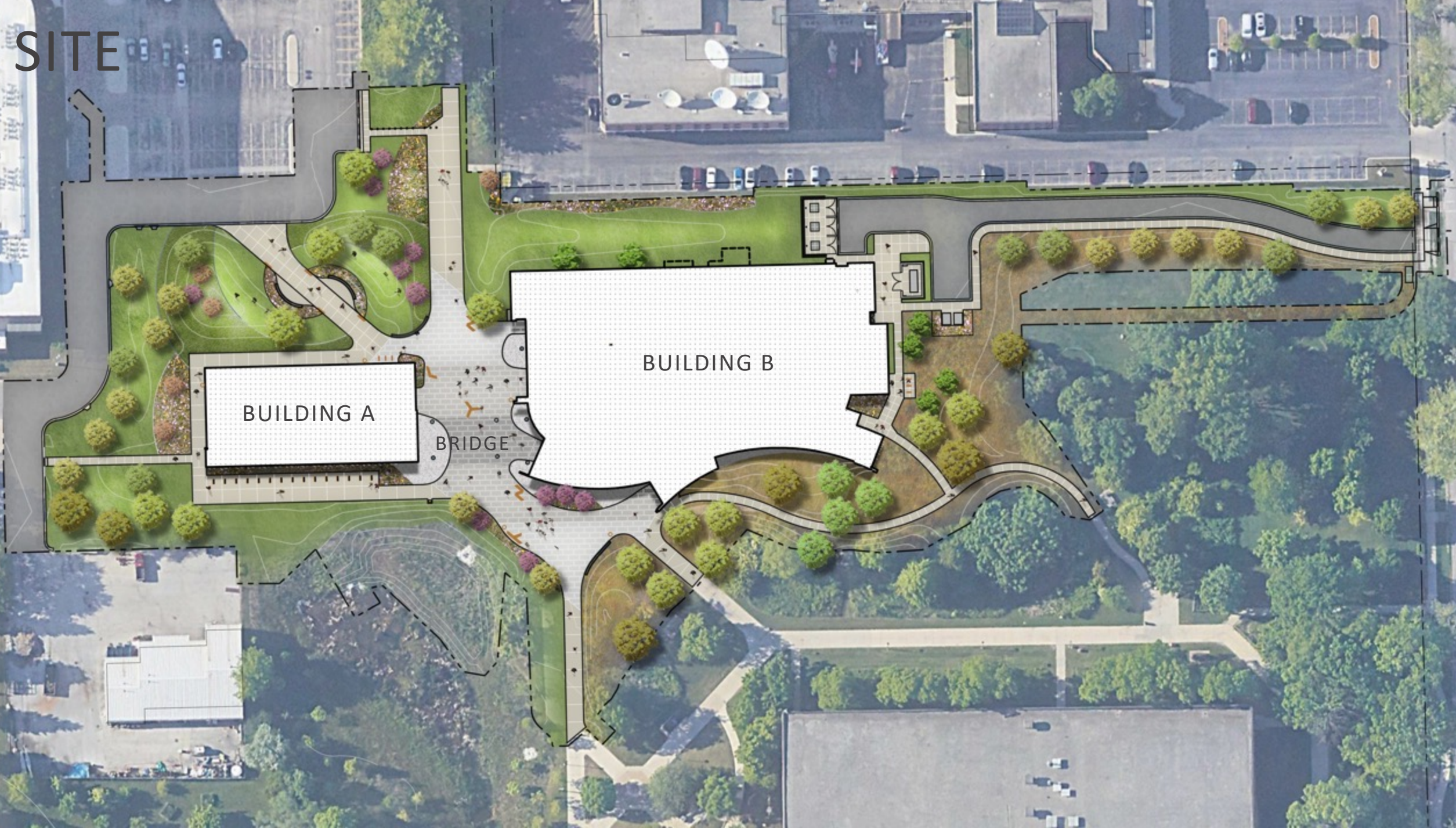
Provide a design that is **energy efficient** and **aesthetically pleasing**

SCOPE OF WORK:

- Single prime bid
- New construction on unoccupied site on NEIU's campus
- Building envelope consists of precast concrete, stick built curtain wall, and metal wall panel
- Caisson foundation with structural steel above
- 4 stories above grade, with mechanical penthouse above, one below grade basement level. "Bridge" connects two buildings.
- Waterproofing system at basement foundation
- Condensing boiler heating hot water, air-cooled chilled water system, VAV system throughout fed by 4 air handling units, radiant in-slab heating system
- 166,918 GSF
- LEED v4 - pursuing silver certification
- FFE furniture and AV equipment package (not in project scope)
- 3 alternates



SITE



BUILDING A

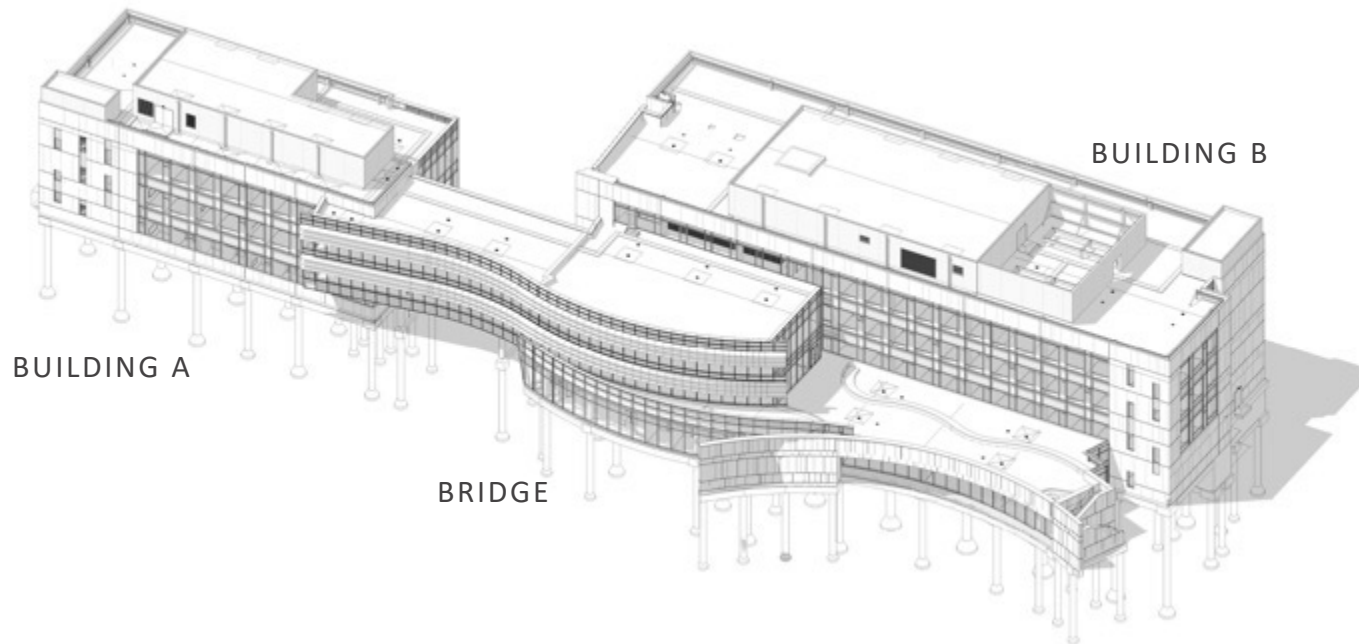
BUILDING B

BRIDGE

ALTERNATES

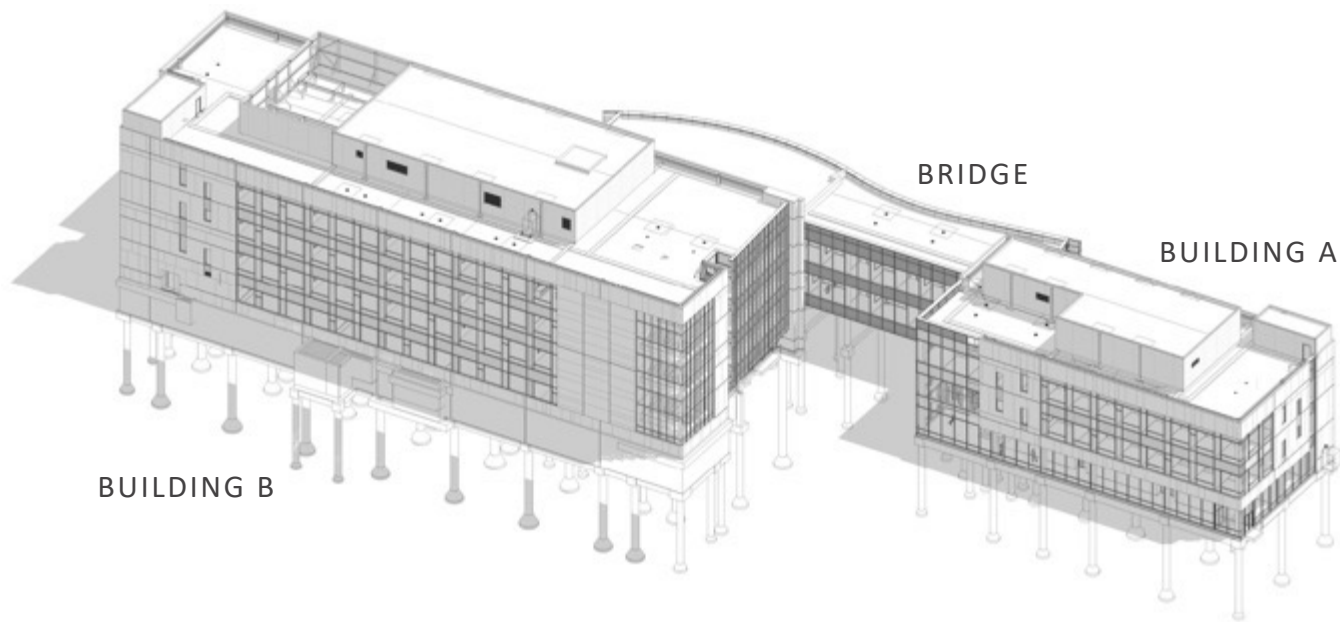
- G-01: GREEN ROOF
- G-02: RECHARGE GARDEN
- G-03: FLOOR FINISH





SOUTHEAST AXON

NORTHWEST AXON



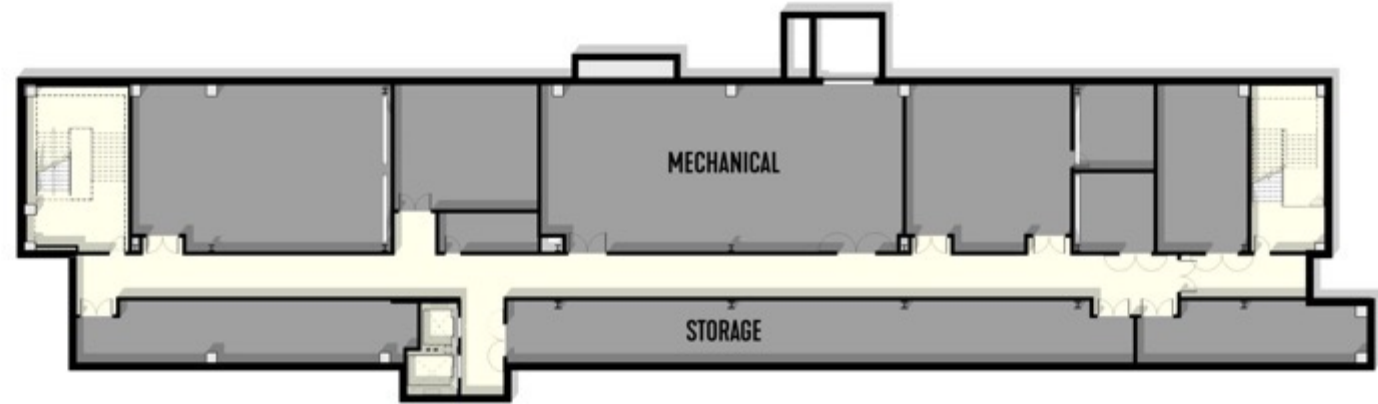
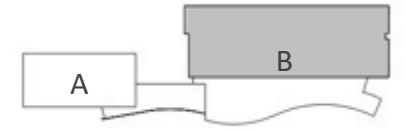
BUILDING B

BRIDGE

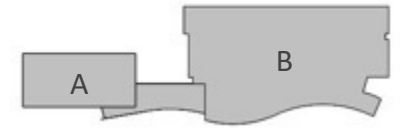
BUILDING A

BASEMENT

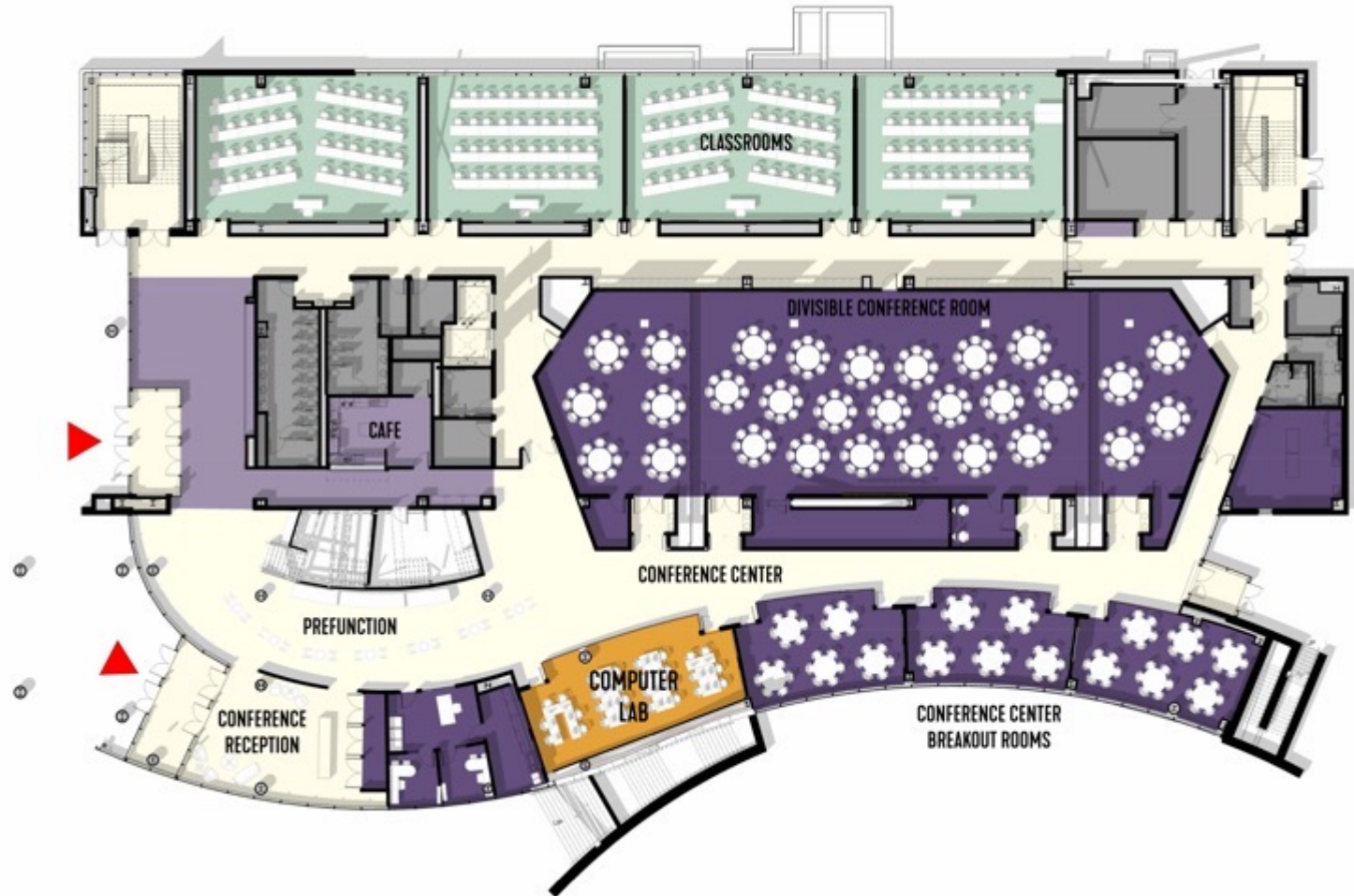
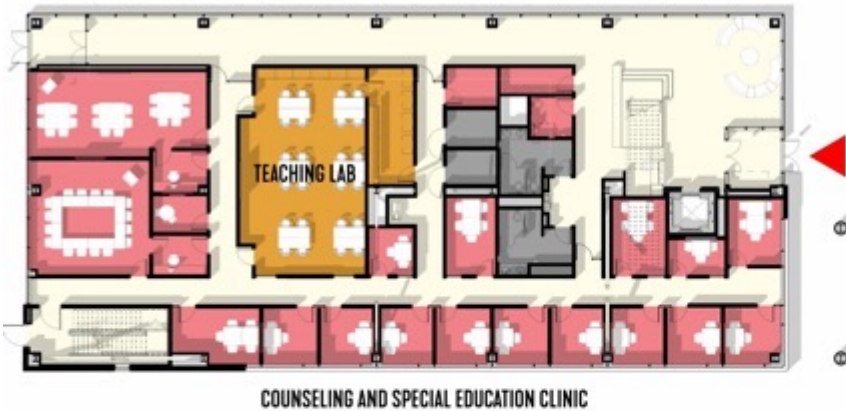
- CLASSROOMS
- TEACHING LABS
- CLINIC
- CONFERENCE CENTER
- CIRCULATION
- BUILDING SUPPORT
- INTERACTIVE SPACE
- OFFICES



FIRST LEVEL



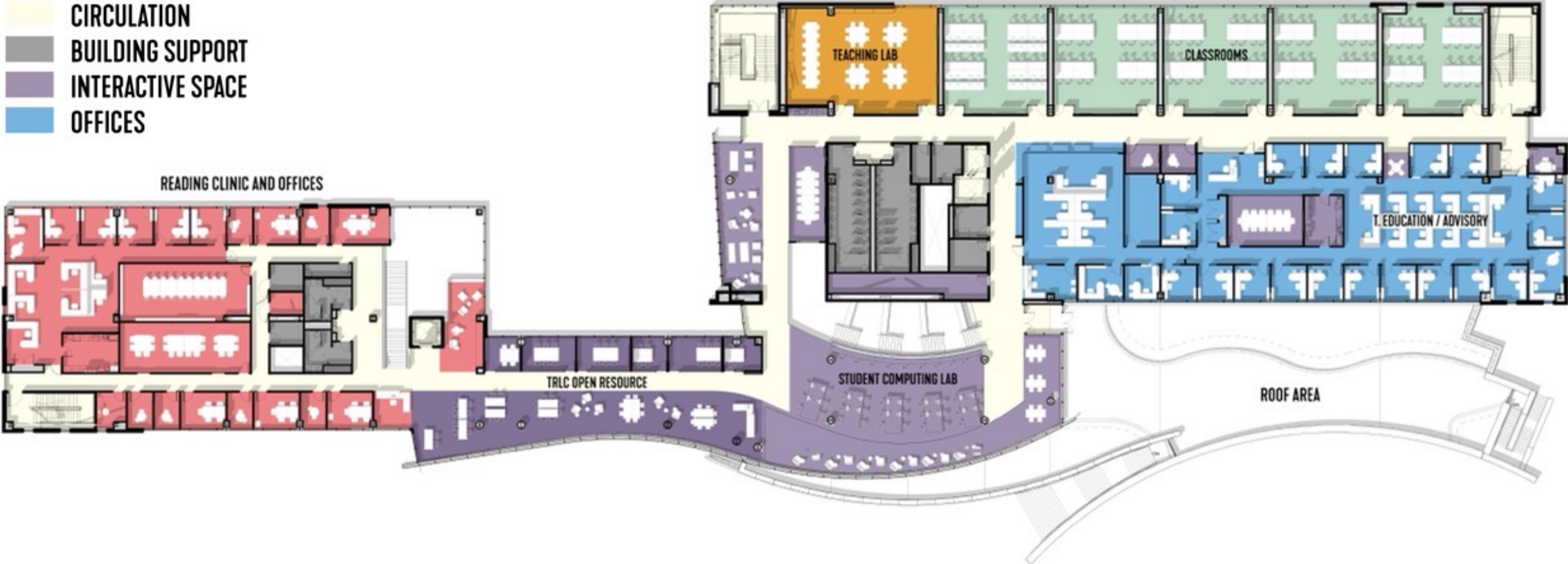
- CLASSROOMS
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SECOND LEVEL



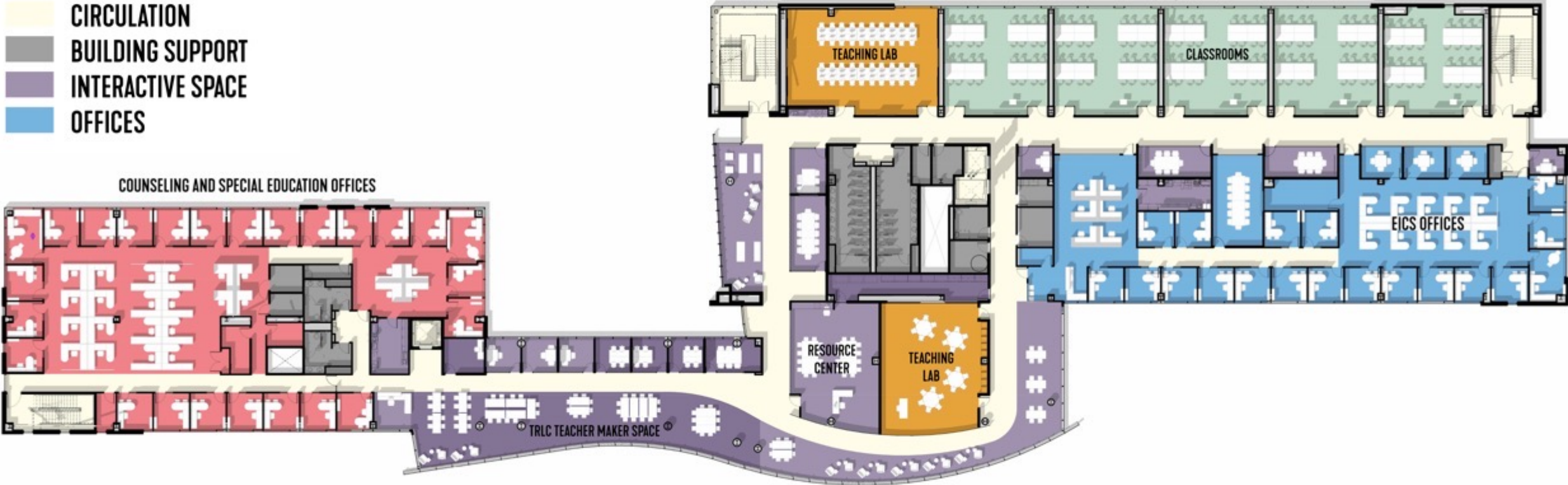
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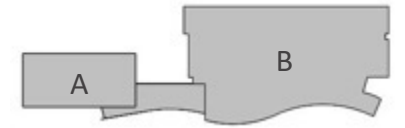
THIRD LEVEL



- CLASSROOMS
- TEACHING LABS
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FOURTH LEVEL

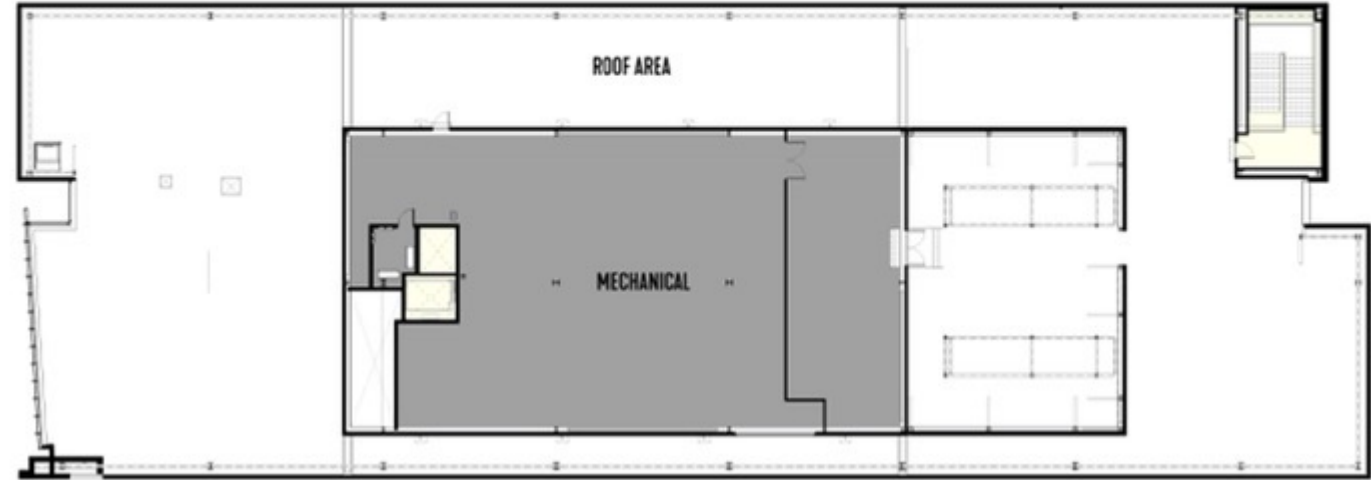
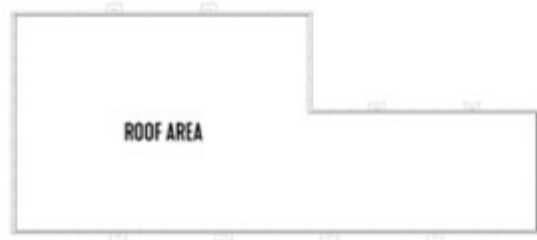
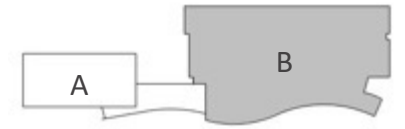


- CLASSROOMS
- TEACHING LABS
- CLINIC
- CONFERENCE CENTER
- CIRCULATION
- BUILDING SUPPORT
- INTERACTIVE SPACE
- OFFICES



FIFTH LEVEL

- CLASSROOMS
- TEACHING LABS
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INTERIORS





Q & A



Capital
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