



October 7, 2016

The following are questions raised at the Pre-Proposal Conference RFP for Real Estate and Strategic Advisory Professional IMD 17-001 by parties interested in responding to the Illinois Medical District Commission's Request for Proposal for Real Estate and Strategic Advisory Professional Services. In order to be fair to all respondents, we are making the questions and the Commission's answers to those questions available to all interested parties.

RFP Q/A

Question 1: What opportunities may exist to tour IMD properties in connection with developing real estate strategies?

Answer: No public tours have been organized. We have posted information on our website regarding property. We may provide tours to the short list respondents.

Question 2: Will the IMD recognize certification with Chicago Minority Supplier Development Council for M/WBE?

Answer: We prefer certification from the City of Chicago, Cook County, or State of Illinois.

Question 3: Should the # IMD17-001 appear on proposal covers, container and packaging?

Answer: No.

Question 4: Does the IMD have an association that is allowed to allocate cost to the members/buildings?

Answer: No such association currently exists.

Question 5: Should the ownership structure, principal owners and officers and executive managers for each Respondent entity be included in tab 3?

Answer: Yes.

Question 6: Does previous question include M/WBE partners?

Answer: Yes.



Question 7: Will you post a list of today's attendees?

Answer: Yes.

Question 8: Would participation in other IMD related projects such as Core Medical and market rate or work with Rush or other organization be considered a conflict of interest?

Answer: These facts would have to be reviewed on a case by case basis. Please disclose as much relevant information as possible.

Question 9: Are any of the service groups weighted differently?

Answer: No. However, please see the description of evaluation criteria in Section 4.2 of the RFP.

Question 10: Is the focus of this project just the IMD owned project or all building/land in the district whether publicly or privately owned?

Answer: The selected firms may advise the IMD regarding any property within the IMD, whether publicly or privately owned.

Question 11: Do you have an idea about the number of bidders you will short list for each service group?

Answer: No.

Question 12: Will you select more than one group or team?

Answer: It is possible.

Question 13: Are there height restrictions in the District?

Answer: Height is governed by FAA restrictions. Please refer to the 2016 IMD Master Plan.

Question 14: Is the detailed land holding & building information that Chris Fahey went over available for further review?

Answer: The presentation will be posted to the website.



Question 15: What time is the proposal due?

Answer: 3 PM is the response time due.

Question 16: Does the RFP require a strategy for each building or asset?

Answer: Respond to the requirements in Tab 4 as you deem appropriate.

Question 17: Is there any way to get a specific and confidential opinion regarding conflict of interest prior to submitting a response?

Answer: Please disclose any actual or perceived conflicts of interest. All such matters will be reviewed on a case by case basis.

Question 18: Is it acceptable to price the proposal for hourly rates and commission?

Answer: Provide the pricing methodology that you deem appropriate for the respective service group or engagement.

Question 19: Do you envision doing a market study to refine the vision/value proposition, identify types of ideal business, identify feasible land use and location to provide a vibrant environment?

Answer: These are activities that the successful respondent(s) may help us conduct.

Question 20: Can the M/WBE respond as a prime in any category and be included on other teams as sub-consultant?

Answer: Yes.

Question 21: May an offeror propose one service group contingent on being awarded another?

Answer: No. We would not deem the response to be responsive.