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Construct New Drug Discovery and Cancer Research Pavilion

830-030-167



Capital
Development
Board
Building a Better Illinois

Capital Development Board

- **Brent Lance**
Design-Build Selection Committee Chair
- **Kenneth Watkins**
Project Manager
- **Nazih Kafe**
Project Manager

University of Illinois Chicago

- Elizabeth Ortner, AIA, LEED AP
Associate Director for Project Management
- David Taeyaerts, AIA, LEED AP
Associate Vice Chancellor of Planning, Sustainability,
and Project Management & Campus Architect

Holabird & Root

Bridging Team

- Dennis Vovos
Principle in Charge

Farnsworth Group

Commissioning Agent

- Jeff Boyer
Commissioning Section Manager
- Fay-Ling Laures
Commissioning Specialist

2 Phase Selection Process

Design-Build

- Phase I - Qualifications
- Phase II – Technical & Cost Proposal

Phase II

SUBMITTAL REQUIREMENTS

- Electronic Submittals: The submittal should be broken down into 4 separate PDF files for Volumes 1 through 4.

Vol. 1

General Documents

- Proposal Transmittal Form (DB-PTF) – COPY
- Price Proposal Schedule
- Price Breakdown
- MBE/WBE/VBE/PBE Phase II Utilization Plan
- Bid Bond

Proposal Transmittal Form (DP-PTF)

PROPOSAL TRANSMITTAL FORM for DESIGN-BUILD PROJECTS (DB-PTF)

Project Number:	<u>830-030-167</u>	Date RFP posted	<u>April 15, 2026</u>
Project Description	<u>Construct a Drug Discovery and Cancer Research Pavilion</u>		
Project Location	<u>Chicago, Cook County, Illinois</u>		
Project Manager	<u>Kenneth Watkins</u> <u>8th Floor</u> <u>555 W. Monroe Street</u> <u>Chicago, IL 60661</u>	Date due	<u>May 27, 2026 2:00PM (Phase I)</u> <u>Nov. 4, 2026 2:00PM (Phase II)</u>
Phone Number	<u></u>	Submit Proposal	<u>via "Submit Proposal" link on CDB</u>
Fax Number	<u></u>	To:	<u>webpage for the Project</u>
e-mail	<u>CDB.830-030-167@illinois.gov</u>		

Brief Description of Project:

The Capital Development Board (CDB) proposes to construct a new 188,055 gross square foot building identified as the Drug Discovery and Cancer Research Pavilion (DDCRP) on the west campus of the University of Illinois Chicago (UIC). The building will provide research space to support the University's Retzky College of Pharmacy (CoP), UI Cancer Center, and Department of Chemistry (within the College of Liberal Arts and Sciences).

The DDCRP will strengthen UIC's ability to tackle health disparities collaboratively and do it faster than ever, with new drugs and cancer therapies most needed by underserved populations.

The DDCRP's community spaces and state-of-the-art labs will be constructed with collaboration and engagement in mind. The pharmaceutical innovation and molecular and cellular discoveries it facilitates will be as important as the ideasharing, teaching and engagement happening in the auditorium and meeting rooms.

This facility, and the transformational research that occurs in its spaces, will launch UIC into a new sphere of scientific research distinction. It will attract significant research funding and help us recruit renowned scientists, leading to new knowledge and improved patient outcomes.

The collaborative facility will help harness scientific excellence and expertise from four units across UIC and UI Health. Bringing these units, with their impressive credentials and accomplishments, together in the DDCRP will bring UIC to a new level of scientific research distinction.

Research Neighborhoods

The new DDCRP is to provide them state-of-art facilities to amplify this culture of innovation and collaboration towards many more life-saving drug discoveries in the future.

Bridge

Rather than conceived as a separate building, the new DDCRP will be an extension of the College of Pharmacy building and its culture. It shall be connected by a two story elevated bridge that is not only a physical link between the buildings, but also integrates them culturally and socially to strengthen their bond. The Bridge should house formal and informal programmatic elements that draw users from both buildings, and be designed with a strong connection to the DDCRP arrival and vertical circulation experience.

Vivarium

To support the research activities within the labs at the floors above, an underground Vivarium will be provided housing research animals. The Vivarium represents an extension of the functions of the existing nearby Biological Resources Laboratory (BRL) building.

Project Budget (Design and Construction) Project
Time (Design and Construction) from ATP

\$ 190,000,000.00

Attachments:

930

Days

July 2025

Page 1

Proposal Transmittal Form (DP-PTF)

DB-PTF

Part 2 To be completed by Offeror

Required Information		Date submitted	
Firm Name		Contact person	(name)
Address	(Address1)		(phone)
	(Address2)		(fax)
	(Address3)		(e-mail)
	(Address4)		
		Phase 1 submittal	☐
TIN number		Phase 2 submittal	☐

Acknowledgment of Amendments (Phase 1 and Phase 2)

Amendment No.									
Date									

Offeror and Design Team must be identified below at the time of the Phase I submittal. Additional subcontractors should be included if known at time of the Phase I submittal, but must be included for the Phase II submittal.

List the firms providing the following work (per 00 42 10.3B.). Financial Disclosures must be provided by each firm listed. The Offeror should be included in this listing.

	Firm name/CDB firm no.	TIN
Architect		
Engineer		
General		
Plumbing		
Heating		
Ventilating		
Electrical		

Statement of Compliance

**Offeror hereby certifies that all items submitted in this proposal and final design documents (after contract award) comply with the RFP requirements. The criteria specified in the RFP for Project No. 830-030-167 are binding contract criteria and in case of any conflict after award between the RFP and the contractor's proposal, the Request for Proposal criteria shall govern unless there is a written and signed agreement between the contractor and the CDB waiving a specific requirement. Should this proposal result in the award of a contract this statement will be included on each sheet of the drawings and on the cover of the specifications.*

Name of Person Authorized to Sign Proposal	Signature	Date
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Exceptions attached:	Yes	☐	No	☐			
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Proposal Transmittal Form (DB-PTF)

- Form must be signed by someone with the authority to contractually bind the company.
- The Offeror must include themselves in the appropriate category (ie., General) on the form.
- You must include Standard Terms & Conditions, Board of Elections Certificates, and Financial Disclosures and Conflicts of Interests documents for every firm identified on the DB-PTF.
 - *FAILURE TO INCLUDE THE FINANCIAL DISCLOSURES AND CONFLICTS OF INTEREST IS A MATERIAL DEFICIENCY AND WILL RESULT IN REJECTION.*

Price Proposal Schedule

**DESIGN-BUILD
PRICING SCHEDULE**

FIRM NAME:
STREET:
CITY/STATE:

CDB PROJECT NUMBER: 830-030-167
PROJECT: Construct a Drug Discovery and
Cancer Research Pavilion
LOCATION: Chicago, Cook County, Illinois

DATE PREPARED:
POINT OF CONTACT:
TELEPHONE:
EMAIL:

CDB PROJECT MANAGER: Kenneth Watkins

1.			RECAP OF CONSTRUCTION COSTS (Base Bid)	
2.	MOVABLE EQUIPMENT		(From Page 2 Worksheet)	
3.			TRADE ESTIMATES (Column C)	
4.	OTHER		General	\$0.00
5.	Basic Services Design Fee		Plumbing	\$0.00
6.	Additional Services		Heating	\$0.00
7.	On-Site Representative		Ventilating	\$0.00
8.			Electrical	\$0.00
9.	Subtotal (1 thru 8)	\$0.00	Sprinkler	\$0.00
10.	MISC. DESIGN COSTS			\$0.00
	a. Subsoil Investigation			\$0.00
	b. Design Ph. Material Testing			\$0.00
	c. Construction Ph Material Test			\$0.00
	d. Printing			\$0.00
	e.			
	f.			
	g.			
	h.			
	i.			
11.	Subtotal (10a thru 10i)	\$0.00	13. TOTAL BASE BID BUDGET*	\$0.00
12.	TOTAL (9 plus 11)	\$0.00	14. TOTAL BUDGET (12 plus 13)	\$0.00
			15. Total Project Funds	\$190,000,000.00
			(From Project RFP)	
			Available Funds for	
			Construction	\$190,000,000.00
			(15 minus 12)	
			17. Deviations (Total from Page 2)	\$0.00
			18. Base Bid plus Deviations	\$0.00
			(13 plus 17)	

* TOTAL BASE BID BUDGET must include ALL work required by Bridging Documents and should not be reduced by any proposed cost savings measures. Failure to include all costs in this amount may result in a determination that the proposal is non-responsive.

**CONTRACT ADMINISTRATIVE FEE is not included in the DBPS but will still be applied to the project.

Price Breakdown

Worksheets

TRADE	A Building (Base Bid Estimate)	B Site Work (Base Bid Estimate)	C Total (A + B)
General			\$0.00
Plumbing			\$0.00
Heating			\$0.00
Ventilating			\$0.00
Electrical			\$0.00
Asbestos			\$0.00
Sprinkler			\$0.00
			\$0.00
			\$0.00
			\$0.00
Column			\$0.00
Totals	\$0.00	\$0.00	\$0.00

TRADE	Deviation #1	Deviation #2	Deviation #3	Deviation #4	Deviation #5	Deviation #6	Deviation #7	Deviation #8	Totals
General									\$0.00
Plumbing									\$0.00
Heating									\$0.00
Ventilating									\$0.00
Electrical									\$0.00
Asbestos									\$0.00
Sprinkler									\$0.00
									\$0.00
									\$0.00
									\$0.00
Column									\$0.00
Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

This form must be included in the Design-Build Entities Phase 2 Proposal.

April 2026

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August 2018

Vol. 2

Management & Execution Plans

- Project Management Plan
- Design & Construction Schedule

Management & Execution Plans

Project Management Plan

- Key Personnel
- Construction Subcontractors
- Quality Control Plan
- Planned Safety Activities

Management & Execution Plans

Design & Construction Schedule

- Assume an ATP Date of February 1, 2027
- Complete ALL WORK in no more than 930 calendar days

Vol. 3

Technical Data

- Site Development Design Submittal Requirements
- Structural Design Submittal Requirements
- Architectural Design Submittal Requirements
 - Physical Color Boards – Presented at Interviews
- Mechanical Design Submittal Requirements
- Electrical Power, Lighting, and Grounding Design Submittal Requirements
- Fire Protection Design Submittal Requirements
- Energy Analyses, Economic Analyses, Control Systems Submittal Requirements
- Environmental Compliance

Vol. 4

Deviations and Betterments

- Deviations
- Betterments
- Pre-Award Value Engineering

Phase II Evaluation Criteria

Phase II Evaluation

Technical Evaluation Criteria		Possible Points
1	** Compliance with Objectives of the Project	100
2	** Compliance of Proposal Services to RFP Requirements	75
3	** Quality of Products or Materials Proposed	75
4	** Quality of Design Parameters	75
5	Quality Control Plan	50
6	** Design Concepts	100
7	Does the proposal meet the programmatic requirements of the project?	100
8	Does the proposal demonstrate the ability to meet project LEED and energy efficiency requirements?	100
9	Does the proposal work within the context of the greater campus?	100
10	Does the proposal demonstrate proposed process to employ an integrative design strategy while complying with campus standards?	100
11	** Innovation in Meeting Scope and Performance Criteria	75
12	** Constructability of the Proposed Project	75
13	MBE/WBE/VBE/PBE Utilization Plan	80
14	Collaborative, Teaming, Problem Solving Attitude	50
Total Technical Points		1155
Cost Evaluation Criteria		Possible Points
1	** Proposed Schedule	80
2	** Construction Cost (reasonableness, realism)	125
3	** Total Project Cost	180
Total Cost Points		385
TOTAL SCORE		1540

*** Criteria Required by the Design-Build Act*

Important Dates

Phase II Schedule

- Individual Meetings –
 - July 23rd, August 19th, and October 14th
 - 555 W. Monroe
 - 9:00 am - Clark Construction Group
 - 1:00 pm - Power Construction Company, LLC/A.L.L. Masonry Construction Co., Inc. JV

Questions?

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