

BUILDING FOR SUCCESS WEBINAR SERIES

July 13, 2026



REMINDERS

Please remain muted for the duration of the webinar

Questions can be submitted via the chat box and will be answered during the Q&A portion



BUILDING FOR SUCCESS

Webinar Series

COLLABORATING TO CONSTRUCT: UNDERSTANDING CONSTRUCTION MANAGER/GENERAL CONTRACTOR AT THE ILLINOIS TOLLWAY

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Nick Laga, Illinois Tollway GEC Design Manager

July 13, 2026



LEGISLATION AND CM/GC METHOD



ALTERNATIVE DELIVERY IN ILLINOIS

Innovations for Transportation Infrastructure Act (630 ILCS 10)

Signed into law June 15, 2022

Authorizes use of

- ◆ Design-build, progressive design-build and **construction manager/general contractor (CM/GC)**

Highlights

- ◆ Up to 20% of annual improvement budget
- ◆ Sets procurement requirements
- ◆ DBE/VOSB requirements set by agency

*“It is the intent of this Act to use design professionals, construction companies, and workers from this State, **reflecting the diversity of the State's businesses and workforce, to the greatest extent possible**”*

WHAT IS CM/GC?

Method of procurement

- ◆ Two-step, best-value qualifications-based process
- ◆ Early Contractor engagement
- ◆ Phase I (Construction Manager)
- ◆ Phase II (General Contractor)



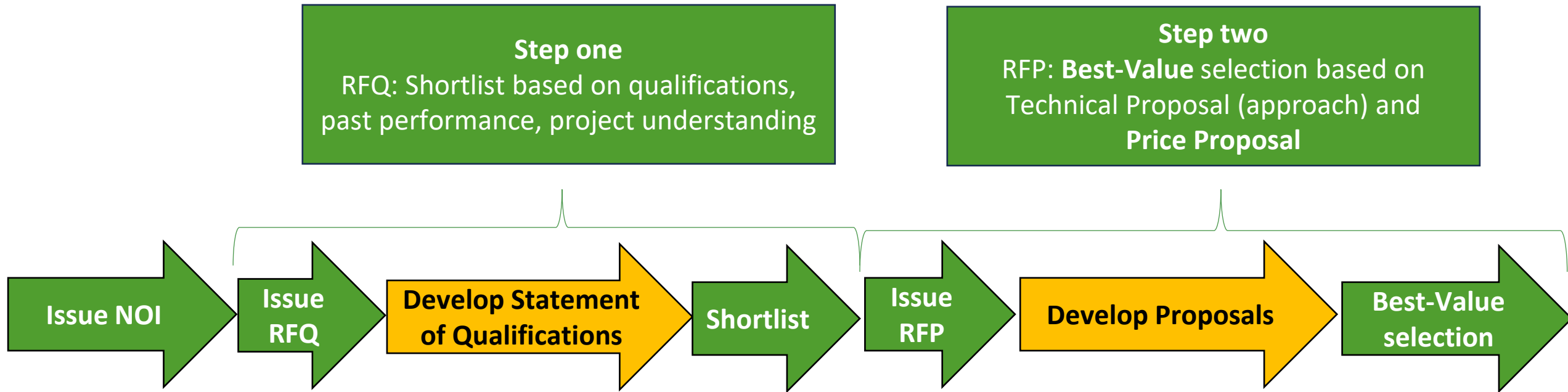


PROCUREMENT DETAILS



PROCUREMENT DETAILS

Two-step procurement



Key



- Best Value = Any selection process in which proposals contain both qualitative and price components
- Best Value score = Technical score + price score

PROCUREMENT DETAILS

RFQ



**CM/GC experience
not required**



Typical SOQ Evaluation Criteria

- Proposer experience, qualifications and past performance
- Key personnel
- Organizational structure



**Shortlist 2-5
Proposers**



**SOQ scores do not
carry forward to
RFP phase**

PROCUREMENT DETAILS

RFP

Phase One
Services
Approach
(*Preconstruction*)

Phase Two
Services
Approach
(*Construction*)

Pricing
Approach

Management
and Staffing
Approach

Quality
Management
Approach

EEO
Workforce
Diversity
Approach

Proposer
Interview
(optional)

- ◆ No stipends
- ◆ Minimum Technical Proposal score of 40% of overall Technical Proposal points required to be Responsive

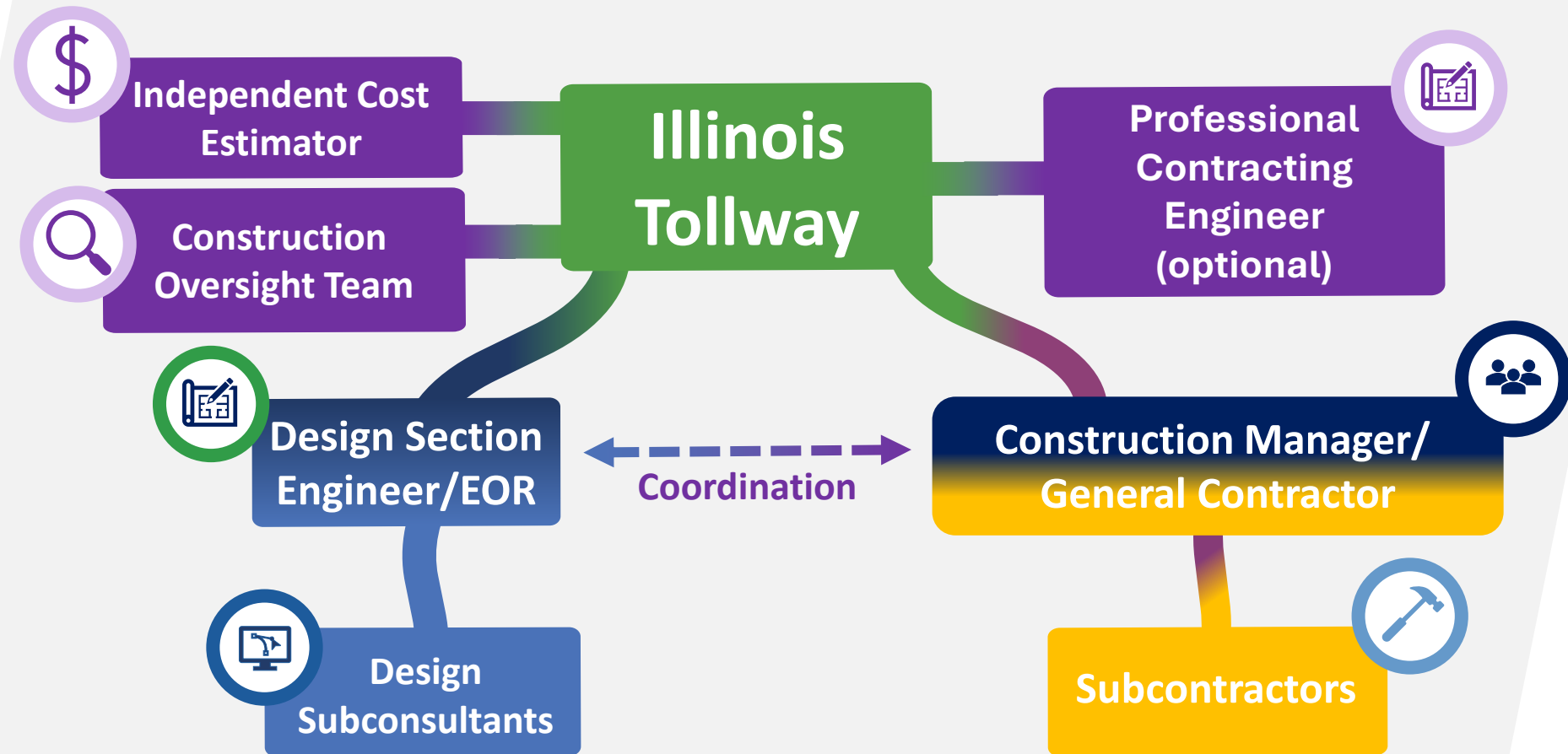


ROLES AND RESPONSIBILITIES



ROLES AND RESPONSIBILITIES

CM/GC organizational chart



CM/GC ROLES



Illinois Tollway Project Manager



Illinois Tollway Alternative Delivery
Program Manager



Illinois Tollway General Engineering Consultant



Professional Contracting Engineer (optional)



DSE/Engineer of Record



Independent Cost Estimator



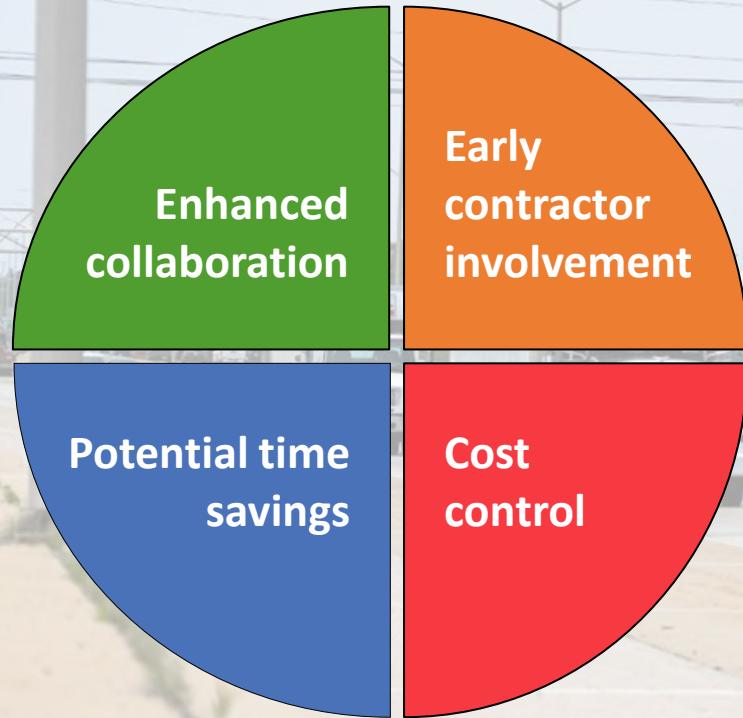
Construction Oversight Team



FEATURES, BENEFITS, OPPORTUNITIES AND DBE/VOSB HIGHLIGHTS



Highlights primary reasons for using CM/GC to deliver project



FEATURES, BENEFITS AND OPPORTUNITIES

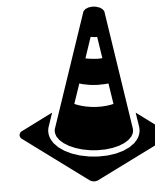
Opportunities



Upfront cost certainty and transparency



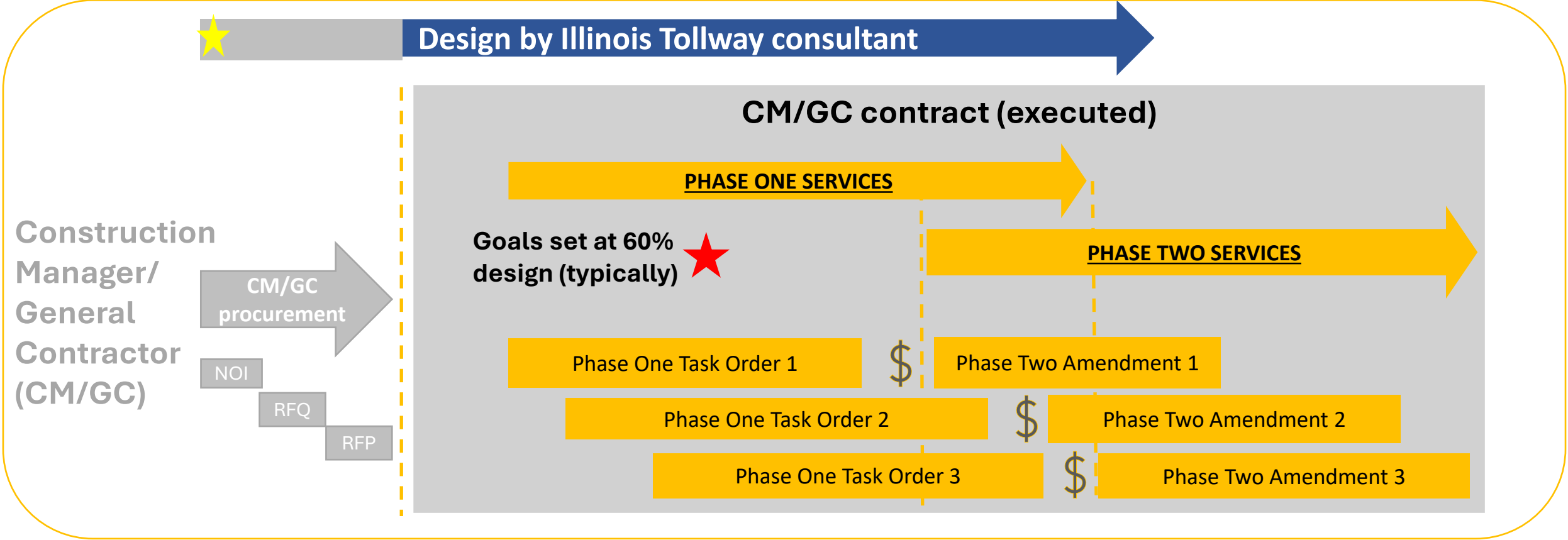
Risk management
High risks = Railroads, utilities, constructability



Accelerated construction needs

Advance packages with contractor input

DBE/VOSB HIGHLIGHTS



★ **DBE/VOSB Professional Services Goals through PSB Bulletin**

★ **DBE/VOSB/EEO Construction Goals**

QUESTIONS



DIVERSITY AND STRATEGIC DEVELOPMENT

Programs

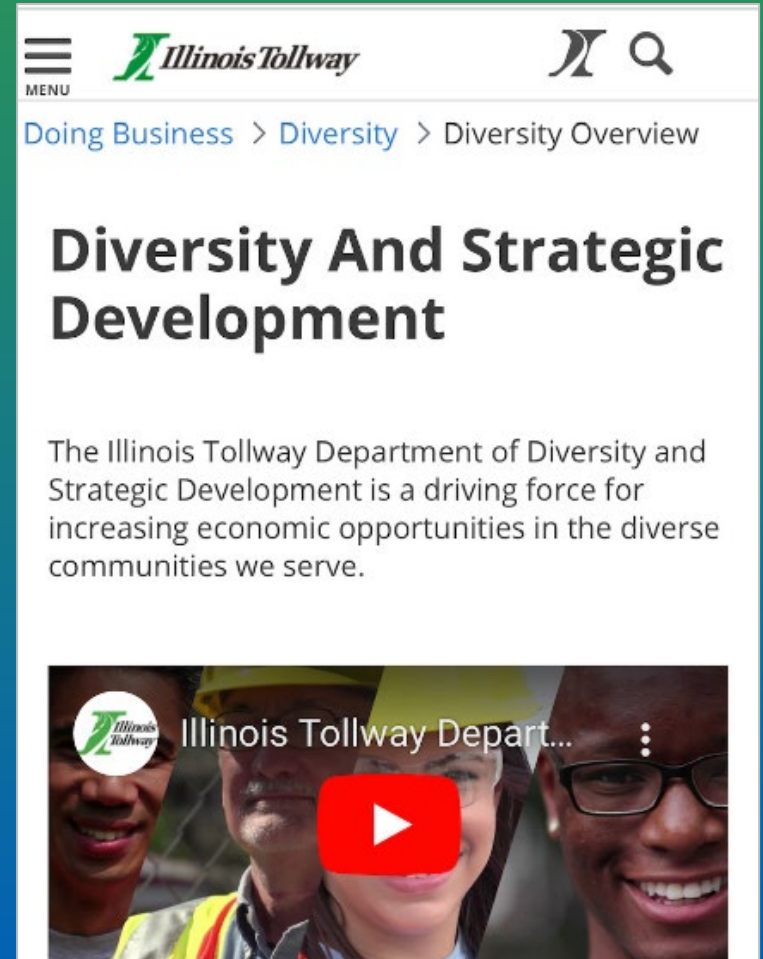
- Business assistance
- Mentoring and training
- Construction industry training and hiring opportunities

Initiatives

- Virtual outreach sessions
- Training webinars
- Contracting opportunity emails

REGISTER FOR TOLLWAY DIVERSITY ALERTS!

- lperez@getipass.com



SOCIAL MEDIA



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THANK YOU

