Submittals for projects appearing in this Professional Services Bulletin are due by 11:00 a.m., May 16, 2006.

The projects from this bulletin will be presented at the July 11, 2006 Board Meeting.

NOTICE TO RECIPIENTS: Please read carefully and follow all rules and instructions in this document.

**NEW!** You are now able to access the 255 Form (revised 07/03) located at the CDB’s website. Use only this version of the form for submittal.

---

**TABLE OF CONTENTS**

<table>
<thead>
<tr>
<th>Project No.</th>
<th>Project Descriptions</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>291-000-013</td>
<td>Building Commissioning New Metro-East Forensic Laboratory, Statewide Program</td>
<td>1</td>
</tr>
<tr>
<td>546-095-013</td>
<td>Construct Military Vehicle Maintenance Bay and Support Facility, Decatur Armory - Macon County</td>
<td>2</td>
</tr>
<tr>
<td>546-303-005</td>
<td>Construct Military Vehicle Maintenance Bay and Support Facility, Machesney Park Armory - Winnebago County</td>
<td>3</td>
</tr>
<tr>
<td>546-303-006</td>
<td>Construct Military Vehicle Parking Area, Machesney Park Armory - Winnebago County</td>
<td>4</td>
</tr>
<tr>
<td>546-325-053</td>
<td>Construct Administration Office Space and a Warehouse Restroom, Camp Lincoln (Springfield) - Sangamon County</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>This project has been pulled from advertisement. Please DO NOT submit a 255 Form.</td>
<td></td>
</tr>
<tr>
<td>546-385-027</td>
<td>Construct Military Vehicle Maintenance Bay and Support Facility, Marseilles Armory (Training Area) - LaSalle County</td>
<td>6</td>
</tr>
<tr>
<td>624-060-017</td>
<td>Evaluate Security Systems, Revenue Building (Willard Ice Building) - Sangamon County</td>
<td>7</td>
</tr>
<tr>
<td>651-050-704</td>
<td>Asbestos Survey Document Review, Statewide</td>
<td>8</td>
</tr>
</tbody>
</table>

Internet Address: www.cdb.state.il.us

Board Meeting results can be found on CDB’s website July 12, 2006.
The procurement of design services by the Capital Development Board (CDB) is governed by the Illinois Compiled Statutes, 30ILCS 535, Architectural, Engineering, and Land Surveying Qualifications Based Selection Act.

This Bulletin is the advertisement to procure design services whose official notification is made via CDB’s website, www.cdb.state.il.us.

Listed below are important guidelines, instructions and general information. Please read the following information carefully.

Unless otherwise specified, submittal(s) are to be sent to:

Qualifications Based Selection (QBS) Committee  
Capital Development Board  
3rd Floor, William G. Stratton Building  
401 South Spring Street  
Springfield, IL 62706

CDB is not responsible for submittal(s) sent to any individual within CDB or to another office.

SPECIAL NOTICE: This bulletin may contain projects that Governor Blagojevich has deemed to be particularly important to the local economy. Because of the impact these projects will have in creating jobs and making the region more attractive to businesses, CDB will rigorously enforce the project schedules. Please keep this in mind when submitting on economic development projects, which are designated in the bulletin descriptions.

SUBMITTAL REQUIREMENTS:

- In accordance with 44 Illinois Administrative Code 980.130:
  
a) All A/E submission statements of qualifications for the project shall be prequalified with CDB prior to the date and time that the submittal(s) are due. Failure to be prequalified will result in rejection of the submittal(s).

  b) Consultants that will be performing architectural, engineering or land surveying professional services for the Prime A/E submitting the 255 form shall be prequalified with CDB prior to the date and time that the submittal(s) are due. Failure of the professional consultants to be prequalified shall result in rejection of the Prime A/E's submittal(s).
PREQUALIFICATION:

- What type of firm needs to be prequalified with CDB?
  
  Any firm providing Architectural, Engineering, Asbestos Abatement design services or Land Surveying.

- To verify that all design firms (Prime and/or Consultants) are currently prequalified with CDB, please access CDB’s website, http://www.cdb.state.il.us/forms/download/arch.pdf.

- To obtain prequalification forms you may access CDB’s website, http://www.cdb.state.il.us/forms/download/AEprequal.doc or contact Jim Dautel at 217/782-1383.

- CDB requires within its prequalification process that all firms obtain Illinois Department of Human Rights eligibility number.

- Please notify Jim Dautel within ten (10) days of any significant changes in the information provided in your firm’s prequalification application form.

- If selected, CDB prequalification is required until the issuance of the contract. It is the responsibility of all firms to maintain a current CDB prequalification status.

- Corporations, LLPs and LLCs shall be in good standing with the Illinois Secretary of State, Corporation Division, to be granted prequalification and issued a contract.

- Firms must be properly licensed in the respective profession(s) with the Department of Professional Regulation and the Department of Public Health.

SUBMITTAL PROCEDURES:

- NEW! You are now able to access the 255 Form located at the CDB’s website, http://www.cdb.state.il.us/forms/download/255form-03.doc. A copy of this form will no longer be included in this publication. Use only this version of the form for submittal.

- One (1) original and three (3) copies of the 255 form are necessary for each project submittal.

- By making a submittal, the firm attests that it has read the certifications and disclosures required by the Professional Services Agreement (PSA) and the A/E Manual.

- In order that all submittal(s) are similar, do not include pictures or other graphics. This form is not to be a marketing brochure. Provide only the information requested. It is not necessary to submit a copy of your CDB prequalification letter.

- Cover/transmittal letters on the CDB 255 form or accordion binders will not be accepted. The CDB 255 form is the only information accepted as the submittal.

- Use staples to bind the CDB 255 form.
• The name of the firm making the submittal must be the legal name associated with the taxpayer's identification number and as provided on that firm's prequalification application.

• The firm making the submittal must be the office location where the work is being performed.

• The original submittal must contain the signature of the firm's president, vice president, partner or sole owner or any other person authorized to execute business for the firm.

• Submittal(s) for more than one project may be mailed or packaged together. Separate envelopes are not required.

• The submittal shall include the names of persons who will perform the services, including their project assignment or duties, as well as a resume of their experience and expertise that qualifies them to perform the assignment. This includes the listed Consultant's designated staff.

• The A/E shall clearly indicate the anticipated percentage of the services that will be performed by each listed Consultant.

• The Prime A/E must use the Consultants and staff as submitted in their CDB 255 form. Consultants are considered first tier and shall hold a contract directly with the firm submitting the 255 form.

• Project team changes will not be allowed without prior written approval of the Capital Development Board Executive Director.

• Faxed submittal(s) will not be accepted.

• Submittal(s) received on the designated date at or prior to 11:00 a.m. (CST) deadline will be given consideration.

**REJECTIONS WILL OCCUR FOR THE FOLLOWING REASONS:**

• Submittals received after the designated due date and time as state on the Professional Services Bulletin.

• Including pictures or any graphics.

• Failure of the prime A/E firm to be prequalified.

• Failure of the Consultants (providing regulated design services) to be prequalified.

• If a firm's or their Consultant's prequalification expires during the selection process, CDB reserves the right to remove the submittal from consideration, recommend another firm for final selection or cease negotiations of a contract and commence negotiations with another firm.

• Any incorrect, incomplete or misleading information given on the CDB 255 form.

• Failure to sign the 255 submittal(s).
SELECTION PROCESS:

- Selection of design firms by CDB is not based on competitive bidding but on the firm’s professional qualifications. Consideration criteria may include, but not limited to: experience and expertise of professional personnel assigned to the project, relevant project experience, prior performance, willingness to meet time requirements, proximity to site, workload/recent selections, minority/female business enterprise participation.

- CDB strongly encourages MBE/FBE firms to apply for selection as the Prime A/E and to seek participation as a Consultant with Prime A/E firms.

- Subsequent to 255 submittal deadline, members of the A/E Selection Committee are not available to discuss project specifics. CDB procedures ensure that all members of the committee are provided with detailed information concerning prior performance, current projects and all submittal information by the A/E firms.

- For interview level projects, all parties, including ALL CONSULTANTS, shall be available to participate in the interview process.

- Results of the selection process are available on CDB’s website (www.cdb.state.il.us) the day after the Board Meeting as designated on the respective bulletin cover.

FEE NEGOTIATION:

- To ensure that the completion of the project is not delayed by extended or long negotiations before the start of the contract work, the CDB representative negotiating the contract will state the length of time the firm will be limited to in preparing its estimate of effort and cost. Should CDB be unable to successfully negotiate a contract with the recommended A/E, CDB will immediately proceed to negotiate with the second ranked firm.

- The determination of compensation for the performance of basic services is through negotiation of fees and services with CDB based on the following criteria:
  
  1. The project type classification.
  2. The scope of basic services required to complete the agreed upon project scope.
  3. The degree of difficulty of the scope of basic services' tasks as applied to the particular project.
  4. The proposed project construction budget. (Used primarily as a benchmark reference.)

- Projects shall be classified as either new construction (N) or remodeling (R). Each classification is broken down into three levels of complexity as described below:

  Group I Generally, the most complex projects in both design and detail and shall involve complex programs, mechanical systems, code requirements, etc.

  Group II Generally, projects with normal or average complexity may include a combination of more and less complex elements in the scope.

  Group III Generally, these projects shall be of simple or repetitive construction without any great degree of special finish or design effort. May include projects where equipment purchases comprise a large portion of the construction budget.
The scope of work provides building commissioning services for the Forensic Science Laboratory, a 50,000 square foot new building which will include forensic lab space, offices and general use areas. Commissioning services will be a five-level process including planning (design intent), design (reviews), construction (field inspection and start-up), functional performance testing (including O&M Training) and warranty review. The following lab/room types will be included: drug chemistry, trace chemistry, firearms, forensic biology, DNA, latent prints and Instrument rooms. Special consideration for HVAC to include multiple fume and exhaust hoods with built-in redundancy to allow for additional future ventilation and expansion.

The selected firm will be notified of the time and place for the orientation meeting by the contract executive or the project manager. The meeting shall be attended by the firm’s project manager, consultants and a person authorized to make scheduling and financial commitments for the firm.

ALL SUBMITTING FIRMS SHOULD INCLUDE ON THEIR TEAMS STAFF AND/OR CONSULTANTS WITH THE NECESSARY EXPERTISE TO PERFORM THE SCOPE OF SERVICES.
The Decatur Armory is an 111,722 square foot, four building military facility constructed in 1932.

The scope of work provides for constructing an approximately 4,000 square foot military vehicle maintenance bay and support facility, installing a HVAC system and an overhead crane. The work also includes installing a concrete apron and walkway to the existing shop.

The selected firm will be notified of the time and place for the orientation meeting by the contract executive or the project manager. The meeting shall be attended by the firm’s project manager, consultants and a person authorized to make scheduling and financial commitments for the firm.

**ALL SUBMITTING FIRMS SHOULD INCLUDE ON THEIR TEAMS STAFF AND/OR CONSULTANTS WITH THE NECESSARY EXPERTISE TO PERFORM THE SCOPE OF SERVICES.**
The Machesney Park Armory is a 50,920 square foot, four building military facility constructed in 1992.

The scope of work provides for constructing an approximately 4,000 square foot military vehicle maintenance bay and support facility, installing a HVAC system and an overhead crane. The work also includes a concrete apron and walkway to the existing shop.
The Machesney Park Armory is a 50,920 square foot, four building military facility constructed in 1992.

The scope of work provides for constructing an approximately 4,000 square yard secured military parking area including installing security lighting, fencing, and site and storm water drainage control.

The selected firm will be notified of the time and place for the orientation meeting by the contract executive or the project manager. The meeting shall be attended by the firm’s project manager, consultants and a person authorized to make scheduling and financial commitments for the firm.

ALL SUBMITTING FIRMS SHOULD INCLUDE ON THEIR TEAMS STAFF AND/OR CONSULTANTS WITH THE NECESSARY EXPERTISE TO PERFORM THE SCOPE OF SERVICES.
CDB PROJECT No. 546-325-053
Department of Military Affairs
Construct Administration Office Space and a Warehouse Restroom
Camp Lincoln (Springfield) -- Sangamon County

CDB PROJECT MANAGER: Rich Meyer

APPROPRIATED AMOUNT: $271,788 (Federal Funds)
ESTIMATED TOTAL PROJECT COST: $271,788 (Federal Funds)

PROFESSIONAL LIABILITY INSURANCE REQUIRED: $100,000

PROJECT FEE CLASSIFICATION: Group N/A (Federal Government Fee Table)

Camp Lincoln is a 554,777 square foot, 52 building military facility constructed in 1903.

The scope of work provides for constructing an approximately 1,230 square foot administrative office, including electrical, HVAC and plumbing systems. The scope of work also provides for constructing an approximately 480 square foot restroom in the warehouse including a sewer line and connecting to the city sewer.

This project has been pulled from advertisement in this bulletin. Please DO NOT submit a 255 Form.

The selected firm will be notified of the time and place for the orientation meeting by the contract executive or the project manager. The meeting shall be attended by the firm’s project manager, consultants and a person authorized to make scheduling and financial commitments for the firm.

ALL SUBMITTING FIRMS SHOULD INCLUDE ON THEIR TEAMS STAFF AND/OR CONSULTANTS WITH THE NECESSARY EXPERTISE TO PERFORM THE SCOPE OF SERVICES.
The Marseilles Training Area is a 206,445 square foot, 54 building military facility constructed in 1960.

The scope of work provides for constructing an approximately 4,000 square foot military vehicle maintenance bay and support facility, installing a HVAC system and an overhead crane. The work also includes a concrete apron and walkway to the existing shop.

The selected firm will be notified of the time and place for the orientation meeting by the contract executive or the project manager. The meeting shall be attended by the firm’s project manager, consultants and a person authorized to make scheduling and financial commitments for the firm.

ALL SUBMITTING FIRMS SHOULD INCLUDE ON THEIR TEAMS STAFF AND/OR CONSULTANTS WITH THE NECESSARY EXPERTISE TO PERFORM THE SCOPE OF SERVICES.
The Willard Ice Building is a 600,000 square foot, seven story structure constructed in 1984.

The scope of work provides for evaluating aspects of the security system for recommended improvements using current technologies and products. The work also includes a written report of system analysis, recommendations and estimated construction costs.

If you wish to inquire further and receive a copy of the official request for proposal, please contact the Project Manager, Ed James, at ed.james@illinois.gov.

The selected firm will be notified of the time and place for the orientation meeting by the contract executive or the project manager. The meeting shall be attended by the firm’s project manager, consultants and a person authorized to make scheduling and financial commitments for the firm.

ALL SUBMITTING FIRMS SHOULD INCLUDE ON THEIR TEAMS STAFF AND/OR CONSULTANTS WITH THE NECESSARY EXPERTISE TO PERFORM THE SCOPE OF SERVICES.
The Capital Development Board (CDB) is seeking an asbestos-prequalified consultant to review asbestos inspection and management plan documents prepared by A/E firms who contract with the CDB for such work. The successful consultant will have sufficient qualified staff to review and produce written critiques of at least 100 reports per year. The views must be conducted as directed by the CDB. The report will be reviewed and returned to the originating A/E firm for correction. This process will continue until each report is considered sufficiently accurate to allow the A/E firm to continue to the next step. The CDB will provide a check-list of items to be reviewed in each report. The consultant will be held responsible for ensuring that the final management plans, when approved, will meet all the requirements of the CDB's A/E Manual of Procedures for Asbestos Inspections and Management Plans. Any conflict or disagreement arising from this peer review process will be settled at the CDB's discretion.

Award of this contract to a consultant will not preclude that consultant from entering into contracts with the CDB to perform asbestos inspections and/or to write management plans. However, any such work produced by the consultant will be reviewed by the CDB staff, not by the consultant.

Firms must be prequalified with the CDB to perform asbestos inspections, asbestos management planning and asbestos abatement design. These firms must have staff licensed by the Illinois Department of Public Health (IDPH) as asbestos management planners and asbestos abatement designers. Experience working with the CDB asbestos protocol is required.

The selected firm will be notified of the time and place for the orientation meeting by the contract executive or the project manager. The meeting shall be attended by the firm's project manager, consultants and a person authorized to make scheduling and financial commitments for the firm.

ALL SUBMITTING FIRMS SHOULD INCLUDE ON THEIR TEAMS STAFF AND/OR CONSULTANTS WITH THE NECESSARY EXPERTISE TO PERFORM THE SCOPE OF SERVICES.