

The State of Illinois, Capital Development Board (CDB) will receive sealed bids for:

CDB PROJECT #: 815-010-082  
TITLE: ACADEMIC SCIENCES BUILDING  
LOCATION: CHARLESTON, ILLINOIS  
CLIENT AGENCY: EASTERN ILLINOIS UNIVERSITY  
COUNTY: COLES COUNTY

PROJECT DESCRIPTION:

**Construction of a new science building (roughly 120,00 sf) to house the Biological Sciences and Chemistry and Biochemistry departments. The project will include teaching and research laboratories, faculty offices, and general classroom space. The proposed new facility will contain building equipment and systems to provide adequate ventilation, fume control, plumbing, hazardous waste control, and lighting and sound control required for the function of the two departments. A minimum of LEED Silver Certification will be required. There is an alternate (Alternate G-1) for a free-standing greenhouse with a masonry head house and all associated appurtenances.**

Single Prime Delivery Method:

**Either the Single Prime Bidder or a protected subcontractor must be listed for each trade provided on the Bid Form. Only one protected subcontractor may be listed for each trade. Failure to identify the name and bid proposal cost 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. All protected subcontractors listed must be prequalified with CDB in accordance with CDB Standard Documents for Construction, Article 00 21 05.\***

**\*Please Note: A deficiency related to the failure of a listed, protected subcontractor to be prequalified with CDB will be considered a technical deficiency, as opposed to a material deficiency. A bidder will be allowed to cure such deficiency within seven calendar days of notice by selecting a protected subcontractor that is properly prequalified with CDB, licensed and certified, to perform the identified trade. A decision by the bidder to utilize a different protected subcontractor than that originally listed, shall not affect bid price.**

TRADE  
GENERAL

COST RANGE  
under \$90,000,000

BID DATE/TIME  
Tuesday, August 04, 2026, 11:00 AM

## **SPECIAL BID INSTRUCTIONS:**

Bids and bid modifications for this project will only be accepted via the CDB's e-Builder Bidding Program or via an alternative file transfer system (if experiencing a technical issue – see instructions below). No faxed bid modifications will be allowed. No In-Person submittals of bids will be allowed. Bids and bid modifications will not be allowed via mail.

### **TO SUBMIT BIDS VIA e-BUILDER:**

- Click the URL on CDB's Bid Information webpage for the specific project for which you wish to submit a bid. A separate URL will be included with each bid opportunity.
- Log into the e-Builder Bid Portal. If you have not previously used the Bid Portal, you may create an account by clicking the "Create Account" button on the login page and entering the required information.
- For Step 1 Bid Form, vendors should enter bid amounts, including any alternates.
- For Step 2 Response Documents, which is the second tab in the middle of the screen, vendors should upload required documents as a PDF. These documents include the 00 41 00 - Bid Form, 00 41 01 – Subcontractor Requirements, 00 41 04 - PC-2 Form, 00 41 05 - MBE WBE PBE VBE Program Requirements, 00 41 06 - Bid Bond, 00 41 08 - Standard Terms and Conditions, and 00 41 09 - Certifications and Disclosures.
- For Step 3 Additional Information, the vendor must enter data about its organization, i.e. IPG Number, contact name.
- After clicking Submit, an email will be sent to the sender's email address to confirm receipt of the bidding documents.
- It is the vendor's responsibility to ensure that its bid and all required documentation are attached in the portal.
- For additional assistance related to the e-Builder system, email [CDB.eBuilderSupport@illinois.gov](mailto:CDB.eBuilderSupport@illinois.gov). Questions submitted through the e-Builder module will not reviewed or responded to.

In the event that the bidder experiences technical errors uploading and submitting its bid or bid modification into the system, the bidder must submit a screenshot of the error it receives to [CDB.CPO@illinois.gov](mailto:CDB.CPO@illinois.gov) prior to the bidding deadline. Once the error has been submitted, a vendor will be provided detailed instructions on submitting its bid or bid modification via an alternative file transfer system. CDB will evaluate the information provided in the email and, in consultation with the CPO's office, determine if the bid should be accepted or rejected.

### **BID MODIFICATIONS OR WITHDRAWAL:**

Modifications or withdrawals to bids submitted through the e-Builder portal shall be made in the portal at any time prior to the bidding deadline by logging into the e-Builder system, recalling the previously submitted bid, and submitting the revised bid amounts, if applicable.

In the event that the bidder experiences technical errors when making a modification to its bid in the e-Builder portal, the bidder must submit a screenshot of the error to [CDB.CPO@illinois.gov](mailto:CDB.CPO@illinois.gov) prior to the bidding deadline. Once the error has been submitted, a vendor will be provided detailed instructions on submitting its bid or bid modification via an alternative file transfer system. CDB will evaluate the information provided in the email and, in consultation with the CPO's office, determine if the bid should be accepted or rejected.

### **BID OPENING:**

The public bid opening will be conducted on TUESDAY, August 04, 2026 at 2:00pm prevailing time via WebEx.

Contractors interested in attending the public bid opening may attend virtually by using the following meeting information:

When it's time, join your WebEx meeting here.

Meeting website: <https://illinois.webex.com/illinois/j.php?MTID=mf16208fdf54acca9467c54a18a678d06>

Meeting number (access code): 2866 547 2541

Meeting password: a4iGWWZ3fk5

Join by phone

+1-312-535-8110 United States Toll (Chicago)

+1-415-655-0002 US Toll

Meeting participants will not be able to ask questions either verbally or via the meeting's chat feature.

Minority, Women, Persons with Disabilities, and Veteran Business Subcontractor/Supplier Participation is Applicable.

Obtain Printed Plans From:

EAST CENTRAL ILLINOIS BUILDING &  
CONSTRUCTION TRADES COUNCIL  
3301 N. Boardwalk  
P.O. Box 3932  
Champaign, IL 61820  
Ph: (217) 621-2225 or Ph: (217) 359-5201  
Fax: (217) 359-9875  
e-mail: [teamclmc@aol.com](mailto:teamclmc@aol.com)

Refundable Plan Deposit: \$525.00

Mandatory Pre-Bid Meeting For All Prime Bidders: July 8, 2026 1:30 PM.

Meeting will be hosted at the Physical Science Building, 1551 4<sup>th</sup> Street, Charleston, IL, 61920 in the Phipps Auditorium, which is on the ground level, center west section, room number 1205. Parking passes can be purchased at [Eastern Illinois University - EIU Parking Portal](#) and a parking / campus map can be found at [Eastern Illinois University :: Eastern Illinois University Parking Map](#). Please allow extra time to park and traverse the campus with construction that will be occurring on campus this summer.

INFORMATION TO BIDDERS:

- A. Prequalification. Bidders must be prequalified with CDB; allow 45 days for application processing. For an application and a copy of CDB's Standard Documents for Construction (applicable to this project), visit CDB's Website <https://cdb.illinois.gov/> or phone 217/782-2864 in Springfield or 312/814-6000 in Chicago (TDD 217/524-4449).
- B. MBE/WBE/PBE/VBE. MBE/WBE/PBE/VBE firms must be certified or registered with the State of Illinois Commission on Equity and Inclusion as an MBE, WBE, PBE, or VBE prior to bidding.
- C. Prevailing Wage. Contractor shall not pay less than the prevailing rates of wages to all laborers, workmen, and mechanics performing work under this contract, and shall comply with the requirements of the Prevailing Wage Act (820 ILCS 130/1-12).
- D. Registration with the Illinois Procurement Gateway (IPG). All new and renewing vendors that request either Architect/Engineer, Construction Manager/Program Manager, or Contractor prequalification must be an "Active (Accepted)" registrant in the IPG. Vendors not subject to prequalification renewal prior to time of bid may pre-register with the IPG and receive a vendor registration number. The IPG is a web based system that serves as the primary location for entering, organizing, and reviewing vendor information. The IPG allows prospective vendors to provide disclosures, registrations, and other documentation needed to do business with the State in advance of any particular procurement.
- E. Certifications and Disclosures. New vendors and vendors renewing prequalification must have an approved Illinois Procurement Gateway registration number and completed Form B. Vendors not subject to prequalification renewal prior to time of bid have the option to submit the Standard Certifications and Disclosure Form(s) (Form A) with bid at time of submittal. Failure to provide a completed Form A standard certifications and financial disclosure or Form B, will result in rejection of bid.
- F. Subcontractors. You are also required to submit disclosure forms and standard certifications for subcontractors not considered incidental to the performance of the contract with an annual value over \$100,000 within 20 days of execution of your contract with CDB or execution of the contract between you and your subcontractor, whichever is later. A valid IPG registration number can be provided in lieu of hard copies of the standard certifications and financial disclosure forms. (See D. above.) Subcontractors must receive an Authorization to Proceed prior to performance of any work.
- G. Progress Payments. Progress payments will normally be issued by the Illinois Comptroller within 30 business days after CDB receives and approves an Invoice-Voucher.
- H. Bid Protest. Bidder may submit a written protest to the Protest Review Office with the Chief Procurement Office for CDB following the requirements of the Administrative Rules, 44 Ill. Adm. Code 8.2075. For protests related to specifications, the Protest Review Office must physically receive the protest no later than fourteen (14) days after solicitation or related addendum was posted to the Bulletin. For protest related to rejection of individual bids or awards, the protest must be received by close of business no later than fourteen (14) days after the protesting party knows or should have known of the facts giving rise to the protest. To reach the Protest Review Office:

**In order to ensure timely recognition of your protest,  
please email the protest to the Protest Review Office at the Chief Procurement Office at:  
[CDB.CPO@Illinois.gov](mailto:CDB.CPO@Illinois.gov)**

CAPITAL DEVELOPMENT BOARD

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