

RFI's with Responses

Updated August 26, 2026	
1.	Please provide additional information on the existing single story building on the north side of the property that is to be demolished as part of this project. - Architectural and Structural as-builts - Utility connections/survey - Hazardous material survey
A.	<i>The documents have been shared.</i>
2.	The plat of survey provided in the bridging document does not indicate any campus utility tunnels or the location of campus chilled water and steam lines. Can this survey be provided?
A.	<i>The CAD and pdf file of campus utilities have been shared.</i>
3.	The plat of survey provided in the bridging documents indicate "UGE". Additional information such as manhole names, load center locations, and ductbank quantity are indicated in exhibit 2 on page 301. Can this source document used as the background for proposed work in exhibit 2 be provided?
A.	<i>The source document will be provided via Amendment 3.</i>
4.	Section 8.4 of the bridging documents indicates the building will be supplied by a campus fire line. The bridging documents indicate a fire pump is expected for the building. Was a water supply flow test data obtained? If yes, can it be provided?
A.	<i>No recent flow test data was provided or obtained.</i>
5.	The proposed new electrical ductbank exhibit 8 indicate quantities and cross section of proposed ductbanks. The cross sections show a maximum of (4) rows for conduits. Does this (4) row limitation mimic existing ductbank configuration or is there source material that can be shared with the team identifying the existing ductbank cross section and buried depths?
A.	<i>Confirmed. The (4) row conduit duct bank section mimics the existing duct bank configuration.</i>
6.	In section 8.2 of the bridging document, the building will be supplied with a new high pressure steam pipe and condensate line from building 921 (campus steam plant) via the utility bridge over Taylor street. Confirm the contractor will be responsible for all of the piping as well as supplemental structural support for the Taylor street utility bridge. When entering the building 921, will the contractor be responsible for the existing building penetration and modifications to any piping manifolds or infrastructure to tap into existing steam and condensate lines? What will UIC facilities be responsible for the supply of steam/condensate to this building such as any equipment additions to the plant to support this building or supply of any metering equipment?
A.	<i>a. The Contractor shall be responsible for all piping and supplemental structural supports per the Bridging Documents.</i> <i>b. An enabling project will be conducted by UIC and provide taps and isolation valves for high pressure steam and steam condensate piping that this Contractor will connect outside of Building 921.</i> <i>c1. UIC has evaluated the steam capacity for this project and confirmed there is sufficient capacity at the steam plant to supply the DDCRP.</i> <i>c2. Utility metering shall be provided within the DDCRP per the Bridging Documents.</i>
7.	In section 8.2 of the bridging document, the building will be supplied with a new chilled water supply and return line from building 952 (campus refrigeration plant) via the utility bridge over Taylor street and the UIC Hospital loading dock. Confirm the contractor will be responsible for all of the piping as well as supplemental structural support for the Taylor street utility bridge and

	supplemental structural support for UIC Hospital loading dock roof. When entering the building 952, will the contractor be responsible for the existing building penetration and modifications to any piping manifolds or infrastructure to tap into existing steam and condensate lines? What will UIC facilities be responsible for the supply of steam/condensate to this building such as any equipment additions to the plant to support this building or supply of any metering equipment?
A.	<i>a. The Contractor shall be responsible for all piping and supplemental structural supports per the Bridging Documents.</i> <i>b. An enabling project will be conducted by UIC and provide taps and isolation valves for high pressure steam and steam condensate piping that this Contractor will connect outside of Building 921.</i> <i>c. UIC has evaluated the chilled water capacity for this project and confirmed there is sufficient capacity at the chiller plant to supply the DDCRP.</i>
8.	Please provide UIC Hospital structural drawings, in particular those relevant to the loading dock for reference.
A.	<i>Hospital drawings will not be shared. Please indicate if there are specific pieces of information needed from those drawings and UIC may be able to provide.</i>
9.	Section 8.2 of the bridging document indicates process cooling system will originate from the campus refrigeration plant. This section also indicates local water-cooled chillers with cooling towers are required since the campus chilled water system is not available year-round. Confirm the campus cooling chilled water system is not available year-round and local cooling equipment is needed at the building to maintain process cooling system.
A.	<i>Per UIC, we can confirm that winter/swing-season cooling will be available for DDCRP at the start of the project. Cooling will be available year-round from UIC utilities.</i>
10.	Confirm campus steam system will be available year-round or if local equipment is needed at the building.
A.	<i>Yes, steam will be available all year round. No local steam generators will be needed.</i>
11.	The Bridging Documents (page 279 for example) make reference to the Clients insurance recommendations for sprinkler design densities. Please confirm there are no additional Client Insurance requirements (such as FM Global), for any systems, beyond explicit performance and code requirements outlined in the Bridging Documents.
A.	<i>UIC does not follow FM Global guidelines; the system should be designed to the latest edition of NFPA 13.</i>
12.	The Bridging Documents identify Preaction and Clean Agent Sprinkler Systems but do not outline where these are required. Please confirm these systems are not required as they are not normally provided in a Research Lab.
A.	<i>Some research laboratories do have dry/preaction requirements. Those systems descriptions are present in the Bridging Documents in the event that the owner decides that they are appropriate for certain areas. Additionally, if there are areas subject to freezing in the final design, dry systems are to be implemented.</i>
13.	Ref: BOD - pg 524 Please confirm that the trash/recycling compactors and waste dumpsters will be provided by the Owner.
A.	<i>Trash/recycling compactors and waste dumpsters, including biowaste containers, for the building's loading dock are to be included in the Design-Build team's budget (not owner-provided).</i>

	<i>Some additional details on the components described in Section 2.2 Space Program Tabulation (page 25) and Section 9.3 Loading Dock (page 524) of the Bridging Documents are as follows:</i> <i>1. 30-Yard Compactor: external, self-contained, minimum 30-yard capacity on the vessel, see attached specs</i> <i>2. Cardboard Compactor: external, minimum 8-yard capacity, rear-load, with the following specs:</i> <i>• 8YD X-PRESS PACK REAR LOAD COMPACTOR</i> <i>• STEEL SURCHARGE</i> <i>• SLOPED TOP HOPPER WITH LIDS</i> <i>• UPG, START & STOP TO 30MM</i> <i>• OIL HEATER</i> <i>• HYD. & ELECT. CONNECTIONS ON DOCK SIDE</i> <i>3. Biowaste Containers: This will be determined by industrial hygiene and the EHSO team based on the production rate. With regards to "vivarium support" and the disposal of autoclaved waste and feed/bedding, Bridging Documents call for a Waste Disposal Station for bedding, but current facility procedures are described here for reference: we currently remove 7-10 1 yard "tipper" containers per day from the 934/932 dock, which is pre-staged the night before for immediate disposal (pre-dawn). The tippers have 6mil liners that are sealed around contents prior to staging for disposal...which cuts down on odors as well as transient spillage. Anticipated volume will dictate dedicated staging floorspace, but this will be dumped directly into the contract refuse vehicle. The goal is the immediate removal each morning. Allied Republic Services is the current refuse vendor familiar with the Vivarium's processes, priorities and needs.</i> <i>UIC will provide containers by motorpool for paper, bottles/cans/plastics, and plastic film, with locations TBD.</i>										
14.	Ref: BOD - pg 470 There is reference to a UIC irrigation contractor, Aquamist in the Bridging Documents. Please confirm that the owner is to carry costs for this irrigation contractor, including irrigation system design, and the irrigation scope is not to be included in the total amount.										
A.	<i>Irrigation is to be included in the design build scope of work.</i>										
15.	Ref: RFP - pg 8, Design-Build Pricing Schedule Section 00 21 40 of the RFP notes that "Offerers shall include an allowance for the CAF assessment in their Phase II cost proposal". The Pricing Schedule notes "CONTRACT ADMINISTRATION FEE is not included in the DBPS but will still be applied to the project". Please confirm that the contract administration fee (CAF) is NOT to be included in the total amount.										
A.	<i>Amendment 3 addresses this.</i>										
16.	Ref: BD - OPR page 17 Per the OPR, UIC agrees to supply FY27 utility rates no later than the early design development phase after July 1, 2026. Please provide.										
A.	<i>The following are rates for FY27, applicable from July 1, 2026, to June 30, 2027.</i> <table data-bbox="251 1648 730 1841"> <thead> <tr> <th><u>Commodity</u></th><th><u>Rate</u></th></tr> </thead> <tbody> <tr> <td><i>Electric</i></td><td><i>\$ 0.11224 kWh</i></td></tr> <tr> <td><i>CHW</i></td><td><i>\$ 18.44354 MMBTU</i></td></tr> <tr> <td><i>Steam</i></td><td><i>\$ 19.81017 MLBS</i></td></tr> <tr> <td><i>Cond</i></td><td><i>\$ 4.10268 MLBS</i></td></tr> </tbody> </table>	<u>Commodity</u>	<u>Rate</u>	<i>Electric</i>	<i>\$ 0.11224 kWh</i>	<i>CHW</i>	<i>\$ 18.44354 MMBTU</i>	<i>Steam</i>	<i>\$ 19.81017 MLBS</i>	<i>Cond</i>	<i>\$ 4.10268 MLBS</i>
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17.	Ref: BOD - pg 1260 Advise if hazardous materials (e.g. lead paint, asbestos, etc) are present in Pharmacy Building 521.
A.	<i>Refer to Limited Asbestos-Containing Material and Lead-Based Paint Building Survey Report the Pharmacy Building (available in Bridging Documents Section 13.5b Building Environmental Report). Per this report:</i> <i>a. "Lead-Based Paint was not identified on any of the painted surfaces/components tested during this limited survey," but "'negative readings'...should not be interpreted as lead is not present" and "surfaces/components...not assessed during this survey...shall be assumed and treated as LBP until tested and proven otherwise."</i> <i>b. "The...[Asbestos-Containing Material]...identified during this limited survey included the black wall mastic that was identified throughout the 3rd and 4th floor corridors above 2' x 2' ceiling tile," but "Any suspect material that is discovered during the renovation / demolition activities and is not listed in Table 3.1...shall be assumed and treated as ACUM until tested and proven otherwise."</i>
18.	The "Supplement to the SD-DB 3.2017" was issued by the CDB in the RFP and referenced in section 00 21 15 of the Request for Proposals. Please advise if the "Supplement to design build sdc 1.2025" located on in the CDB reference library should be used instead.
A.	<i>Supplement to Design Build SDC 1.2025 will be required. Amendment 3 addresses this form.</i>
19.	Ref: ORP page 5 As a state funded facility, the UIC DDCRP is required to comply with the 2023 Illinois Stretch Energy Code per the Energy Efficiency Building Act (20 ILCS 3125), which went into effect on January 1, 2025. Our code analysis shows that the DDCRP cannot comply with the 2023 Illinois Stretch Energy Code if thermal utilities are provided through steam and chilled water connections to the existing West Campus central plant, as described in the Bridging Documents. Please confirm that a variance will be provided to relieve the project from complying with the 2023 Illinois Stretch Energy Code.
A.	<i>Please provide supporting analysis and summary letter for review. Please confirm the Design-Build Team is taking into account all provisions in the code for laboratories and facilities connecting to central systems such as this one. The State's EnergySense Resilience Center is available to the Design-Build Teams to help them do so:</i> <i>(1) energycode@illinois.edu is the general help line</i> <i>(2) Ryan Siegel (rwsiegel@illinois.edu) has some familiarity with the project</i>
20.	UIC Building Guidelines and Standards Section 33 63 20 Utility Guidelines and Standards - Steam references Sections 33 63 00 Steam Energy Distribution and 40 05 23 Common Work Results for Steam Energy Systems (Non-Buried). Sections 33 63 00 and 40 05 23 are not available on the UIC website. Please provide these two sections.
A.	<i>Sections 33 63 00 and 40 0523 are in progress and will be available on the UIC website shortly. Please refer to Division 23 for steam / hot water / chilled water requirements within the building.</i>
21.	Please confirm that the proprietary meeting #3 with the Owner can be rescheduled for September 14, 2026 or September 30th, 2026 and advise which.
A.	<i>Proprietary meeting #3 is scheduled for September 30, 2026.</i>
22.	Per section 4.3 of the Bridging Documents, please confirm that the reference to the Capital Development Board Design and Construction Manual (DCM) should be revised to reference the Standard Documents for Design-Build Projects August 2007 per 00 21 16 - 5.D of the Request for Proposals (RFP)

A.	<i>The RFP references both the Design and Construction Manual (DCM) and the Standard Documents for Design-Build Projects (SD-DB). The reference to the DCM in the Bridging Documents will remain, and the SD-DB documents stand as listed in the RFP.</i>
23.	Ref: Pg 300-303 of the Bridging Documents. Please provide the following additional documents related to the MV electrical site work:1. A clean copy of the campus electrical site plan with no markups. (pg 300-301 of Bridging Documents)2. The electrical diagram including MV switchgear(s) for the following buildings: a. Library of Health Sciences (942) b. Administrative Office Building (941) c. Clinical Science Building (920) d. College of Pharmacy Building (924)3. The campus electrical MV primary power one-line diagram.
A.	1. <i>Clean copy of the campus electrical site plan with no markups - Please see Attachment 01.</i> 2. <i>Electrical diagram including MV switchgear(s) for the following buildings:</i> a. <i>Library of Health Sciences (942) - Please see Attachments 02a and 02b.</i> b. <i>Administrative Office Building (941) - Please see Attachment 03.</i> c. <i>Clinical Science Building (920) — Please see Attachments 04a, 04b, 04c, 04d</i> d. <i>College of Pharmacy Building (924) - Please see Attachment 05.</i> 3. <i>The Campus Electrical MV Primary Power One-Line Diagram - We will follow-up with this if it becomes available.</i>
24.	Please provide structural details of the existing Utility Tressle and the other roof areas that will have the new Steam/Condensate and CHWS/R piping so the existing structures can be evaluated.
A.	<i>This information is not available. The Design-Build team will be responsible for this independent structural analysis.</i>