



**ILLINOIS
MEDICAL
DISTRICT
COMMISSION**

REQUEST FOR PROPOSALS
for
***Owner's Representative and
Project Management Services***

IMDC RFP 25-001

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SECTION 1 GENERAL INVITATION AND INFORMATION

In this document, the Illinois Medical District Commission may be referred to as “IMDC,” “we” or “us.” The person submitting a Proposal may be referred to as “Respondent,” “Proposer,” “Proposing Party,” “Proposing Entity,” “Contractor,” “Vendor”, “Firm” or “You”. “Proposal” shall also refer to a Respondent’s “Response,” “Submittal,” and/or “Offer” in connection with this solicitation.

Interested Respondents are responsible for periodically visiting the IMD website for any and all notifications, updates, and addenda (<https://medicaldistrict.org/commission/#rfps>).

1.1 PURPOSE OF THE REQUEST FOR PROPOSALS (“RFP”)

The Illinois Medical District Commission (“IMDC”) is requesting proposals (“Proposals”) from qualified, responsible firms (“Respondents”) to provide owner’s representative and project management services (“Services”).

The IMDC seeks to work with a Respondent that demonstrates an understanding of the IMDC’s organizational goals and mission as well as the context of existing and potential resources available to the IMDC. The IMDC is also interested in a Respondent that demonstrates the capacity to provide owner’s representative and project management services throughout the design and construction of a new public space, located at 2023 W. Ogden, in the Illinois Medical District (the “IMD”). The IMDC is requesting interested parties to submit proposals for owner’s representative and project management services demonstrating the ability to deliver value to the IMDC through cost and time savings on this project.

1.2 KEY DATES

The IMDC anticipates a timely completion of the RFP process with the selection of a qualified Respondent. An executed agreement for professional services, if any, will have an estimated commencement date in the fourth quarter of 2024, with an anticipated initial term of 21-24 months. The IMDC reserves the right to make adjustments to the schedule throughout the process.

RFP Issuance	October 16, 2024
Question Submission Cut-Off	October 23, 2024
Responses to Questions Posted	October 28, 2024
RFP Response Due Date	November 1, 2024
Final Selection	November 22, 2024 (estimate)

Project Contact:

Corey Stringer
Illinois Medical District Commission
2100 W Harrison St., Chicago, IL 60612
cstringer@medicaldistrict.org
Phone: 312-738-5800

1.3 SUBMISSION OF QUESTIONS / CLARIFICATIONS

Questions regarding the Services must be sent in writing via email to the Project Contact on or before the Question Submission Cut-Off date listed above. Submitted questions and IMDC responses will be posted on the IMDC website (<https://medicaldistrict.org/commission/#rfps>).

Suspected errors in the RFP should be directed to the attention of the Project Contact via email.

In accordance with the provisions of the Quiet Period described below, Respondents may be disqualified for discussing this RFP or any related potential or actual Proposals, either directly or indirectly, with any IMDC officer or employee other than the IMDC Project Contact.

1.4 QUIET PERIOD

The Quiet Period governs how and when the IMDC may communicate with prospective Respondents during the pendency of a solicitation. The Quiet Period rules are designed to ensure that prospective vendors have equal access to information regarding selection parameters, communications related to selection are consistent and accurate, and the IMDC's process for selecting vendors is transparent, efficient, diligent, and fair.

The following Quiet Period rules will apply during this RFP:

1. The Quiet Period begins upon the public release of the RFP and will end upon the IMDC's public announcement of its final selection. Initiation and conclusion of the Quiet Period shall be publicly communicated to prevent inadvertent violations.
2. Throughout the Quiet Period, all IMDC Commissioners and staff shall refrain from communicating with potential vendors regarding the Services or anything related to the RFP. If any Commissioner or IMDC staff member is contacted by a potential vendor regarding the Services or the RFP during the Quiet Period, the Commissioner/staff member shall refer the vendor to the Project Contact without responding to any question.
3. Notwithstanding the Quiet Period, IMDC staff are not prohibited from communicating with representatives of any party that already holds an existing contract with the IMDC, so long as such communications relate only to the business already being conducted by the vendor on behalf of the IMDC and so long as such communications do not relate to this RFP or the Services solicited herein.
4. Communications between staff designated by the Executive Director and shortlisted Respondents are not prohibited.
5. A potential vendor may be disqualified from consideration under the solicitation for a violation of the Quiet Period.

1.5 PROPOSAL SUBMITTAL, DUE DATE, TIME, AND SUBMISSION LOCATION

Proposals must be submitted via email as a PDF attachment.

Respondents may request confidential treatment of any portion of their Proposal. Any such request must be included in the cover letter, must be indicated on the enclosed forms, and a PDF copy of the Proposal with confidential information redacted must be included.

Requests for confidential treatment will not supersede the IMDC's legal obligations under the Illinois Freedom of Information Act ("FOIA") (5 ILCS 140) or other applicable law.

Due Date and Time: **Proposals must be received by 3:00 p.m. CST on November 1, 2024.** IMDC is not obligated to consider Proposals or modifications received after the Due Date and Time.

DELIVER OFFERS TO:

Corey Stringer
cstringer@medicaldistrict.org

BODY OF EMAIL:

[Respondent Name, Address, and Phone Number]

SUBJECT LINE:

Owner's Representative and Project Management
Services

Prior to the Due Date and Time, Respondents may email Proposals, modifications, and withdrawals. IMDC will not accept fax or any other hard copy submissions.

All Proposals must remain firm for 270 days from opening ("Proposal Firm Time").

1.6 REVIEW AND EVALUATION OF PROPOSALS

The IMDC will review and evaluate all proposals pursuant to the criteria established in Section 4. The IMDC may request clarifications, additional information, or interviews from Respondents as it deems necessary to assess the Proposals.

1.7 NOTICE OF SELECTED RESPONDENTS

IMDC will post a notice to the IMDC website identifying the apparent selected Respondent. The notice extends the Proposal Firm Time until the IMDC and the selected Respondent sign a contract or determine not to sign a contract. IMDC may accept or reject any Proposals as submitted or may request contract negotiations. If negotiations do not result in an acceptable agreement, IMDC may reject the selected Proposal that is the subject of such negotiations. IMDC reserves the right to reject any or all Proposals received in response to this solicitation.

1.8 PUBLIC RECORDS AND REQUESTS FOR CONFIDENTIAL TREATMENT

Proposals become the property of the IMDC and will not be returned to Respondents. Proposals may be available to the public under FOIA (5 ILCS 140) and other applicable laws and rules. Respondents may request that certain information be treated as exempt. The IMDC reserves the right to review such requests on a case-by-case basis. A request for confidential treatment will not supersede the IMDC's legal obligations. IMDC will not honor requests to exempt entire Proposals. Respondents must identify the specific grounds in FOIA or other law or rule that support exempt treatment. Regardless, IMDC may disclose the successful Respondent's name, substance of the Proposal, and pricing. If you request exempt treatment, you must submit an additional copy of the Proposal with exempt information redacted. This copy must disclose the general nature of the material removed and shall retain as much of the Proposal as possible. Respondents will be responsible for any costs or damages associated with our defending your request for exempt treatment. Respondents agree the IMDC may copy the Proposal to facilitate evaluation, or to respond to requests for public records. By submitting a Proposal, all Respondents warrant that such copying will not violate the rights of any third party.

1.9 DIVERSITY

The IMDC encourages Respondents to use best efforts to use a diverse team, including but not limited to the participation of minority- and women-owned businesses and diverse individual team members at all tiers of this engagement. The IMDC has set a goal of twenty-five percent (25%) participation by certified minority business enterprises (MBE) and five percent (5%) by certified women-owned business enterprises (WBE). Only certifications by the State of Illinois (Business Enterprise Program), Cook County or the City of Chicago (MBE/WBE Programs) will be accepted for these purposes. Respondents may achieve the MBE/WBE participation goal by the Respondent's own status as a certified MBE or WBE or Respondent's subcontracting

portions of the Services to certified MBE or WBE entities (but only to the extent of any actual, meaningful and substantive work performed by the subcontractor). Utilization of the IMDC's local community businesses or businesses owned by residents in those zip codes will also be considered in evaluation of qualifications. The list of IMDC local community zip codes can be found at: <https://medicaldistrict.org/wp-content/uploads/2022/07/imd-local-community.pdf>.

1.10 RESERVATIONS

IMDC reserves the right to reject any or all Proposals or portions of Proposals, and to award by item, group of items, or grand total. The IMDC may request a clarification, interview staff, request a presentation, or otherwise verify the contents of the Proposals. IMDC may request best and final offers. IMDC will make all decisions on compliance, evaluation, terms and conditions, and shall make decisions solely in the best interests of the IMDC.

Cancellation

The IMDC reserves the right, at any time and in its sole and absolute discretion, to reject any or all submittals, or to withdraw the RFP without notice. In no event shall the IMDC be liable to any Respondent for any costs or damages incurred in connection with this RFP and any response thereto.

Clarifications and Addenda

The IMDC reserves the right to clarify or change this RFP at any time. Respondents must acknowledge receipt of clarifications or addenda in its submittal with the signature of an individual legally authorized to bind the Respondent.

Nonmaterial Variances

The IMDC reserves the right to waive or permit cure of nonmaterial variances in a Response. "Nonmaterial variances" include minor informalities that do not affect responsiveness; that are merely a matter of form or format; that do not prejudice other Respondents; that do not change the meaning or scope of the RFP; or that do not reflect a material change in the RFP. In the event the IMDC waives or permits cure of nonmaterial variances, such waiver or cure will not modify the RFP requirements or excuse the Respondent from full compliance with RFP specifications or other contract requirements if the Respondent is awarded a contract. The determination of materiality is in the sole discretion of the IMDC.

SUBMITTAL DOES NOT GUARANTEE A CONTRACT

The RFP process will enable the IMDC to evaluate Proposals for professional services. Respondents do not develop a right to an award by submitting a Proposal, nor do Respondents have a right to a contract based on our posting any Respondent's name on any IMDC website notice. IMDC is not responsible for and will not pay any costs associated with the preparation and submission of a Respondent's Proposal. Any Respondent that may be selected must not commence work prior to the date all parties execute the contract unless approved in writing in advance by the IMDC.

1.11 GOVERNING LAW, POLICIES, AND FORUM

This RFP was prepared and shall be carried out in accordance with the IMDC Procurement Policy, available at <https://medicaldistrict.org/commission/#procurement-policy>.

Illinois laws and rules govern any contract resulting from this solicitation. Respondents must bring any action relating to this RFP or any resulting contract in the appropriate court in Illinois. IMDC will not consent to binding arbitration.

NON-DISCRIMINATION POLICY: *In compliance with the State and Federal Constitutions, the Illinois Human Rights Act, the U.S. Civil Rights Act, and Section 504 of the Federal Rehabilitation Act, the IMDC will not discriminate on the basis of any protected class when making selection decisions for employment, contracts, or any other IMDC activity.*

SECTION 2 IMDC AND IMD OVERVIEW AND SCOPE OF WORK

2.1 IMDC AND IMD OVERVIEW

The IMDC is a political subdivision, unit of local government, and body politic and corporate that was formed by an act of the Illinois State Legislature in 1941 (70 ILCS 915/0.01, *et seq.*), as amended from time to time (the “Act”) for the purpose of:

- **Administering, developing, and zoning property within the IMD 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 IMD, 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.**

Zoning for the IMD is addressed in Section 8 of the Act and is administered under [Institutional Planned Development #30](#) (“PD30”). PD30 addresses permitted uses, setbacks, density, parking, and signage as well as other aspects of development. Under PD30, the IMD is subdivided into 22 sub-areas, each with different allowable uses and density/floor-area-ratio (FAR) requirements. In 2021, the IMDC completed the process to amend PD30, which is essential to implementing the [IMD Master Plan](#), which seeks to create an urban, walkable, and cohesive medical district. The changes included expanding permitted uses, increasing density, modernizing design guidelines, revising setback requirements, eliminating land coverage maximums, and modifying parking requirements.

The IMD includes 560 acres of medical research facilities, labs, a biotech business incubator, universities, raw land development areas and more than 40 healthcare-related facilities located less than two miles from downtown on the near West Side of the City of Chicago. One of the largest medical districts in the U.S., the IMD is bounded by Congress Street on the north, Ashland Avenue on the east, Oakley Boulevard on the west, and the Union Pacific inter-modal yard on the south. The IMDC is governed by a seven-member Board of Commissioners who work in concert with the IMDC’s Executive Director to govern the IMD’s growth, development, and mission.

The IMD represents a valuable urban and economic development asset for the City, the County, and the State. With four major medical institutions anchoring the IMD, two medical universities, and medical research and healthcare industries, the IMD is unlike any other medical district in the U.S. and represents a rare opportunity for new growth and investment. To that end, the IMD has already seen an increased level of re-investment by major stakeholders over the last decade, signaling clear growth and development in the area.

On a daily basis, the IMD welcomes approximately 40,000 employees, 10,000 health science and medical students, and 50,000 visitors; taken together, the size and daily population of the IMD approaches that of a mid-size urban city such as Evanston, Illinois. In addition, the IMD is surrounded by tens of thousands of permanent residents and hundreds of thousands of office workers and employees.

Goals of the IMD Master Plan include encourage urban-style development appropriate for the context with a more diverse mix of uses to animate spaces with activity throughout the day and increase safety; attract new investment and a talented workforce by providing high quality employee amenities; support transit use while reducing the demand for parking and traffic by enhancing the walkability of the IMD's streets, creating shared parking infrastructure and management, and improving the safety and access of connections to CTA transit options; provide opportunities for stakeholders to share resources, infrastructure, and maintenance costs; elevate the brand and image of the IMD by creating a distinct sense of place and identity; and become a model for sustainable urbanism and healthcare providence by requiring the use of innovative technologies in new developments and landscapes.

2.2 Project Overview

The IMD Master Plan aims to enrich the area by incorporating more green spaces to benefit faculty, students, employees, residents, visitors, and the local community. One of the specific recommendations of the IMD Master Plan is to create a new public space at 2023 W. Ogden Avenue. The site, bound by Ogden Ave., Polk St., and Damen Ave., is a one-acre vacant parcel. An initial design concept is included in the IMD Master Plan. The envisioned public space will serve as a dynamic, walkable area fostering connectivity and wellness for all stakeholders. It will feature a monument sculpture, sensory gardens, seating areas, educational hubs, year-round and recreational amenities like walking paths and programmable areas for fitness, educational, and/or social activities. The design and construction of the space will integrate eco-friendly practices such as native plantings, efficient stormwater water management, and energy-efficient lighting.

The IMDC completed an RFP process in the summer of 2024 to hire a landscape architecture and design firm to lead the design of the space. Information on that procurement process is available [here](#).

The anticipated project schedule is:

- Commence Design & Planning – November 2024
- Construction Documents Complete – September 2025
- Commence Construction – Fall 2025
- Construction Completed – Summer 2026

The anticipated project budget, including design and construction, is \$3.0-3.25M.

2.3 SCOPE OF WORK AND DELIVERABLES

The selected firm will be responsible for the following tasks:

Project and Budget Management

1. Develop and maintain a comprehensive project schedule, tracking milestones and deliverables.
2. Create a responsibility matrix identifying roles and responsibilities of all members of the project team.
3. Facilitate regular project meetings and maintain minutes for all discussions.
4. Coordinate communication between the project team, construction team, and stakeholders.
5. Develop an initial project budget and track all expenditures against this budget.
6. Provide cost estimating services throughout design and construction phases.
7. Ensure project is delivered within established schedule and project budget.
8. Review pay applications and change orders, submit to the project manager with written comments, as necessary.

9. Ensure that all project activities comply with local, state, and federal regulations.
10. Assist with obtaining necessary permits and approvals from regulatory agencies and local utilities.
11. Provide monthly status reports to the project owner, including, at a minimum: schedule, budget status, outstanding and action items, and risk assessments.
12. Assist with developing and implementing a community and stakeholder engagement plan throughout both phases of the project and be responsible for responding to complaints or inquiries related to the project.
13. Develop contingency plans, when necessary.
14. Attend in-person meetings, present to the IMDC board of commissioners, and perform other onsite tasks within the scope of work as required, during all stages of the project. Office space at 2100 West Harrison will be provided.

Phase 1: Design Oversight

1. Work with landscape architect and engineers to review and advance design concepts for IMDC approval.
2. Ensure that design plans reflect community input and adhere to project objectives.
3. Coordinate the submission of designs to relevant local jurisdictions for approvals.
4. Participate in value engineering exercises and evaluate design alternatives for initial cost, maintenance cost, quality, constructability, and availability.
5. Compile and provide to the IMDC all design documents, relevant studies, meeting notes, and reports.

Phase 2: Construction Oversight

1. Lead the request for proposals (RFP) process for the procurement of a general contractor, including the evaluation of qualifications and proposals to ensure cost-effectiveness, adherence to budget constraints, and alignment with IMDC's M/WBE goals.
2. Manage the contract negotiation process and ensure compliance with contract terms.
3. Conduct regular site visits to monitor construction progress and quality, ensuring adherence to design specifications.
4. Lead weekly owner, architect, and contractor (OAC) meetings
5. Review design professionals' and general contractor's recommended scope changes and submit recommendations to Owner for consideration.
6. Monitor and coordinate between design professionals and general contractor for completion of work in accordance with the budget and schedule.
7. Process and deliver close-out documents, including but not limited to: guarantees, warranties, operating and maintenance manuals, and certificates of completion (if applicable).
8. Provide training resources for the operation and maintenance of the space, post-construction, to IMDC staff. Provide final accounting report detailing projected budget vs actual costs.

SECTION 3 OFFER REQUIREMENTS

3.1 RESPONDENT CONTACT

Respondents must identify the Respondent Contact for the project and complete the form included in Exhibit A1 of the Responsibility Forms.

3.2 FORMAT

Proposals shall be prepared to fit on standard 8 ½" x 11" letter size paper. Proposal contents must be organized into separate sections according to the Proposal Contents Sections below. Proposal sections must be clearly identified.

3.3 RFP RESPONSE CONTENTS

Respondents must submit only one proposal package. Each submittal must include the items listed below in the order in which they are listed. Portions of the submittal containing proprietary information may be designated as confidential information. Any confidential information must be clearly marked as CONFIDENTIAL. Please see Section 1.9 for additional information related to confidential materials.

Title Page

A page with a title and the name of the firm submitting the proposal should be evident. The title should be "Response to the Request for Proposals for Owner's Representative and Project Management Services" and should be located on the top half of the page. The Respondent name should be located on the bottom half of the page.

Section 1: Table of Contents

A table of contents identifying, at minimum, all sections below and page numbers.

Section 2: Cover Letter

A cover letter, not to exceed two pages in length, signed by an authorized representative of the Respondent that confirms the Respondent's understanding of the scope, opportunities, preliminary approach, and the Respondent team's experience and unique expertise to perform and complete the engagement.

Section 3: Respondent Team, Experience, and Qualifications

Provide a narrative of the Respondent team, including, but not limited to, the following:

- Descriptions of the firm and key individuals of the Respondent team, identification of the individuals that will have project responsibility, their years of experience, their experience with similar engagements and their pertinent qualifications. Please make the firm's and team member's experience with the Services or relevance to the IMDC vision and objectives abundantly conspicuous. Include current resumes for the team members that will have project responsibility. Identify Respondent's key contact personnel for communicating with IMDC on all engagement-related matters. Respondent should list the ownership structure, its principal owners, and its officers and executive management.
- A description of at least five engagements completed by Respondent in the last ten years that demonstrates the Respondent's experience in providing services similar to the Services for entities similar to the IMDC. Please include engagement start and end dates, a summary of the representation, and outcomes. Please also include references and current contact information for these engagements. Any relevant experience in representing government, healthcare or technology-focused innovation districts in connection with achieving their strategic objectives should be included.

Section 4: Engagement Approach and Strategy

Respondent shall provide a detailed description of Respondent’s plan for achieving the objectives as stated in the description of Services. This description shall contain a narrative supporting why Respondent believes it is qualified to undertake the proposed engagement and uniquely serve the needs of the IMDC as reflected in the Scope of Work.

Section 5: Financial, Bonding and Insurance Capacity

Respondents must submit evidence of their financial capacity and insurance coverage to perform the Services. Respondents shall provide certificates of insurance evidencing Respondent’s coverage for commercial, general, and professional liability.

Section 6: Legal Actions, Inquiries, and Investigations

List case numbers for and provide a brief description of all legal actions, and final disposition if applicable, of any matters within the past ten (10) years wherein any of the following entities or people were involved:

- the Respondent
- any officer or director of the Respondent
- any entity that owns more than 7.5% of the Respondent
- any senior manager who the Respondent has designated to work on the project
- any person that can be attributed with an ownership interest of more than 7.5% of the Respondent (including any person holding a beneficial interest in an entity that holds an ownership interest in the Respondent) is or has been within the past ten (10) years:
 - in default on any loan or financing agreement at any time
 - debtor in bankruptcy at any time
 - defendant in any foreclosure action at any time
 - defendant in any lawsuit or administrative action, including, specifically any action for deficient performance under a contract
 - defendant in any criminal action at any time
 - defendant in any action at any time relating to financial matters or deficient contractual performance
 - the subject of any government agency inquiry, investigation, or legal enforcement action or are currently subject to:
 - any liens
 - any unpaid judgments
 - payments under any order, decree or agreement with any federal, state or local entity.

By submitting a Response, if selected, you agree to permit the IMDC to perform such background checks as the IMDC deems reasonable.

Section 7: Pricing/Fee Proposal

The Pricing Proposal shall include Respondent’s proposed fees associated with the provision of the Services. The Respondent must provide separate costs for Phase 1: Design Oversight and Phase 2: Construction Oversight in their Pricing Proposal. The IMDC reserves the right to negotiate pricing with any Respondent at any point during the RFP review and selection process and to obtain from Respondents revised and best and final offers.

Section 8: Special Considerations

This section is for the Respondent to describe any special situations, conditions and/ or circumstances that would be relevant to the proposed engagement, or to the financial condition of the Respondent or the Respondent's management team or leadership but has not otherwise been included in the Proposal because it did not fall under any category or respond to any language above under the Proposal Contents section of this RFP.

Section 9: Responsibility Forms

The IMDC has identified information required to determine Respondents' eligibility to contract with the IMDC and be considered a responsible vendor. Review each of the Responsibility forms in Exhibit A, fill in all relevant blanks and provide any requested information. Respondents must include all completed forms as part of their Proposal, including signatures where requested, or risk disqualification:

- [A1](#): Respondent Contact
- [A2](#): Business and Directory Information
- [A3](#): Disclosures and Conflicts of Interest
- [A4](#): Taxpayer Identification Form

SECTION 4 EVALUATION OF OFFERS

4.1 EVALUATION COMMITTEE

An Evaluation Committee (“EC”) of no fewer than three (3) persons will review and evaluate the Proposals. The IMDC reserves the right to engage independent consultants or other third parties to assist with the evaluation of all or any portion of submitted Proposals. The EC will first assess the Respondent’s compliance with and adherence to the requirements of the solicitation. Any Proposal that is incomplete, missing key components necessary to fully evaluate the response, or fails to meet the stated requirements, may be rejected from further consideration as non-responsive. The IMDC reserves the right to seek clarification of any information that is submitted by any Respondent in any portion of its Proposal or to request additional information at any time during the evaluation process. Any material misrepresentation made by a Respondent may void the Proposal and eliminate the Respondent from further consideration.

4.2 RFP RESPONSE EVALUATION CRITERIA

The IMDC will consider the following in evaluating Proposals:

Team, Related Experience, and References

- 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 IMDC’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 IMDC or similarly situated clients within the scope of Services
- Quality of references from prior engagements

Approach and Strategy

- Respondent’s detailed plan for fulfilling the RFP Scope of Services

Price

- Rates, structure, and competitiveness of pricing proposal

Deficient Submittals may receive reduced evaluation scores or may be rejected in their entirety.

4.3 SHORTLIST PROCESS AND PRESENTATIONS

The EC, after completing its review of the RFP responses, may develop a “shortlist” of Respondents who may be invited to deliver live presentations to the EC. The shortlisted Respondents will be advised of the content and format of the presentations and framework for evaluation at the appropriate time.

4.4 FINAL APPROVAL

The IMDC, in its sole and absolute discretion, may select a Respondent with whom to commence negotiations for the Services. The IMDC will attempt to negotiate a fair and reasonable agreement with the selected Respondent. If the IMDC is unable to negotiate such agreement to its conclusion with the selected Respondent, the IMDC may either issue a new request for proposals, enter into discussions with other Respondents, or take any other action deemed fair and reasonable by the IMDC. The IMDC also reserves the right to make no selection as a result of this solicitation. IMDC will determine the award by considering the Offer, the Respondent's qualifications, and other relevant factors in the sole discretion of the IMDC.

4.5 SELECTION SCHEDULE

Time is of the essence and the IMDC will work diligently to ensure a timely selection process. The IMDC reserves the right to adjust the timeframes and selection schedule while ensuring a comprehensive and fair process.

EXHIBIT A

A1: Respondent Contact

Owner's Representative and Project Management Services: RFP 25-001

The undersigned authorized representative of the identified Respondent does hereby submit these Qualifications to perform in full compliance with the subject solicitation. By completing and signing this Form, Respondent is making an offer to the IMDC that the IMDC may accept. Respondent also certifies compliance with the various requirements of the solicitation and the documents contained in the solicitation.

Respondent hereby certifies that no person or entity representing its Qualifications has retained a person or entity to attempt to influence the outcome of a procurement decision made by the IMDC for compensation contingent in whole or in part upon the decision or procurement.

Respondent Contact: The contact person for purposes of responding to any questions the IMDC may have is:

Printed Name _____ Title _____

Address _____

Phone _____

Email _____

(Respondent name)

(Signature of party authorized to bind the named Respondent)

Printed Name _____ Title _____

Address _____

Phone _____

E-mail _____

A2: Business and Directory Information

(a) Name of Business (Official Name and D/B/A) _____

(b) Business Headquarters (include Address and Telephone)

(c) If a Division or Subsidiary of another organization provide the name and address of the parent

(d) Billing Address _____

(e) Name of Chief Executive Officer _____

(f) Company website _____

(g) Organization Type (e.g., Sole Proprietor, Corporation, Partnership, etc. -- should be the same as on the Taxpayer ID form below) _____

(h) Length of Time in Business _____

(i) Annual Sales (for most recently completed Fiscal Year) _____

(j) Number of Full-Time Employees (average from most recent Fiscal Year) _____

(k) Type of and description of business _____

(l) State of incorporation, state of formation or state of organization _____

(m) Identify and specify the location(s) and telephone numbers of the major offices and other facilities that relate to the Respondent's performance under the terms of this solicitation.

A3: DISCLOSURES AND CONFLICTS OF INTEREST

Instructions: Respondent shall disclose financial interests, potential conflicts of interest and contract information identified in Sections 1, 2, and 3 below as a condition of receiving an award or contract (30 ILCS 500/50-13 and 50-35). Failure to fully disclose shall render the contract, bid, proposal, subcontract, or relationship voidable by the IMDC if deemed in the best interest of the IMDC and may be cause for barring from future contracts, bids, proposals, subcontracts, or relationships with the IMDC.

A publicly traded entity may submit its 10K disclosure in satisfaction of the disclosure requirements set forth in Section 1 below. HOWEVER, if a Respondent submits a 10K, they still must complete Sections 2, 3, 4, 5, and 6 and submit the disclosure form.

If the Respondent is a wholly-owned subsidiary of a parent organization, separate disclosures must be made by the Respondent and the parent. For purposes of this form, a parent organization is any entity that owns 100% of the Respondent.

This disclosure information is submitted on behalf of (show official name of Respondent, and if applicable, D/B/A and parent):

Name of Respondent: _____

D/B/A (if used): _____

Name of Parent Organization: _____

Section 1: Section 50-35 Disclosure of Financial Interest in the Respondent. *(All Respondents must complete this section)*

Respondent must complete subsection (a), (b) or (c) below. Please read the following subsections and provide the information requested.

a. If Respondent is a Publicly traded corporation subject to SEC reporting requirements:

- i. Respondent shall submit their 10K disclosure (include proxy if referenced in 10k) in satisfaction of the financial and conflict of interest disclosure requirements set forth in subsections 50-35 (a) and (b) of the Procurement Code. The SEC 20f or 40f, supplemented with the names of those owning in excess of 5% and up to the ownership percentages disclosed in those submissions, may be accepted as being substantially equivalent to 10K.

Check here if submitting a 10k , 20f , or 40f .

OR

b. If Respondent is a privately held corporation with more than 400 shareholders:

- i. Respondent may submit the information identified in 17 CFR 229.401 and list the names of any person or entity holding any ownership share in excess of 5% in satisfaction of the financial and conflict of interest disclosure requirements set forth in subsections 50-35 a and b of the Illinois Procurement Code.

OR

c. If Respondent is an individual, sole proprietorship, partnership or any other entity that does not fall within subsections (a) or (b), above, complete (i) and (ii) below as appropriate.

i. For **each individual** having any of the following financial interests in the Respondent (or its parent), please mark each that apply and show the applicable name and address. Use a separate form for each individual.

1. Do you have an ownership share of greater than 5% of the offering entity or parent entity?
 Yes No

2. Do you have an ownership share of less than 5%, but which has a value greater than \$106,447.20?
 Yes No

3. If you responded yes to any of questions 1 – 2 above, please provide either the percentage or dollar amount of your ownership or distributive share of income: _____.
 For partnerships with more than 50 partners, the percentage share of ownership of each individual identified above may be shown in the following ranges (dollar values must also be provided):
 0.5% or less _____ >0.5 to 1.0% _____ >1.0 to 2.0% _____ >2.0 to 3.0 % _____ > 3.0 to 4.0% _____ % >4.0 to 5.0% _____ and in additional 1% increments as appropriate _____ %

Check the appropriate type of ownership/distributable income share:

Sole Proprietorship Stock Partnership Other (specify) _____
 Name: _____
 Address: _____

Section 2: Debarment/Legal Proceeding Disclosure *(All Respondents must complete this section).*

Respondent and each of the persons identified in Section 1 must identify any of the following that occurred within the previous 10 years:

Debarment from contracting with any governmental entity	Yes	No
Professional licensure discipline	Yes	No
Bankruptcies	Yes	No
Adverse civil judgments and administrative findings	Yes	No
Criminal felony convictions	Yes	No

If any of the above is checked yes, please describe the nature of the debarment or legal proceeding. The IMDC reserves the right to request additional information.

Section 3: Current and Pending Contracts *(All Respondents must complete this section).*

Does the Respondent have any contracts, pending contracts, bids, proposals, or other ongoing procurement relationships with units of State of Illinois government? Yes No

If yes, please identify each contract, pending contract, bid, proposal, and other ongoing procurement relationship it has with units of State of Illinois government by showing the agency name and other descriptive information such as bid number, project title, purchase order number, or contract reference number.

Section 4: Representative Lobbyist/Other Agent *(All Respondents must complete this section).*

Is the Respondent represented by or employing a lobbyist required to register under the Lobbyist Registration Act or other agent who is not identified under Sections 1 and 2 and who has communicated, is communicating, or may communicate with any IMDC employee concerning the bid, offer or contract?

Yes No

If yes, please identify each agent / lobbyist, including name and address.

Costs/Fees/Compensation/Reimbursements related to assistance to obtain contract (describe):

Respondent certifies that none of these costs will be billed to the IMDC in the event of contract award.

This Disclosure is submitted on behalf of: _____
(Respondent Name)

Name of Authorized Representative: _____

Title of Authorized Representative: _____

Signature of Authorized Representative: _____

Date: _____

A4: TAXPAYER IDENTIFICATION NUMBER

I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. person (including a U.S. resident alien).
 - If you are an individual, enter your name and SSN as it appears on your Social Security Card.
 - If you are a sole proprietor, enter the owner’s name on the name line followed by the name of the business and the owner’s SSN or EIN.
 - If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner’s name on the name line and the d/b/a on the business name line and enter the owner’s SSN or EIN.
 - If the LLC is a corporation or partnership, enter the entity’s business name and EIN and for corporations, attach IRS acceptance letter (CP261 or CP277).
 - For all other entities, enter the name of the entity as used to apply for the entity’s EIN and the EIN.

Name: _____
Business Name: _____
Taxpayer Identification Number: _____

Legal Status (check one):

- | | |
|---|--|
| Individual | Governmental |
| Sole Proprietor | Nonresident Alien |
| Partnership | Estate or trust |
| Legal Services Corporation | Pharmacy (Non-Corp.) |
| Tax Exempt | Pharmacy/Funeral Home/Cemetery (Corp.) |
| Corporate providing or billing medical and/or healthcare services | Limited Liability Company (select applicable tax classification) |
| Corporation NOT providing or billing medical and/or healthcare services | D=disregarded entity |
| | C=corporation |
| | P=partnership |

Signature: _____ Date: _____