

The background is a dark blue collage of various images related to construction and technology. It includes images of construction workers in hard hats, people working at computers, and large communication towers. The collage is overlaid with a repeating pattern of small, light blue icons representing tools like wrenches, screwdrivers, and gears.

2022
STATE OF ILLINOIS
**VENDOR
SUMMIT**

Capital Development Board

Joel Meints, Capital Development Board
November 10, 2022

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
- 143 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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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 is currently managing **724** active projects/phases valued at **\$5.5B**

- **38** projects/phases in pre-design valued at **\$140M**
- **367** projects/phases in design valued at **\$3B**
- **276** projects/phases in construction valued **\$1.9B**
- **43** projects/phases in close out stage valued at **\$519M**

118 projects/phases closed out in FY22

Project Risks

- 54% material shortages
- 22% labor shortages
- 14% transportation shortages

Delivery Methods



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Project Delivery Methods

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

Illinois Central College: Construct Sustainability Education Center \$13.6M



Western Illinois University: Performing Arts Center \$124M



University of Illinois Chicago: Computer Design Research and Learning Center \$117.8M



Illinois Veterans' Home Quincy: New Nursing Home and Domiciliary \$300M



A background image showing three construction workers wearing hard hats and safety glasses, looking off to the side. The worker in the foreground is a Black man wearing a yellow hard hat and clear safety glasses. The other two workers are white men, one in a white hard hat and one in a grey hard hat.

Future Bidding Opportunities

[CDB Website](#)

[Professional Services Bulletin](#)

[Future CDB Construction Solicitations](#)



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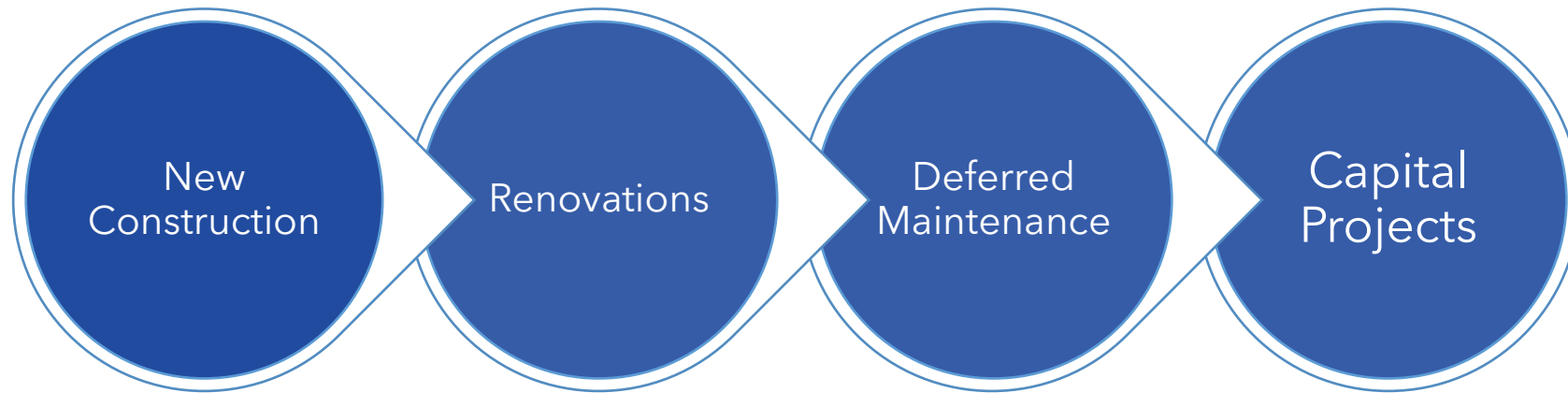
Chicago State University: Renovate and Construct Nursing Lab, Including a Simulated Hospital \$28.6M





University of Illinois Urbana-Champaign: Altgeld Hall & Illini Hall - \$192M

CDB's capital projects include various types of construction projects



Analyst Assignment

PROJECT DEVELOPMENT SERVICES - PROGRAMMING - October 2021 Marcy Joerger, Administrator 217/782-8708 217/836-3821			
SUPPORT			
Kim Anne Young 217/782-8677 217/556-2445	<u>19</u>	207 770 772 775	- BR/PT Data Entry & Maintenance - Background Statements, Bulletin & Board Preparation - Release of Funds - Building Inventory Support Environmental Protection Agency Back-up to Early Childhood Grants Back-up to School Construction Grants Back-up to Community Health Center Grants Back up to all Tracking Reports
ANALYST		AGENCY	
Amber Evans 217/558-6475 217/843-1100	<u>371</u>	040 120 125 250 291 506 573 624 654 735 738 750	Department of Veterans' Affairs Department of Corrections Department of Juvenile Justice Department of Central Management Services Illinois State Police Abraham Lincoln Presidential Library and Museum Complex Department of Public Health Department of Revenue Illinois Emergency Management Agency Governor's Office Attorney General Secretary of State
Erin Eoff 217/782-0410 217/900-0584	<u>385</u>	007-025 039 810 805-830	Courts Department of Agriculture Illinois Community College Board Board of Higher Education (includes Math & Science Academy, CSU, EIU, GSU, NEIU, WIU, ISU, NIU, SIU & U of I) - Emergency Project Costs and Escalation Tracking - Proposed Capital Budget Requests Tracking
Natalie Lambert 217/557-9355 217/720-1595	<u>589</u>	770 772 775	Early Childhood Grants School Construction Grants Community Health Center Grant - All other Grants
Michelette Thompson 217/782-1523 217/900-0588	<u>399</u>	102 104 321 546 630	Department of Natural Resources/ Historic Preservation Agency (a division of Natural Resources) Department of Human Services Department of Military Affairs Department of Transportation - Building Inventory Reports (Amber Evans back-up) - Facility Condition Assessment Reports (Erin Eoff back-up) - Hazardous Materials Information/Requests (Amber Evans back-up) - IL Transportation Enhancement Program (ITEP) - Back-up to Early Childhood, School Construction and Community Health Center Grants, Emergency Project Costs and Escalation Tracking and Proposed Capital Budget Requests Tracking

Capital Planning/QBS

Qualifications Based Selection

A/E Selection for all CDB Projects

Selection Committee

Submittal Reviews

Pre-screening

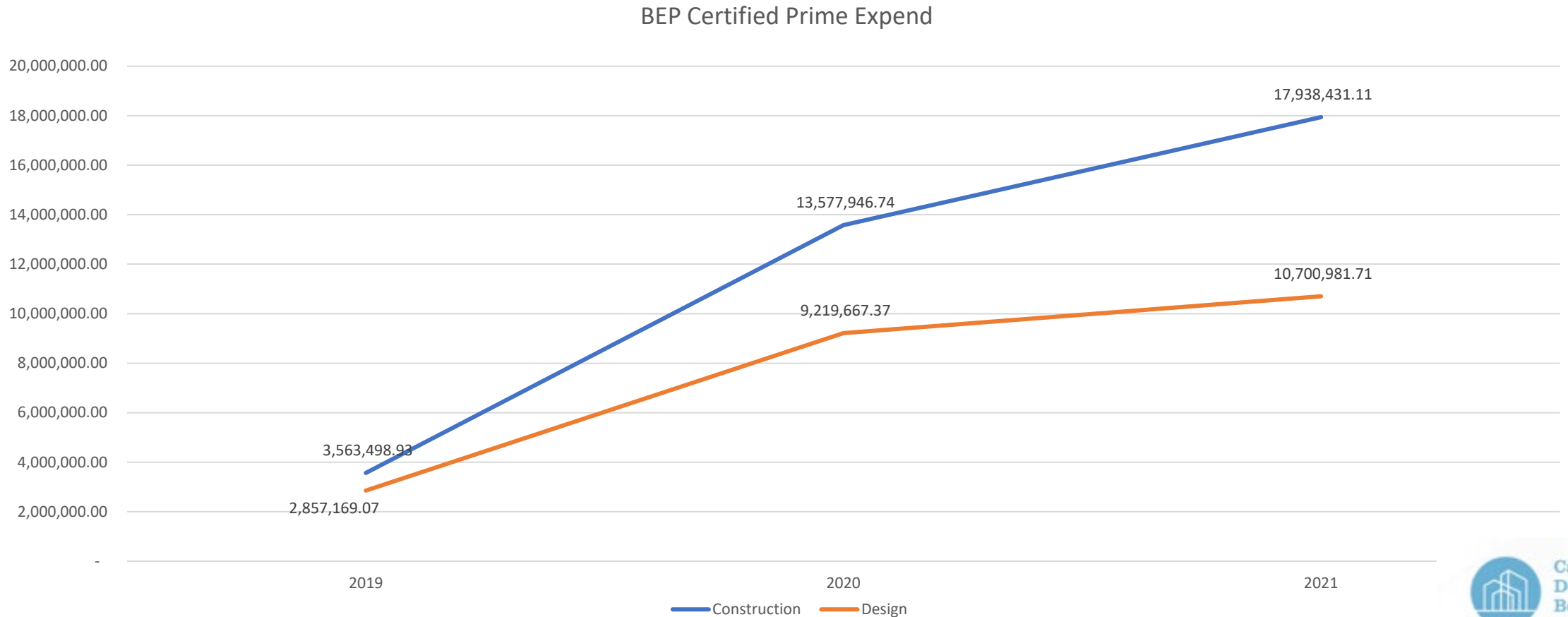
Small Contracts

Emergencies

Best Interest of the State (BIOS)

FEP Metric Success

Annual Spend to Prime BEP Firms for FY2019, FY2020 and FY2021





Meet the Contracts Team

- **Administrative Assistant:** Abby Roberts
- **Contract Specialist I:** Shea Votava
- **Contract Specialist II:** Chris Crawford, Patricia Sklenka
- **Contract Specialist III (Insurance):** Les Nunes
- **Contract Specialist III (Bid Officer):** Nicki Patterson, Glenn Ualat, Jennifer Notariano, Marie Butler, Rhyen Sorensen, Tim Kraft
- **Contract Executive:** Elizabeth Smith, David Heydenberk, Kyle Beachy, Brad Nell, Todd DeJaynes, Melissa Porter

Contract Stats

Stats

- 38 construction contracts since July 1, 2022.
- 175 Construction contracts FY 22.
- 184 PSA's since November 1, 2021
- Prequalification
 - 761 Contractors
 - 57 Construction Managers
 - 729 A/E



Prequalification / Vendor Registration

Two types of designations vendors will encounter at CDB:

1. Prequalification – the process that CDB uses to verify that vendors meet requirements to contract directly with the CDB. Some consultants, subconsultants also may need to be prequalified, as well as Protected Subcontractors on Single-Prime projects.
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
 - 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

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.

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](#)

Prequalification's Application

Three different types:

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



Vendor Registration

Subcontractor/Supplier

To participate on any CDB project as a subcontractor, supplier, or in any capacity you must have a **CDB REGISTRATION NUMBER**. If you are currently or have been prequalified with CDB, your firm has been assigned a registration number; therefore, you do not need to register with CDB. If you are a subcontractor, material supplier, or a consultant (who is not required to be prequalified), you must register.

Architect Engineer (A/E) PSA Negotiation

Contract Executive

- The Administrator of Contracts works with the Office of Capital Programs and QBS to develop a schedule of project releases considering workload distribution among the CE's. The Administrator of Contracts will prepare and forward fee-related information required for advertisement in the PSB to QBS staff, including project classification (Group I, II, III, Remodeling or New).
- The Administrator of Contracts assigns a Fee Group and Professional Liability (PLI) requirements (minimum PLI required is \$100,000)
- CDB Board approval
- The CE's will negotiate the A/E fee

Posting a Solicitation/Addenda

Solicitation

- Review upfront documents
- Proper approvals
- Contracts will post the solicitation to the bulletin on the public website

Addenda

- Any addendum must be approved and posted at least 3 days before bids are due
- All addenda must be approved through CDB contracts and CPO
- Once an addendum is approved the A/E will send the addendum to all bidders



Bid Opening/Review

Bid Day

- Bids will be opened and read for all projects

Bid Review Process

- FEP will be the first to review any bids with BEP/VBP goals
- Bid Officer is reviewing bids to ensure they are responsive and responsible in accordance with the IL Procurement Code, Administrative Rules, CDB Standard Documents for Construction, and Supplement to Standard Documents for Construction
- Recommendation to Award (RTA)



Notification of Award Process / ATP

- Bid officer prepares a packet for approval including approval from the Chief Procurement Officer CPO
- Once approved the selected Bidder is sent their Notice of Award along with all documentation
- Bid officer collects all required information from the vendor. After the CPO approves the contract documents the contract is signed
- Authorization to Proceed letter and executed contract will be sent to the Bidder



e-Builder Implementation Update

The implementation team has **completed** the following items preparing for go-live:

- Bidding packages digitized for QBS
- Setup digital document management
- 16 Key business processes digitized
- Began tracking FEP participation goals digitally in the system
- Identified scope for data migration & systems integration
- Conducted initial pilot digital construction bidding
- Conducted 91 training sessions
- Established **go-live date of March 2023**

e-Builder Look Ahead

In the **coming months leading up to March 2023**, the team will be completing the following:

- Continue Construction Bidding Pilot – December 2022
- Complete digitization of the remaining 15 business processes and an additional 12 yet to be started – February 2023
- Complete data and systems migration – March 2023
- Complete communications and training for go-live – March 2023

Chief Procurement Office

- Responsible for overseeing procurements for all construction and construction-related professional services for the CDB.
- Exercising independent authority, oversight and approval to ensure and continuously improve compliance with law, fair treatment, need-based decision-making, diversity, integrity, transparency and value.



CHIEF PROCUREMENT OFFICE
Art Moore, Capital Development Board