

**ILLINOIS
MEDICAL
DISTRICT**

Made in Chicago.
Changing the world.

RFP: Real Estate and Professional Advisory Services

Pre-Proposal Meeting

October 7, 2016
Dr. Suzet McKinney
Kesner Bienvenu
Chris Fahey

IMD Positioning Statement

- To healthcare visionaries who believe innovation is integral to their success, locating in the Illinois Medical District is a strategic catalyst to help them achieve breakthrough results.
- Situated in the heart of one of the world's most admired cities, the IMD offers partners a unique ecosystem of knowledge, collaboration, and resources, plus something more: the opportunity to impact the world's next great district for healthcare innovation.
- Together, IMD partners accelerate discovery and commercialization that is reshaping the practice of medicine, generating prosperity for everyone.



RFP Goals

- We seek thought partners who will collaborate with us in making the IMD the world's next great district for healthcare innovation.
- We are not merely seeking doers, or implementers. We want visionaries, strategic thinkers, and even dreamers who can partner with us in achieving our strategic goals.
- The RFP Scope of Services reflects current and anticipated business needs generated from operations, short and long term business and finance strategy, our anticipated land use and planning platform, and our bold vision.
- We, in summary, seek partners who can help us support and implement the brand positioning statement articulated in the prior slide.

Schedule

- RFP Issuance – September 21, 2016
- Pre-Proposal Meeting – October 7, 2016
- Question Submission Cut-Off – October 14, 2016
- RFP Response Due Date – October 28, 2016
- Shortlist Selection – November 10, 2016 (estimate)
- Final Selection – December 2, 2016 (estimate)

RFP Scope of Work

1. Asset Analysis and Performance Advisory
2. Leasing and Brokerage
3. Strategic Marketing Services
4. Development and Transaction Advisory Services
5. Facilities and Asset Management



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.



Evaluation Considerations

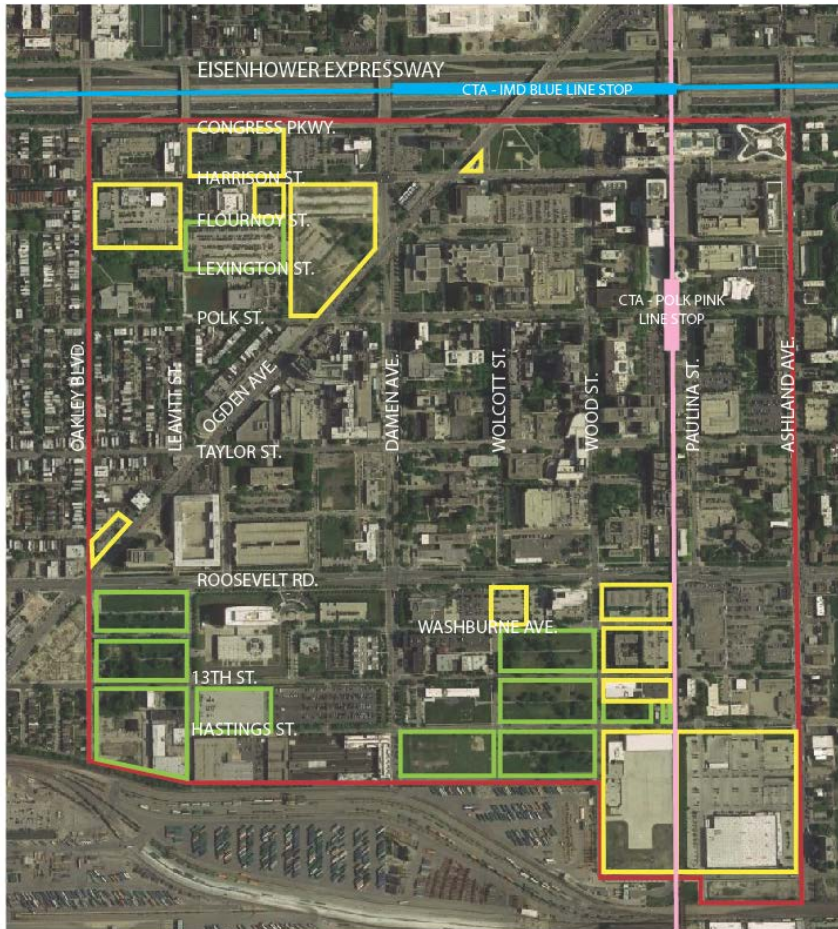
Category	Weight
Team: <ul style="list-style-type: none"> Respondent team composition, depth and qualifications Key personnel to be assigned to this project, their experience and the related roles and responsibilities to be assumed for the project Respondent team's overall diversity and M/WBE participation 	30%
Related Experience and References: <ul style="list-style-type: none"> General experience, history and performance of Respondent team Respondent's firm or team experience working with similarly-situated clients, particularly in the health care, health care services, biotechnology and health care integrated technology sectors References for prior engagements 	20%
Approach and Strategy: (*Respondents should separate responses by Service Group) <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 	30%
Pricing	20%
Total	100%



Critical Points

- Teams may be selected to perform some or all of the Scope of Work. It is likely the case that different teams will be selected for different components.
- 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.

IMD Property Overview



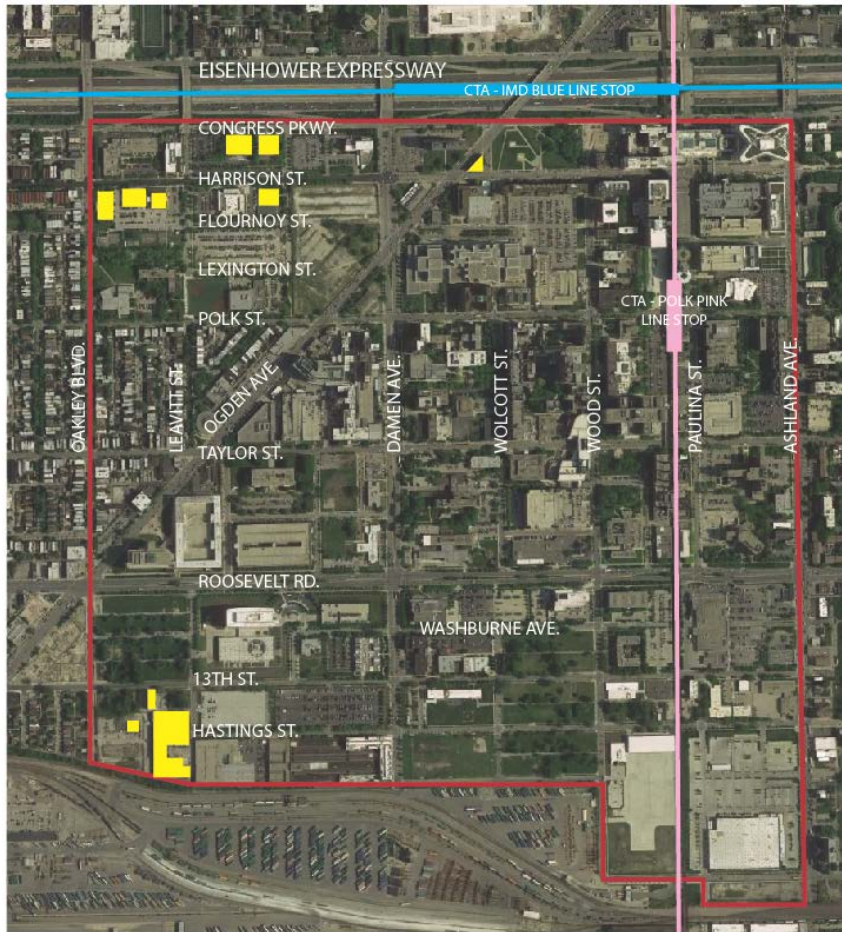
- AVAILABLE FOR DEVELOPMENT
- UNAVAILABLE FOR DEVELOPMENT
- CTA BLUE LINE
- CTA PINK LINE

➤ Approximately 80 acres of real estate

➤ 10 buildings, 350,000 SF

➤ 29 acres available for development

IMD Building Overview



IMD BUILDINGS

CTA BLUE LINE

CTA PINK LINE



➤ Approximately 80 acres of real estate

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2100 W. Harrison

- Total SF – 37,501
- Floors – 2
- Year Built – 1968
- RSF Available – 0



2150 W. Harrison

- Total SF – 56,500
- Floors – 2
- Year Built – 1979
- RSF Available – 0



2215 W. Harrison

- Total SF – 8,465
- Floors – 1
- Year Built – 2014
- RSF Available – 0



2225 W. Harrison

- Total SF – 22,450
- Floors – 2
- Year Built – 1966
- RSF Available – 2,500



2255 W. Harrison

- Total SF – 15,033
- Floors – 1
- Year Built – 2003
- RSF Available – 0



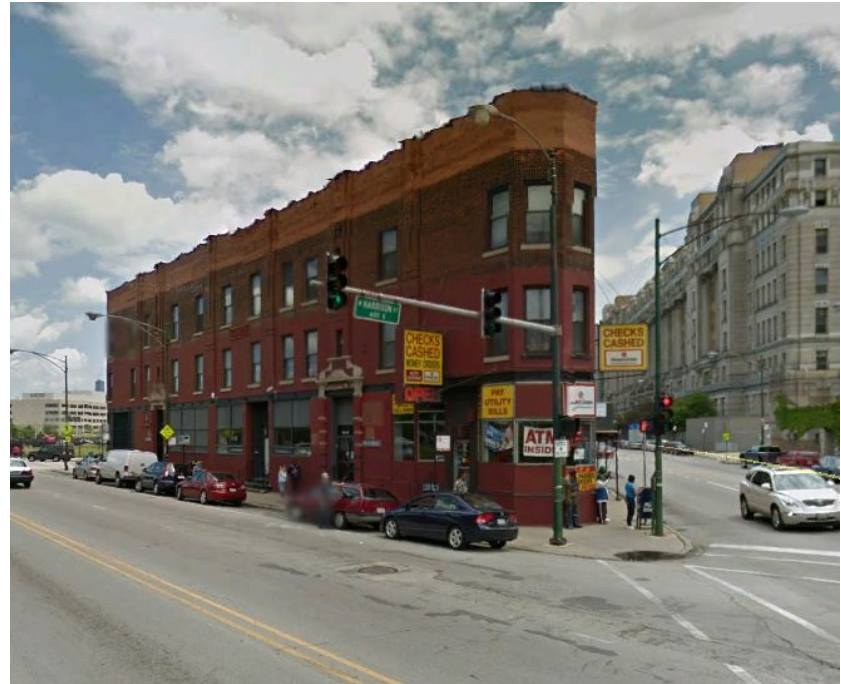
600 S. Hoyne

- Total SF – 9,300
- Floors – 2
- Year Built – 1962
- RSF Available – 0



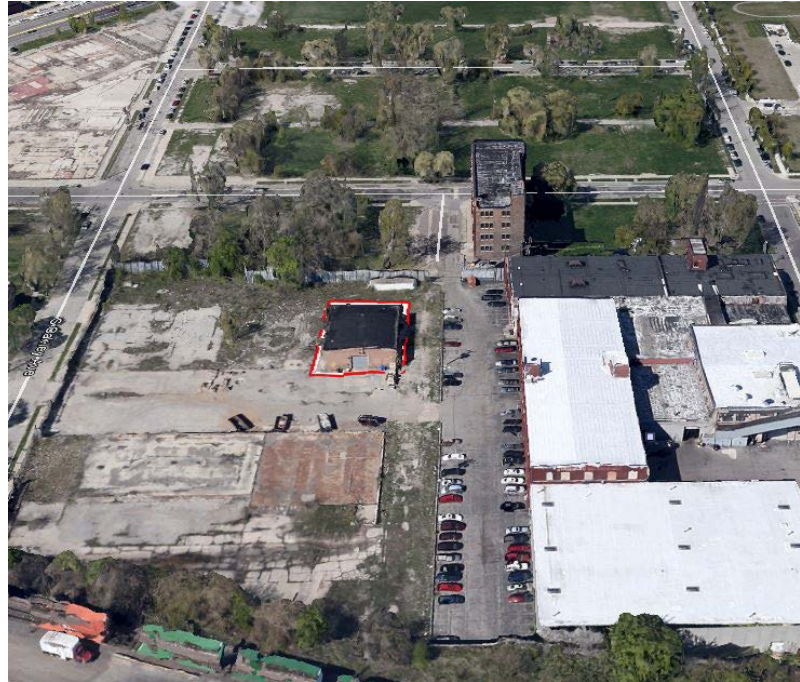
1910 W. Harrison

- Total SF – 20,500
- Floors – 3
- Year Built – 1926
- RSF Available – 20,500



1333 S. Oakley

- Total SF – 5,000
- Floors – 1
- Year Built – N/A
- RSF Available – 5,000



2235 W. 13th St.

- Total SF – 28,557
- Floors – 5
- Year Built – 1915
- RSF Available – 28,557

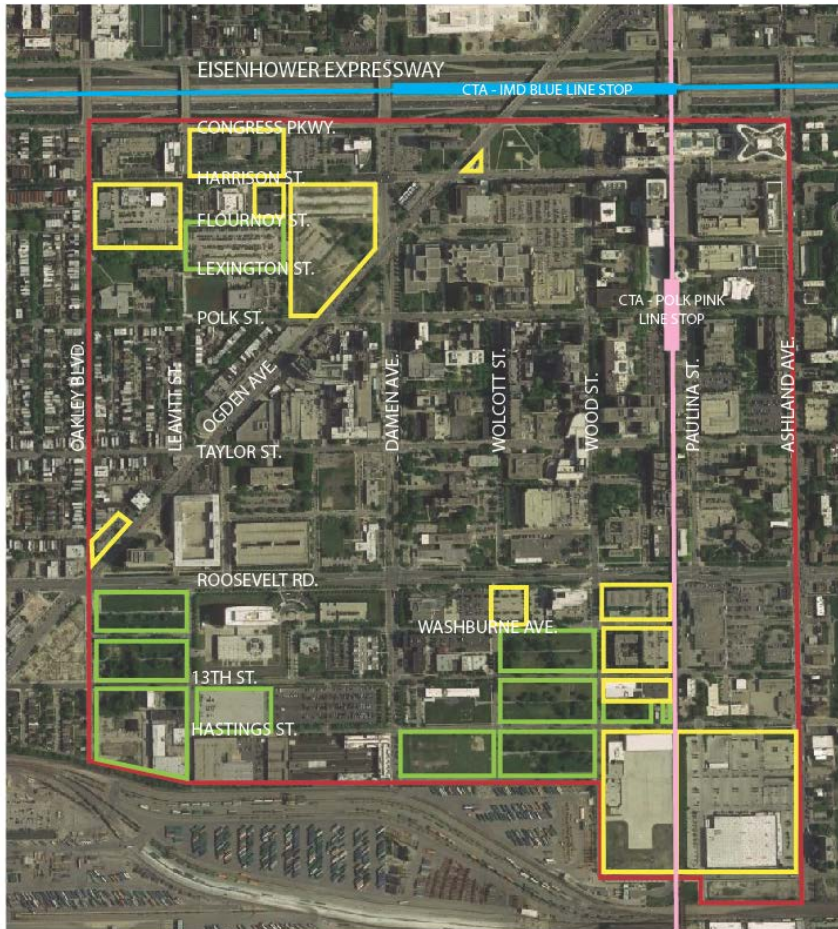


1350 S. Leavitt

- Total SF – 149,559
- Floors – 1-3
- Year Built – 1912-1996
- RSF Available – 149,559



IMD Property Overview



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IMD Available Land Overview

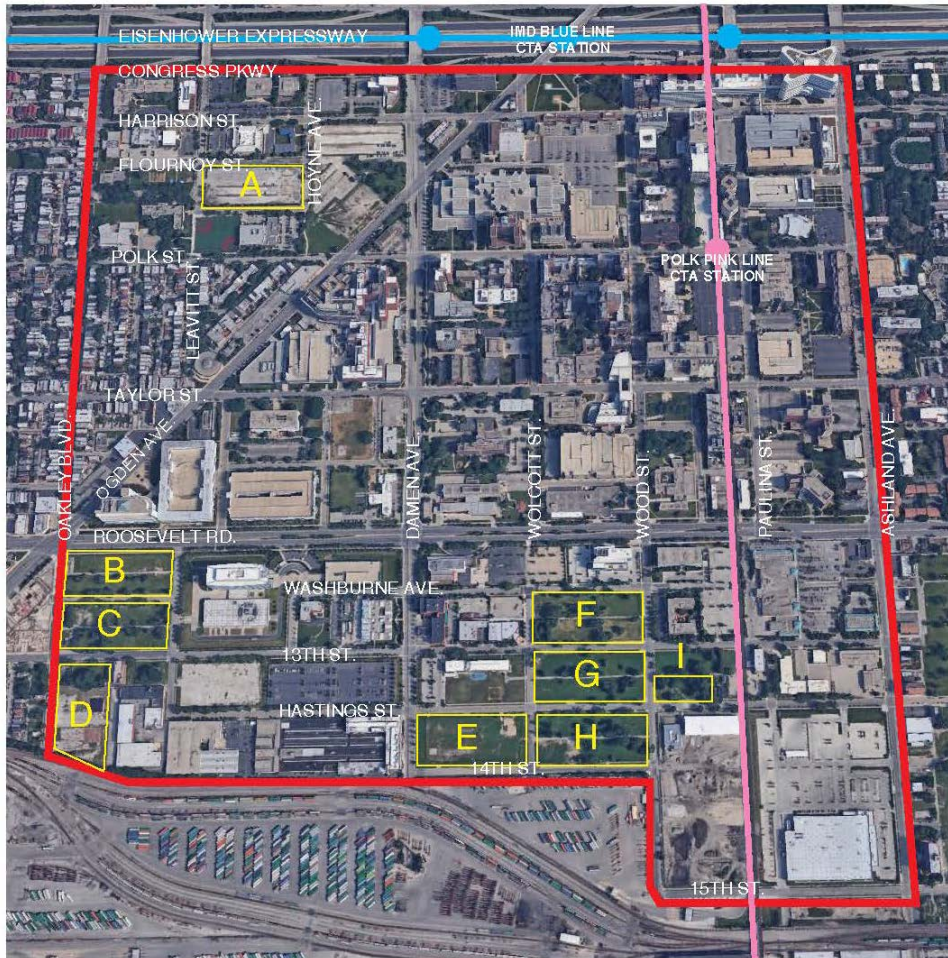


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IMD Available Land Overview

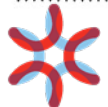


ID	PROPERTY NAME	SIZE (ACRES)
A	700 S. HOYNE	3.68
B	BLOCK 101	3.16
C	BLOCK 105	3.30
D	BLOCK 111	3.40 (est.)
E	BLOCK 212	3.64
F	BLOCK 205	3.69
G	BLOCK 209	3.70 (est.)
H	BLOCK 213	3.70 (est.)
I	BLOCK 210	0.85

Available Land – 700 S. Hoyne



Available Land – Southwest DDA



Available Land – Central DDA



Question and Answer



Thank You



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