Welcome

VENDORS FORUM

ILLINOIS CAPITAL DEVELOPMENT BOARD

Friday, October 4, 2019
10am-12pm
Southern Illinois University
1 Hairpin Drive
Edwardsville, IL
Welcome from
Acting Director
Chapa LaVia

Illinois Department of Veterans’ Affairs
Doing Business with the Capital Development Board

Executive Director

Underwood

Capital Development Board
Illinois Veterans’ Home at Quincy

—Troy Culbertson
Campus Transformation
—Gwen Diehl
Building Design and Planning
—Jerry Walleck
EXISTING CAMPUS - GENERAL AREA OF CONSTRUCTION
Building Design and Planning

DESIGN FOR CAMPUS TRANSFORMATION

- Celebrate History and Culture
- Provide Center of Excellence for Veterans
- Resident Focused Design
- Promote Sustainability
- Wellness for Staff and Residents
- Engage with the Landscape and Environment
- Harness Natural Light & Views to Heal
- Design for Resiliency
- Promote Independence
Building Design and Planning

LONG TERM CARE

• 210 Skilled Nursing Resident Rooms, Approx. 250,000 GSF
• USDVA Minimum Requirements & Small House Guidelines
• IDPH Standards for Licensed Skilled Nursing Facility
• NFPA 101 for Long Term Care Code
• CDB Standards
• IBC 2018
• High Sustainability Goals and Smart Technology
Building Design and Planning

1st Floor Plan

- Household
- Community Center
- Courtyard
- Main Entry

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Illinois Veterans’ Home

Illinois Capital Development Board

Perkins Eastman
Jerry R. Walleck
Building Design and Planning

4th Floor Plan
Building Design and Planning
Lower Floor Plan

Building Support

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Perkins Eastman
Jerry R. Walleck
Building Design and Planning

DOMICILIARY

Enhancing Residential Living

- 80 Resident Units of Studios and One Bedrooms
- Approx. SF: 74,000 SF
- USDVA Minimum Requirements
- CDB Standards
- IBC 2018
- High Sustainability Goals and Smart Technology
Building Design and Planning
2nd - 3rd Floor Plan
Building Design and Planning
Lower Floor Plan
Building Design and Planning

NIELSON DINING RENOVATION

Optimizing the Services

- Decommission Main Kitchen
- Centralized Loading
- Central Storage for the Campus
- Efficient Services Behind the Scenes
- Central Staff Amenity

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Perkins Eastman
Jerry R. Walleck
Building Design and Planning
Upper Level Demo Plan
Building Design and Planning
Electrical Medium Voltage Loop
Building Your Team
—Jesse Martinez
Building Your Team

- Certification vs Prequalification
- Project Goals
FORM 4105 - Utilization Form

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Capital Development Board
Jesse Martinez
Building Your Team

- 670 Form
- Site Visits, CSV and Lien Waivers
Design Build Process
—Ron Wright
Design Build

One entity—the design-build team—works under a single contract to provide design and construction services.

- Bridging firm is selected to assist with preliminary design and development of the request for proposals.

  - Bridging firm works with CDB and the user agency to develop the project scope and performance criteria.

  - CDB then incorporates this information into a request for proposals, which is published for design-build teams to respond with proposals.

  - The selection process attributes 75% of the weighted selection criteria to technical evaluation factors, such as quality, experience, performance, and compliance with project objectives, and 25% of the weighted selection criteria to the total project cost and schedule.
Design Build

- Design-Build *awards are heavily based on the experience and the quality* of the design professional and contractor teams.

- Design–Build relies on a *single point of responsibility contract* and is used to *minimize risks and to reduce the delivery schedule* by overlapping the design phase and construction phase of a project.

- The Design-Build contract uses *a firm fixed price*, providing the State a set price for the project.

The Design-Build standard documents for construction are also on our reference library on our webpage located at [http://www2.illinois.gov/cdb/](http://www2.illinois.gov/cdb/)
Project Process
—Brent Lance
Project Process

Selection Process
Project Process

Selection Committee

For Design-Build the committee adds two public members to the usual 5 member A/E Selection Committee.

- Adds 1 representative selected from nominees received that is a representative of the Quincy community and 1 representative from nominees received that is a resident of the Quincy Veterans’ Home.
Project Process

Two Phase Submittal Process focused on Qualifications over Cost

Phase 1 – Qualifications

Shortlist Firms to proceed to Phase 2
- Phase 1 – 30 Days (28 min.)
- Firms are ranked by scores, however, the committee determines how many firms to move forward to Phase 2.
- Minimum of 2 and maximum of 6 firms can be shortlisted.
Project Process

Phase 2 – Technical/Cost Proposals

**Total Project Cost Criteria** accounts for only 25% of the total points.

- This is not to say that cost is not important.
- If the project is not within the stated budget it may be determined that all proposals should be rejected and no award made.

75% of the total points available are attributed to approach and qualifications.
# Project Process

## Schedule for the Selection Process

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Issue Day Notice of Intent</td>
<td>October 2nd</td>
</tr>
<tr>
<td>Issue RFP</td>
<td>November 11th</td>
</tr>
<tr>
<td>Pre-Submittal Meeting</td>
<td>November 19th</td>
</tr>
</tbody>
</table>
|                                | • We will be discussing the specific requirements for the Phase 1 submittals.  
|                                | • We will talk about pitfalls that we have previously seen firms fall into.  
|                                | • We will take questions regarding the RFP and associated bridging documents.  
| Phase I Submittals Due         | December 11th   |
| Committee Meets (Shortlist)    | January 8th     |

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*Capital Development Board*

Brent Lance
## Project Process

### Schedule for the Selection Process (continued)

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td>Phase II Invitations Issued</td>
<td>January 9th</td>
</tr>
<tr>
<td>• 60 Days to prepare submittals</td>
<td></td>
</tr>
<tr>
<td>• 75 Days to prepare for interview</td>
<td></td>
</tr>
<tr>
<td>Pre-Proposal Meeting</td>
<td>January 16th</td>
</tr>
<tr>
<td>Phase II Submittals Due</td>
<td>March 9th</td>
</tr>
<tr>
<td>Interviews</td>
<td>March 24th</td>
</tr>
<tr>
<td>Present Selection to Board</td>
<td>April 14th</td>
</tr>
</tbody>
</table>
Project Process

Unlike Design-Bid-Build the Cost Component of the proposal is not revealed until after interviews and after all committee members have completed their scoring of the firms that were shortlisted.

DEVELOPMENT OF PROJECT TEAMS

- **Design firms and firms acting as Primes** need to align early in the process as their qualifications will be a significant factor in getting shortlisted for Phase 2.
- **Major subcontractors and suppliers** will need to align earlier than minor subcontractors and suppliers.
  - This is because the bridging documents contain only basic design information equal to approximately 20-25% design documents.
  - Final design is completed by the Design-Entity selected to build the project.

It is very possible that minor subcontractors may not be identified until well after the Design-Build Entity is selected and approved by CDB’s Board in April of 2020.
Project Process

Stipends

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Brent Lance
Construction
—Chris MacGibbon
Construction

PHASING OVERALL SCHEDULE
ALL PHASING AND SCHEDULING MILESTONES ARE PRELIMINARY
AND SHALL BE FINALIZED BY THE DESIGN-BUILDER

2019: BRIDGING
- CAMPUS PREP
- DEMOLITION AND PREPARATORY ACTIVITY

2020: PHASE 1

2021: PHASE 2
- CONSTRUCTION OF NEW LTC & NEW DOMICILIARY
- COMMISSION & MOVE INTO NEW LTC BLDG & NEW DOMICILIARY ABATEMENT AND DEMO OF SCHAPERS

2022: PHASE 3
- ALL RESIDENTS PLACED IN THIS PHASE

2023: PHASE 4
- FINAL COMPLETION AND COMMISSIONING CONCLUSION

2024-2025: PHASE 5
Construction

PHASING PLAN
ALL PHASING AND SCHEDULING MILESTONES ARE PRELIMINARY
AND SHALL BE FINALIZED BY THE DESIGN-BUILDER

PHASE 1 - PRIOR TO SPRING 2020
- IDVA/VHQ Prep
- Resident moves prior to Design Build team’s construction start
- Building abatement by CDB

PHASE 2A - SUMMER 2020
- Demolition
- Coordinating and maintaining continuity of campus utilities throughout demo
- Demolition of buildings and roads
- Cap-off utilities
- Water distribution coordination

PHASE 2B - SUMMER 2020
- Demolition
- Coordinating and maintaining continuity of campus utilities throughout demo
- Demolition of buildings and roads
- Cap-off utilities
- Water distribution coordination

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Capital Development Board
Chris MacGibbon
Construction

PHASING PLAN
ALL PHASING AND SCHEDULING MILESTONES ARE PRELIMINARY AND SHALL BE FINALIZED BY THE DESIGN-BUILDER

PHASE 2C - FALL 2020 - SPRING 2021
- CONSTRUCT NEW ELECTRIC LOOP

PHASE 2D - SPRING - SUMMER 2021
- CONSTRUCT NEW WATER LOOP

PHASE 3 - SPRING - SUMMER 2021 OR EARLIER
- CONSTRUCT NEW LTC BUILDING
- CONSTRUCT NEW AL/TI BUILDING

ELECTRICAL DISTRIBUTION
- MAIN SWITCHGEAR UPGRADES
- SITE & CIVIL EARTHWORK PREP
- BUILDING PAD PREP
- COORDINATE AND PREP FOR ELECTRICAL UPGRADE

WATER DISTRIBUTION DIAGRAM
- MAY START CONSTRUCTION IN 2020/2021
- COORDINATE WITH CDB

CONSTRUCTION START
- NEW LONG TERM CARE BUILDING CONSTRUCTION
- NEW DOMICILIARY CONSTRUCTION
- LINKS AND CONNECTORS
- ELECTRICAL & MECHANICAL FEEDS
- CENTRAL PLANT / DECENTRALIZE
Construction

PHASING PLAN
ALL PHASING AND SCHEDULING MILESTONES ARE PRELIMINARY AND SHALL BE FINALIZED BY THE DESIGN-BUILDER

PHASE 4A - SUMMER - FALL 2023
- Start-up new main kitchen in new LTD building & demolish Nelson kitchen
- Complete most of somerville & andersen residents to new domiciliary block
- Move Schapers residents to new ltd block

PHASE 4B - SUMMER - FALL 2023
- Renovate Nelson
- Demo Schapers

PHASE 5 - FALL 2024 - SUMMER 2025
- Construct new road

CONSTRUCTION END / ALL RESIDENT MOVE IN
- Completion of new long term care building
- Completion of new domiciliary building
- Start of Nelson renovations
- Commissioning
- Start-up for new building systems and services
- Prep Schapers for demo

RENOVATION / DEMO START
- Demo Schapers
- Nelson - abatement, water upgrades, renovation

FINAL SITE CONSTRUCTION
- Final road connector
- Final utility loop connections
- All building construction could be completed sooner.
- All move-ins and all work on site to be completed by summer 2025
Questions & Answers
Adjourn to Networking