

**ILLINOIS
MEDICAL
DISTRICT**

Made in Chicago.
Changing the world.

RFP 22-001: Real Estate Professional Services

Pre-Proposal Conference
September 24, 2021

Agenda

➤ The RFP

- Purpose
- Key Dates
- Quiet Period
- Scope of Work
- Evaluation Criteria
- Critical Points

➤ Mission, Authority, Planning, Zoning, Development, and Properties

- The IMD Act
- District Overview
- IMD Master Plan
- Zoning
- Current Developments
- Property Overview
- Available Real Estate

➤ Q&A



Purpose

➤ To retain expert real estate professional services in order to continue the IMD's advancement as an economic engine for Chicago and as a global destination for healthcare and life sciences innovation and medical services by:

➤ Developing vacant land

➤ Maximizing the use of existing physical assets

➤ Attracting medical, life sciences, biotech, and healthcare-related business and organizations

➤ Performing similar work as needed to serve the IMD mission



Key Dates

➤ RFP Issuance	August 31, 2021
➤ Pre-Proposal Conference	September 24, 2021
➤ Question Submission Cut-Off	October 1, 2021
➤ Responses to Questions Posted	October 8, 2021
➤ RFP Response Due Date	November 5, 2021
➤ Shortlist Selection	December 3, 2021 (estimate)
➤ Final Selection	February 25, 2022 (estimate)

Quiet Period

- The designated Project Contact for all inquiries is **Kate Schellinger**.
Email: kschellinger@medicaldistrict.org
- All questions regarding the RFP are to be in writing to the designated project contact
- Commissioners and other staff are prohibited from answering questions regarding the RFP before the selection is made
- Respondents may be disqualified for violating the policy
- The Quiet Period ends when the final selection is made

Scope of Work

1. Leasing and Brokerage Services
2. Marketing Services
3. Advisory Services



Evaluation Criteria

Category	Weight
Team and Experience: <ul style="list-style-type: none">• Respondent team and firm composition, depth and qualifications of individual team members and firm as a whole• Key personnel to be assigned to this engagement, their experience related to the Services and the related roles and responsibilities to be assumed for the engagement• A demonstrated understanding of the IMD's organizational structure, related particularities, organizational objectives, mission, and vision• Respondent team's overall diversity and MBE/WBE status or participation• Respondent's firm or team experience representing IMD or similarly-situated clients, particularly in the medical, healthcare, and biotechnology sectors and within the scope of Services• Quality of references from prior engagements	40%
Approach and Strategy: <ul style="list-style-type: none">• Suggested approach to utilizing and enhancing opportunities for growth, development, revenue generation and land use optimization• Strategies for meeting the needs of the people who already inhabit the IMD as well as those who will occupy the IMD in the near future (projection of tasks and goals one year, three years, five years)• Demonstration of a comprehensive and creative approach to achieve or exceed those goals through the Services and using all resources available to Respondent• Feasibility of implementation	35%
Pricing: <ul style="list-style-type: none">• Rates, structure, and competitiveness of pricing proposal	25%
Total	100%



Critical Points

- Only one team will be selected to perform the Scope of Work.
- Teams that are shortlisted will be asked to provide a presentation before final selection. The presentation meeting will also be used to interview teams, as necessary.
- Teams may be asked to revise their proposals.



The IMD Act

- Established the IMD in 1941 for the purposes of:
 - Administering, developing, and zoning property within the District to attract and retain academic centers of excellence, viable health care facilities, medical research facilities, and emerging high technology enterprises;
 - Attracting and facilitating medically-related commerce and research and new business ventures for the economic vitality and general welfare of the District, the State of Illinois, Cook County, and the City of Chicago; and
 - Serving as the leader in patient care and medical research by utilizing its diversity and unique assets to drive economic growth.



District Overview



IMD Master Plan

**ENCOURAGE
URBAN STYLE
DEVELOPMENT**

APPROPRIATE FOR THE
CONTEXT WITH A MORE
DIVERSE MIX OF USES

**PROVIDE HIGH
QUALITY
EMPLOYEE
AMENITIES**

RETAIL, SERVICES, &
SOCIAL PLACES

**SUPPORT
TRANSIT USE &
WALKABILITY**

WHILE REDUCING
DEMAND FOR PARKING &
TRAFFIC

**ELEVATE THE
BRAND OF
THE IMD**

BY CREATING A SENSE OF
PLACE & IDENTITY



Zoning

- The entire IMD is zoned as Planned Development #30 (PD30) and was last amended in 1997
- On August 26th, the Chicago Plan Commission (CPC) approved a comprehensive amendment to PD30 ([See CPC Presentation](#))
- City Council approval is anticipated in October
- Changes include:
 - Amends underlying zoning from C1-2 to C2-5
 - Increases density in most sub-areas
 - Expands permitted land uses by sub-area
 - References current IMD Master Plan and Design Guidelines
 - Adopts parking minimums and maximums by sub-area
 - Adopts City's 2021 ARO and M/WBE compliance requirements



Development Underway in IMD



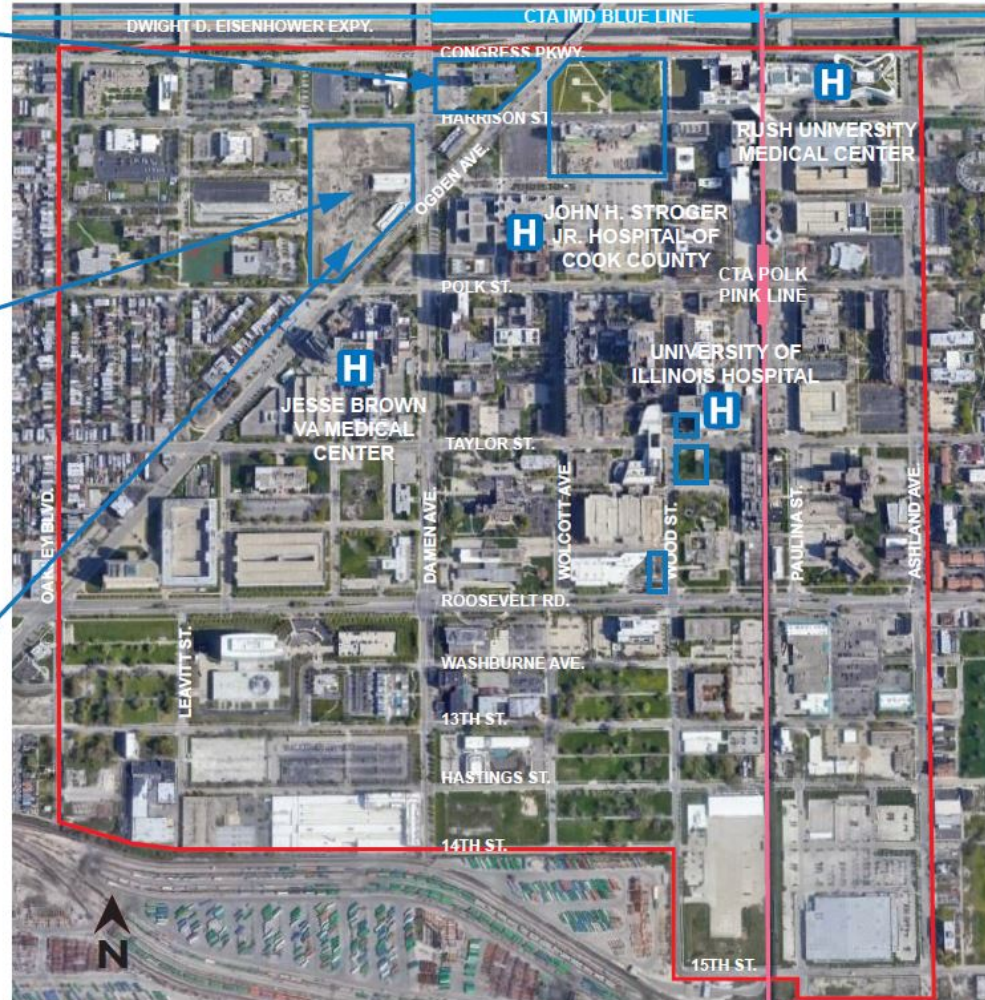
ATRIO APARTMENTS



GATEWAY HAMPTON INN SUITES



GATEWAY RESIDENTIAL DEVELOPMENT

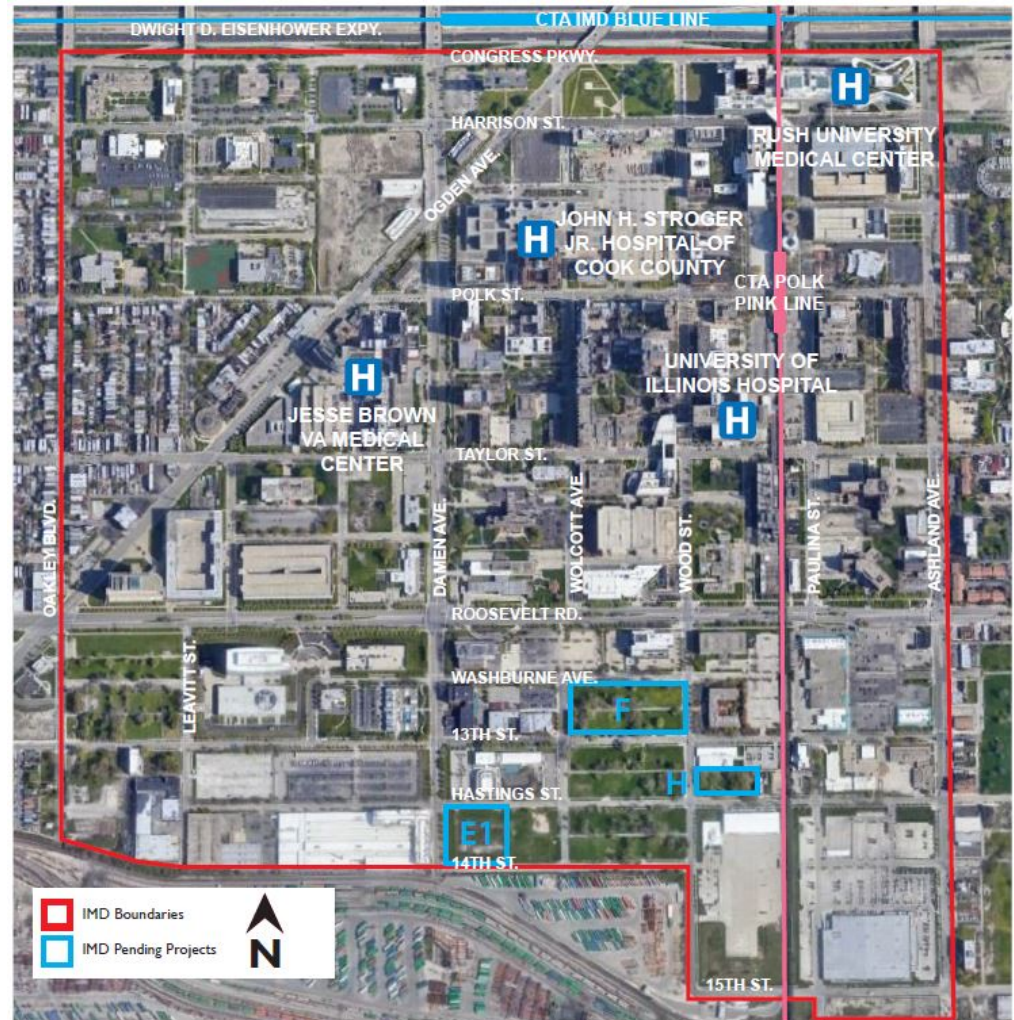


Development Underway in IMD



Planned Development in IMD

- Development Site E1
 - Technology use
 - Up to 125,000SF
- Development Site F
 - Life sciences and office
 - Up to 400,000SF
- Development Site H
 - Residential
 - Up to 145 units



IMD Property Overview



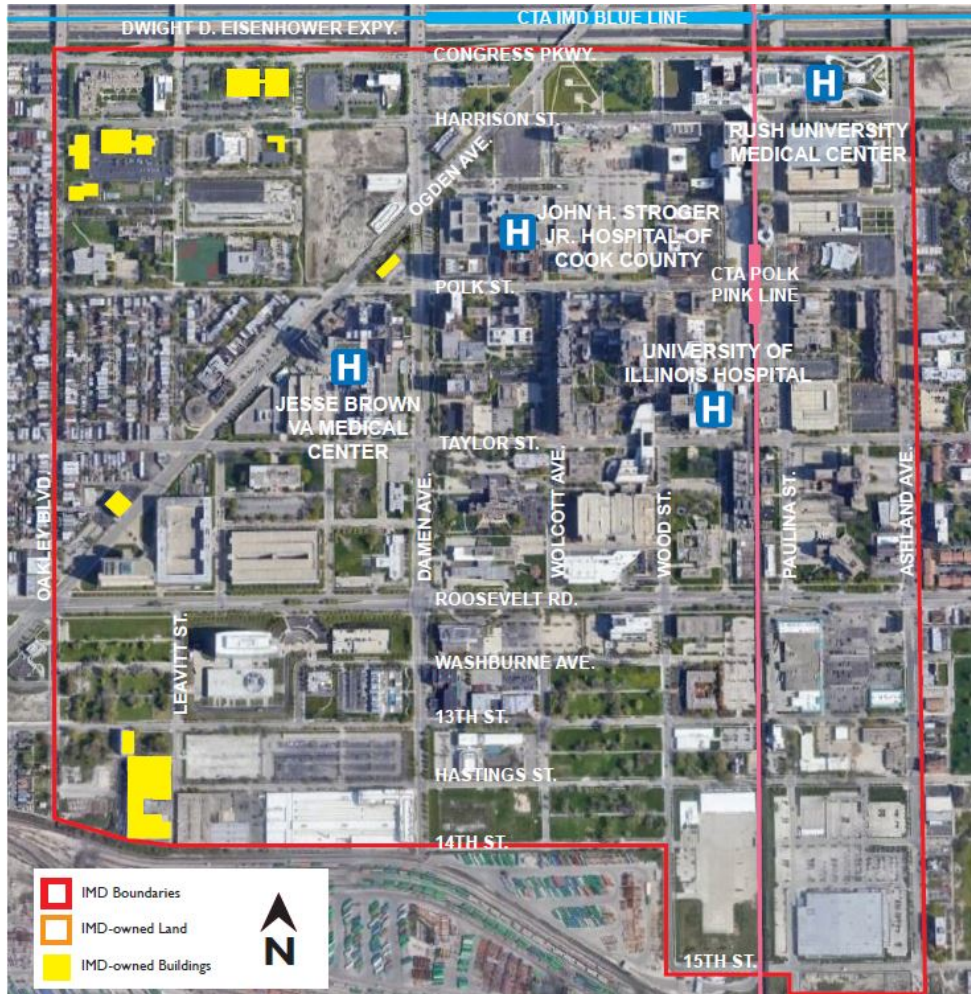
- Approximately 70 acres of real estate
- 12 buildings, 400,000 SF

IMD Property Overview



- Approximately 70 acres of real estate
- 12 buildings, 400,000 SF

IMD Property Overview



- Approximately 70 acres of real estate
- 12 buildings, 400,000 SF

IMD Available Real Estate



IMD LAND AVAILABILITIES

LABEL	LAND SITES	AVAILABLE ACREAGE
1	600 S. HOYNE	0.38
2	700 S. HOYNE	3.68
3	2023 W. OGDEN	0.99
4	1910 W. HARRISON	0.16
5	BLOCK 101	3.16
6	BLOCK 105	3.30
7	BLOCK 111-112	6.00
8	BLOCK 113	2.25
9	BLOCK 209	3.70
10	BLOCK 210 - EAST	0.25
11	BLOCK 212 - EAST	1.82
12	BLOCK 213	2.60

IMD BUILDING AVAILABILITIES

LABEL	BUILDING ADDRESS	AVAILABLE SQUARE FOOTAGE
A	2225 W. HARRISON	16,400
B	2250 W. CAMPBELL PARK	11,900
C	600 S. HOYNE	9,300
D	2235 W. 13TH	28,557
E	1350 S. LEAVITT	123,309

Q&A

This presentation and all questions and answers, including those discussed during this conference, as well as all RFP updates, will be available online at

<https://medicaldistrict.org/commission/#rfps>



Thank You



Illinois Medical District



@IL_MED_DISTRICT



IMDMedia

